

SHEET LIST

NUMBER	NAME	REVISION	DATE
A000	COVER PAGE	BUILDING CONSENT	30/07/2026
A002	GENERAL NOTES	BUILDING CONSENT	30/07/2026
A050	EXISTING SITE LAYOUT	BUILDING CONSENT	30/07/2026
A100	PROPOSED SITE PLAN	BUILDING CONSENT	30/07/2026
A151	PROPOSED SLAB/DRAINAGE PLAN	BUILDING CONSENT	30/07/2026
A152	PROPOSED PLUMBING SCHEMATIC	BUILDING CONSENT	30/07/2026
A200	PROPOSED GROUND FLOOR PLAN	BUILDING CONSENT	30/07/2026
A205	PROPOSED FIRST FLOOR PLAN	BUILDING CONSENT	30/07/2026
A206	PROPOSED FIRST FLOOR FRAMING PLAN	BUILDING CONSENT	30/07/2026
A210	PROPOSED SECOND FLOOR PLAN	BUILDING CONSENT	30/07/2026
A211	PROPOSED SECOND FLOOR FRAMING PLAN	BUILDING CONSENT	30/07/2026
A250	PROPOSED ROOF PLANS	BUILDING CONSENT	30/07/2026
A251	PROPOSED ROOF FRAMING PLAN	BUILDING CONSENT	30/07/2026
A301	PROPOSED ELEVATIONS 1	BUILDING CONSENT	30/07/2026
A302	PROPOSED ELEVATIONS 2	BUILDING CONSENT	30/07/2026
A351	PROPOSED SECTIONS	BUILDING CONSENT	30/07/2026
A352	PROPOSED SECTIONS	BUILDING CONSENT	30/07/2026
A361	PROPOSED SECTIONS - SITE/RETAINING 1	BUILDING CONSENT	30/07/2026
A400	SPEC SHEETS MASTER	BUILDING CONSENT	30/07/2026
A401	SPEC SHEETS - 3604/LUMBERLOK	BUILDING CONSENT	30/07/2026
A402	SPEC SHEETS - 3604	BUILDING CONSENT	30/07/2026
A404	SPEC SHEET - WRAPS, ROOFING	BUILDING CONSENT	30/07/2026
A405	SPEC SHEET - ROOFING	BUILDING CONSENT	30/07/2026
A406	SPEC SHEET - LININGS & BRACING	BUILDING CONSENT	30/07/2026
A410	SPEC SHEET - WET AREAS	BUILDING CONSENT	30/07/2026
A411	SPEC SHEET - SHOWERS	BUILDING CONSENT	30/07/2026
A415	SPEC SHEETS - IT WALLS	BUILDING CONSENT	30/07/2026
A420	SPEC SHEETS - VULCAN ULTRACLAD	BUILDING CONSENT	30/07/2026
A421	SPEC SHEETS - VULCAN ULTRACLAD	BUILDING CONSENT	30/07/2026
A422	SPEC SHEETS - VULCAN ULTRACLAD	BUILDING CONSENT	30/07/2026
A430	SPEC SHEETS - JSC VERTICLAD	BUILDING CONSENT	30/07/2026
A431	SPEC SHEETS - JSC VERTICLAD	BUILDING CONSENT	30/07/2026
A432	SPEC SHEETS - JSC VERTICLAD	BUILDING CONSENT	30/07/2026
A440	SPEC SHEETS - FRR	BUILDING CONSENT	30/07/2026
A441	SPEC SHEETS - FRR	BUILDING CONSENT	30/07/2026
A442	SPEC SHEETS - FRR	BUILDING CONSENT	30/07/2026
A500	DETAILS MASTER	BUILDING CONSENT	30/07/2026
A501	DETAILS	BUILDING CONSENT	30/07/2026
A502	DETAILS	BUILDING CONSENT	30/07/2026
A503	DETAILS	BUILDING CONSENT	30/07/2026
A504	DETAILS	BUILDING CONSENT	30/07/2026
A505	DETAILS	BUILDING CONSENT	30/07/2026
A506	DETAILS	BUILDING CONSENT	30/07/2026
A507	DETAILS	BUILDING CONSENT	30/07/2026
A901	EXTERIOR JOINERY 1	BUILDING CONSENT	30/07/2026
A902	EXTERIOR JOINERY 2	BUILDING CONSENT	30/07/2026

ORIGIN
architecture + interiors

ORIGIN ARCHITECTURE LTD 48 FOURTH AVE, KINGSLAND, AUCKLAND WWW.ORIGINSTUDIO.CO.NZ

PROPOSED DEVELOPMENT

11 St Pauls Court, Queenstown

BUILDING CONSENT

10/09/2026 9:55:38 am

NZBC COMPLIANCE NOTES:

B1 STRUCTURE

(a) All fixings as per NZS3604:2011 unless otherwise specified by Engineer.
(b) All framing shall be SG8 grade rad. pine unless noted otherwise.
(c) Concrete blockwork be as per Engineers drawings and specification, and shall comply with NZS
4229:2013 and NZBC B1/AS1 (which modifies NZS4229:2013).

B2 DURABILITY
All framing shall meet durability requirements of NZBC B2 paragraph 3.2.

D1 ACCESS ROUTES
Front entrance steps to meet NZBC D1/AS1 requirements for slip resistance:
- Concrete steps:Broomed or wood float finish (class U2).

E2 EXTERNAL MOISTURE
JSC Verticlad Timber weatherboard , to comply with E2/AS1
Vulcan Ultraclad to comply with E2/AS1

E3 INTERNAL MOISTURE
ARDEX waterproofing system to all wet rooms.

F2 HAZARDOUS BUILDING MATERIALS
All new glazing to comply with NZS 4223.3.

F7 WARNING SYSTEMS
Type 1 smoke detectors compliant with NZBC F7 paragraph 3.0. Alarm shall be photoelectric type (NOT
ionization type) with hush & test buttons.

G1 PERSONAL HYGIENE
(a) All WC's: Floor-mounted BTW with cisterns.
(b) Min. clearances as shown on plans.

G3 FOOD PREPARATION
Refer also to Kitchen Designers drawings.
(a) Cooker type: Electric (induction).
(b) Preparation surfaces: Composite solid surface.
(c) Kitchen sink to be min. 300-dia. x 125-deep, with hot and cold water supply as per NZBC G12/AS1.
(d) Perishable food storage volume shall be 1.0m3 min., through refrigeration &/or storage space ventilated as
per NZBC G3/AS1.

G4 VENTILATION
Bathroom: Natural Ventilation as per NZBC G4/AS1.

G8 ARTIFICIAL LIGHT
Proposed Level 0 hallway to have lighting to provide 20 lux min. at floor level, as per NZBC G8/AS1.

G9 ELECTRICAL
Electrical installation as per NZBC G9/AS1 (NZECP 51). Recessed downlights near insulation shall comply
with NZBC C/AS1. Recessed luminaires shall be one of the
following types, as specified in AS/NZS 60598.2.2:
a) IC-F, or
b) IC, or
c) CA-80 or
d) CA-135.
Compliance can only be achieved if the installation of the luminaire is in accordance with AS/NZS 60598.2.2.

G10 PIPED SERVICES

G11 GAS AS AN ENERGY

G12 WATER SUPPLY
Hot water system: Electric cylinder water heater as shown on plans. Mains pressure without venting.

G13 FOUL WATER
Sanitary plumbing & drainage shall be in accordance with NZBC G13/AS3.

H1 ENERGY EFFICIENCY
Mammoth insulation report demonstrates compliance with NZBC H1/AS1.

BUILDING SET OUT AND HIRB COMPLIANCE NOTES

"It is the Contractors responsibility to confirm the location of the boundary prior tosetting up profiles and pouring any concrete".

a. The confirmation of the boundary location will facilitate the council inspector on site to pass the building set out prior to pouring concrete.

b. Boundaries to be confirmed where there are retaining walls of any construction type, prior to construction of any wall structure.

"It is the Contractors responsibility to arrange a Registered Land Surveyor to verify all heights and/or protrusions (dormers / alcoves) in relation to any boundary and to provide a height certificate."

a. For Building Consents, it is prudent for a home owner, or their agent, to have the heights in relation to boundary (HIRB) confirmed where it is apparent that the shadow line of the building may be within 200mm of the HIRB.

b. For Resource Consents, conditions will be as such where the height certificates for compliance will be required before the roof is installed and closed in. Check the conditions of the Resource Consent approval.

DOCUMENTATION NOTE

Contractors shall notify ORIGIN ARCHITECTURE Ltd in writing of any conflicts or discrepancies found in the documentation.

MATERIAL SUBSTITUTION NOTE

There shall be no substitutions of any specified material or system without written prior approval by ORIGIN ARCHITECTURE Ltd. Any changes to proposed works may require Building Consent amendment or minor variation. ORIGIN ARCHITECTURE Ltd shall be notified for approval of any proposed changes prior to construction.

DRAWINGS WILL NOT BE ISSUED RETROSPECTIVELY FOR CHANGES MADE WITHOUT ORIGIN ARCHITECTURE APPROVAL.

DURABILITY NOTES
All sheltered & exposed structural fixings and fastenings to be Type 316 stainless steel.

All closed & roof spaces :
- Nail plates - Continuously coated galv. steel
- Wire dogs & bolts - Hot-dipped galv. steel

All other structural fixings:
Mild steel (uncoated. non-galv), / unless in contact with H3.2 then
a) Type 316 stainless steel for fixings in contact with timber treated with Copper Azole, or Alkaline Copper Quaternary (ACQ) preservatives,where used in exposed or sheltered locations;
(b) Hot-dipped galvanized for all other locations. All exposed structural steel to be treated with: PUR5 system as per AS/NZS 2312.1

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

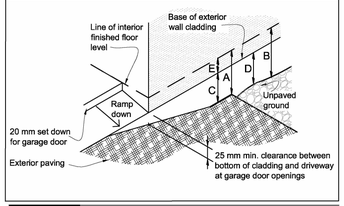


Table 18: Minimum clearances
Paragraphs 9.1.3, 9.1.3.1, 9.1.3.2, 9.1.3.3, 9.1.3.4, 9.1.3.5 and 9.2.7

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	50 2)

NOTE: 1) Refer to NZS 3604 for requirements.
2) Cladding to extend minimum 50 mm below bearer or lowest part of timber floor framing.

KEYNOTE LEGEND MASTER

KEY — DISCRIPTION

BL01 JURALCO - INFINITY GLASS BALUSTRADE, MIN 1m ABOVE DECKING, REFER JURALCO PS1

CL01 13mm GIB PLASTERBOARD OVER STEEL CEILING BATTENS (DIRECT FIXED).

CL01FR FIRE RATED CEILING - GBUC60 (2 LAYERS OF 13mm FYRELINE)

DK01 SELECTED 20mm THICK HARDWOOD DECKING ON H3.2 JOISTS AS PER FRAMING PLAN, SS SCREW FIXINGS.
UNDERSIDE OF JOISTS TO BE SLATTED WITH BATTENS TO MATCH ADJACENT CLADDING WITH 5mm GAPS

FF01 SELECTED TIMBER OVERLAY FLOORING - REFER INTERIOR DESIGN PACKAGE

FF02 SELECTED CARPET ON UNDERLAY - REFER INTERIOR DESIGN PACKAGE

FF03 SELECTED TILES ON ARDEX WPM155 MEMBRANE - REFER INTERIOR DESIGN PACKAGE FOR TILE SELECTION

FL01 L01 SLAB - RIB & INFILL
100mm PRECAST CONCRETE RIBS SPACED AT 900mm CTRS, WITH 25mm TIMBER INFILL.
100mm INSITU TOPPING SLAB (F4 FINISH TO TOP)
REFER TO STRUCTURAL ENGINEERS DETAILS FOR CONCRETE SPECIFICATION

FL02 L02 FLOOR
20mm STRANDFLOOR FLOORING (H3.2 TO WET AREAS)
240x90 HYJOIST AT 400mm CRS.

LV01 JURALCO - RHS VERTIAL FIN SCREENING MAX 90mm SPACINGS, REFER JURALCO PS1

P01 STUD WALL INTERNAL - 90x45 SG8 H1.2 STUDS @ 400 CRS, NOGS @ 800 MAX, SINGLE 90x45 TOP PLATE, 10mm GIB TYP (REFER PLANS FOR BRACING) GIB AQUALINE TO WET AREAS.

P01FR STUD WALL INTERNAL - 90x45 SG8 H1.2 STUDS @ 400 CRS, NOGS @ 800 MAX, SINGLE 90x45 TOP PLATE, 10mm GIB TYP (REFER PLANS FOR BRACING) GIB AQUALINE TO WET AREAS.
FIRE RATED - GBUW60 TO BOTH SIDES (13mm FYRELINE BOTH SIDES)

P01FR2 STUD WALL INTERNAL - 90x45 SG8 H1.2 STUDS @ 400 CRS, NOGS @ 800 MAX, SINGLE 90x45 TOP PLATE, 10mm GIB TYP (REFER PLANS FOR BRACING) GIB AQUALINE TO WET AREAS.
FIRE RATED - GBTL60 - 13mm FYRELINE BOTH SIDES

P02 BLOCK WALL INTERNAL
200 SERIES BLOCK WALL, REFER STRUCTURAL ENGINEERS DRAWINGS FOR DETAILS
REFER PLANS FOR STRAPPING LOCATIONS

P03 GIB BARRERLINE - GBTLAB 60b 280mm FRAMING WIDTH
90x45 SG8 H1.2 @ 600CRS NOGS @ 800 BOTH SIDES OF BARRIER WITH R2.2 PINK BATTS
30mm AIR GAP TO BARRIER BOTH SIDES
35mm GIB BARRIERLINE CENTRAL BARRIER
10mm GIB NOISELINE TO BOTH SIDES

R01 METAL ROOF:
ROOFING: DIMOND VEEDEK (COLOURSTEEL MAXAM)
PURLINS: 90x45 SG8 H3.2
UNDERLAY: PROCLIMA MENTO 3000

RW01 TIMBER POLE RETAINING WALL, REFER TO STRUCTURAL DRAWINGS

S01 WAFFLE SLAB - BY STRUCTURAL ENGINEER
- 85mm Thick Slab with SE72 Mesh
- 100mm thick rib with HD12 bottom bar
- Perimeter and internal beams as shown.
- Concrete Strength: 20MPa (min)

MIN 200um DPM TO FULL EXTENT OF SLAB

SL45 STRAPPING 45mm
FRAMING - 70x45 SG8 H1.2 STRAPPING ON FLAT @ 600 CRS SINGLE 90x45 TOP PLATE FIXED TO MASONRY WALLS WITH 8mm WERCS ANKASCREWS @ 800CRS

W01 BLOCK WALL L00
EXTERIOR CLADDING: VERTICAL TIMBER WEATHERBOARDS (JSC VERTICLAD TMT)
CAVITY: 45mm HORIZONTAL CASTELLATED BATTENS.
MOISTURE BARRIER: SPECIALIZED TANKIT WATERPROOFING
STRAPPING & LINING AS INDICATED.

W01B BLOCK WALL L00 - WING WALL
EXTERIOR CLADDING: SIDE 1 : VULCAN ULTRACLAD (PROFILE TBC), SIDE 2 : JSC VERTICLAD - TMT AMBA
CAVITY: 45mm HORIZONTAL CASTELLATED BATTENS.
MOISTURE BARRIER: SPECIALIZED TANKIT WATERPROOFING
STRAPPING & LINING AS INDICATED.

W01C BLOCK WALL L00 - WING WALL
EXTERIOR CLADDING: SIDE 1 : VULCAN ULTRACLAD (PROFILE TBC), SIDE 2 : JSC VERTICLAD - TMT AMBA
CAVITY: 45mm HORIZONTAL CASTELLATED BATTENS.
MOISTURE BARRIER: SPECIALIZED TANKIT WATERPROOFING
STRAPPING & LINING AS INDICATED.

W02 TIMBER FRAME - METAL CLADDING
EXTERIOR CLADDING: VULCAN ULTRACLAD (PROFILE TBC)
CAVITY: 20mm HORIZONTAL CASTELLATED BATTENS.
MOISTURE BARRIER: PROCLIMA EXTASANA
FRAMING: 90x45 SG8 H1.2 @ 400CRS MAX NOGS @ 600CRS

W02FR TIMBER FRAME - METAL CLADDING FIRE RATED - 60/60/60
EXTERIOR CLADDING: VULCAN ULTRACLAD (PROFILE TBC)
CAVITY: 20mm HORIZONTAL CASTELLATED BATTENS.
MOISTURE BARRIER: PROCLIMA EXTASANA
FRAMING: 90x45 SG8 H1.2 @ 400CRS MAX NOGS @ 600CRS
FIRE RATING - GIB GBUW60 (2/13mm LAYERS OF GIB FYRELINE TO INSIDE)

W03 TIMBER FRAME - TIMBER CLADDING
EXTERIOR CLADDING: JSC VERTICLAD - TMT AMBA
CAVITY: 20mm HORIZONTAL CASTELLATED BATTENS.
MOISTURE BARRIER: PROCLIMA EXTASANA
FRAMING: 90x45 SG8 H1.2 @ 400CRS MAX NOGS @480CRS



1 LOCATION PLAN
NTS

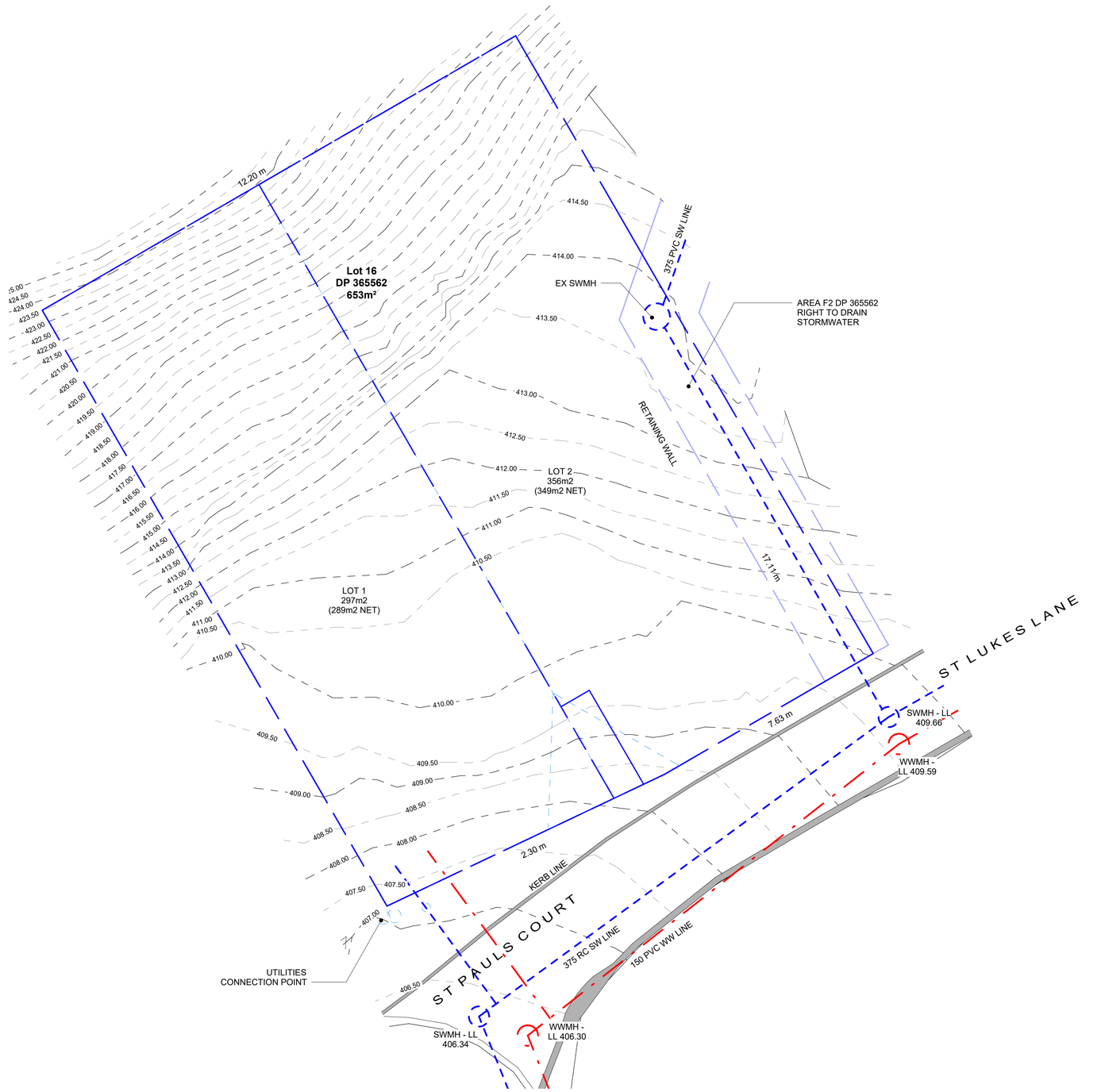
PROJECT NUMBER 1110	ORIGIN architecture + interiors	48 Fourth Ave, Kingsland, Auckland. www.originarchitecture.co.nz	PROJECT NAME & ADDRESS: PROPOSED DEVELOPMENT, 11 St Pauls Court, Queenstown	SHEET TITLE: GENERAL NOTES	DESIGN: AM / DRAWN: AM / CHECKED: AM / CURRENT REV: BUILDING CONSENT	SCALE: As indicated@A1 50%@A3	SHEET NUMBER: A002	REVISION: 1

10/09/2026 9:55:41 am

NORTH

SITE INFORMATION

ADDRESS	11 ST PAULS COURT, QUEENSTOWN
LEGAL DESCRIPTION	DP 544978
CT #	932942
GROSS SITE: M²	1063.13m²
NET SITE M²	897.77m²
PLANNING ZONE	LOWER DENSITY SUBURBAN RESIDENTIAL
WIND ZONE	HIGH
EQ ZONE	ZONE 3
EXPOSURE ZONE	ZONE B
CLIMATE ZONE	ZONE 6
SOIL CLASS.	REFER GEOTECH REPORT



2 / A301 EXISTING SITE PLAN
1 : 100

PROJECT NUMBER: 1110	ORIGIN architecture + interiors	48 Fourth Ave, Kingsland, Auckland. www.originarchitecture.co.nz	PROJECT NAME & ADDRESS: PROPOSED DEVELOPMENT, 11 St Pauls Court, Queenstown	SHEET TITLE: EXISTING SITE LAYOUT	DESIGN: AM DRAWN: AM CHECKED: AM CURRENT REV: BUILDING CONSENT	SCALE: 1 : 100@A1 50%@A3	SHEET NUMBER: A050	REVISION: 1

10/09/2026 9:55:43 am



1 / A301 SITE PLAN
1 : 100

Area Schedule (Gross Building)			
Name	Area	Area Type	Coverage %
LOT 1 REMAINING	208 m²	Exterior Area	32%
LOT 2 REMAINING	224 m²	Exterior Area	34%
LOT 2 EASEMENT	40 m²	Exterior Area	6%
LOT 1 EASEMENT	6 m²	Exterior Area	1%
	477 m²		73%
LOT 1 BUILDING	88 m²	Gross Building Area	14%
LOT 2 BUILDING	88 m²	Gross Building Area	14%
	177 m²		27%
Grand total	654 m²		100%

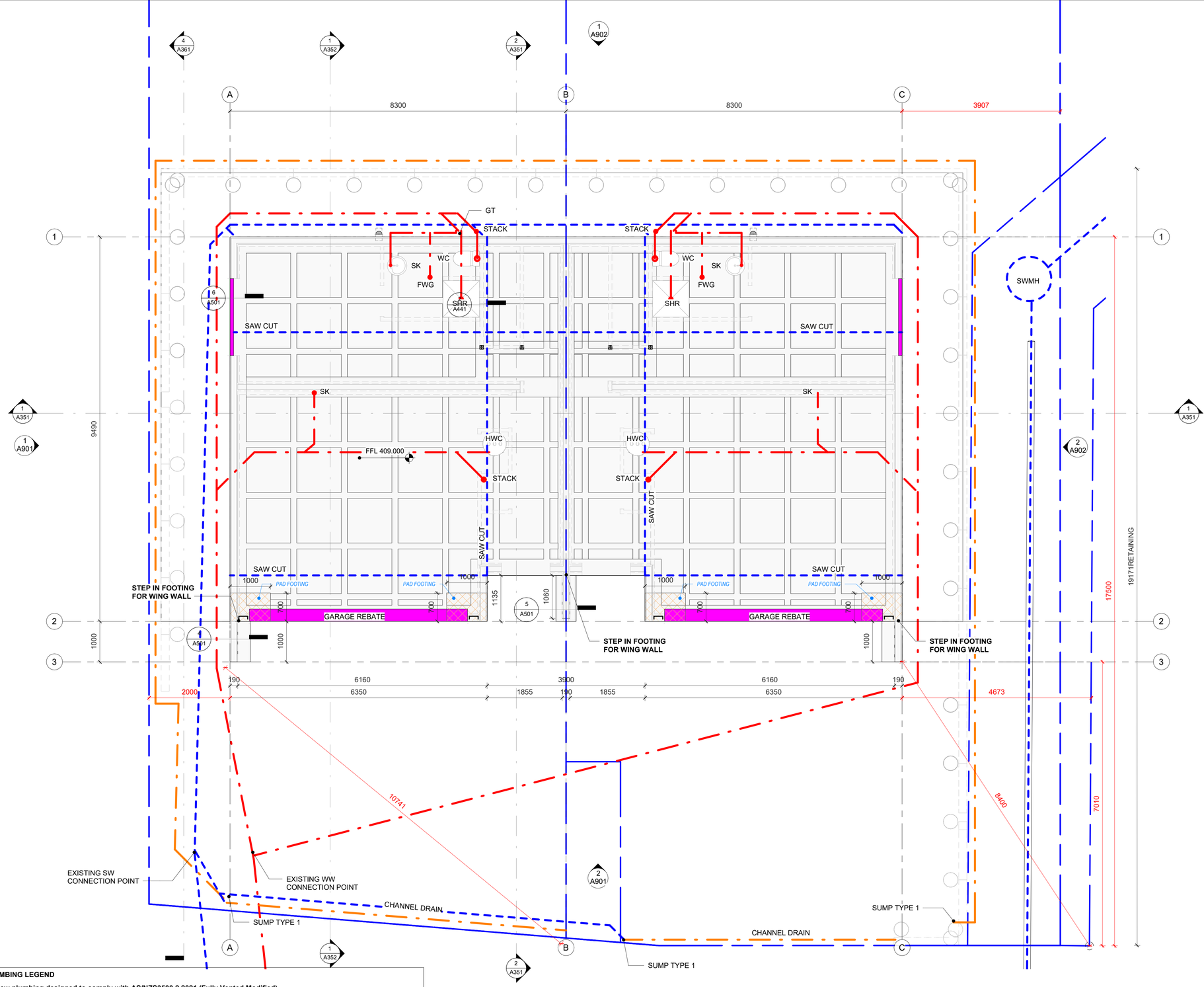
NORTH

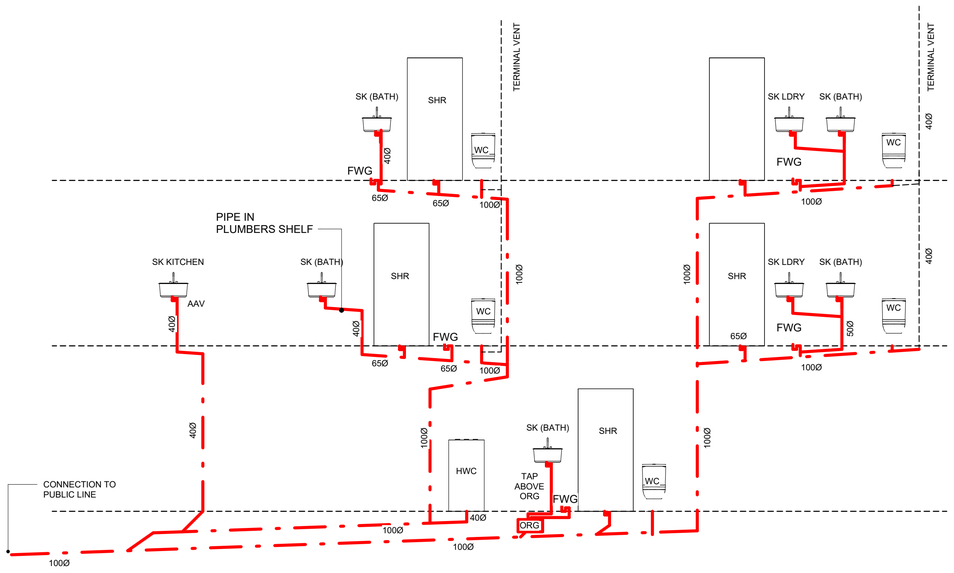
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SOIL CLASS.	REFER GEOTECH REPORT

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10/09/2026 9:55:46 am


A
B
C
8300
8300
3907
1
2
3
9490
1000
1000
1000



PLUMBING SCHEMATIC TYPICAL UNIT

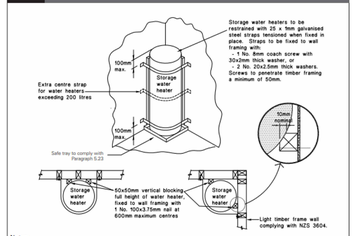
1 : 50

PLUMBING LEGEND

All new plumbing designed to comply with AS/NZS3500.2 2021 (Fully Vented Modified)

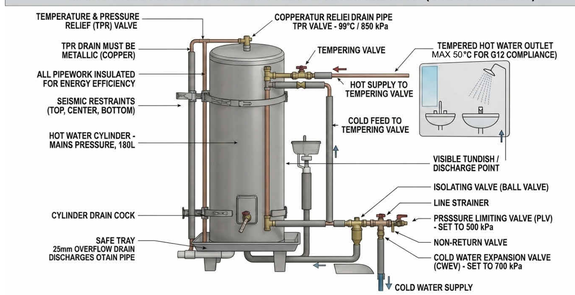
SH.	SHOWER UNIT 65MMØ 1:20MIN FALL 40MMØ VENT PIPE.	WC.	WATER CLOSET 100MMØ1:60 MIN FALL 40MMØ VENT PIPE.	SK	KITCHEN SINK/LAUNDRY 65MMØ 1:20MIN FALL 40MMØ VENT PIPE.	WM.	WASHING MACHINE 65MMØ 1:20 MIN FALL 40MMØ VENT PIPE.
SK	Wash Hand Basin 65mmØ 1:20 min fall 40mmØ vent pipe.	BATH.	BATH 65MMØ 1:20 MIN FALL 40MMØ VENT PIPE.	HWC.	HWC OVERFLOW TRAY 65MMØ 1:20 MIN FALL 40MMØ VENT PIPE.	AAV.	AIR ADMITTANCE VALVE.
						IP.	INSPECTION POINT.
GT.	GULLY TRAP.	ORG.	OVERFLOW RELIEF GULLY WITH TAP OVER.	TV.	TERMINAL VENT.	FWG.	FLOOR WASTE GULLY.

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



Notes:
1. An additional centre strap is required where a *storage water heater* is located more than 12 m above finished ground level.
2. Additional timber framing may be required in retrofit situations to ensure adequate strap fixing is available.
3. Straps shall not be installed where they clash with water heater inlets, outlets or controls.
4. Where the 100 mm maximum strap distance from the top or bottom of the *storage water heater* cannot be achieved, straps may be placed within the top and bottom 25% with one additional strap placed centrally for water heaters < 200 litres, and two additional evenly spaced straps for water heaters 200 - 360 litres.
5. A maximum total of four straps are required when complying with both Note 1 and Note 4.

MAINS PRESSURE HOT WATER CYLINDER INSTALLATION (G12 COMPLIANT)



STRUCTURAL ENGINEERING:

ALL STRUCTURAL ENGINEERING BY **CONSTRUCTURE**, REFER TO CALCULATIONS & PS1

TIMBER TREATMENT

UNLESS OTHERWISE NOTED, TIMBER TREATMENT FOR NEW TIMBER FRAMING TO BE AS FOLLOWS: EXTERNAL & INTERNAL WALLS H1.2 (ENCLOSED)

- PILES: H5
- BEARERS ENCLOSED H1.2
- JOISTS ENCLOSED H1.2
- ROOF FRAMING H1.2
- BEARERS DECK H3.2
- JOIST DECK H3.2
- POST DECK H5
- WEATHERBOARDS (PINE) H3.1 - PAINT FINISH

NOTE:
FOR FURTHER INFORMATION CONCERNING TIMBER TREATMENT REFER TO NZBC, CLAUSE B2, NZS 3602 AND NZS 3640. FROM NZBC E2 / AS1 - 9.4.9 FINISHES

WHERE A PROTECTIVE FINISH IS REQUIRED BY NZS 3602, ALL TIMBER SURFACES, INCLUDING END GRAIN AND LAPS, SHALL BE SEALED BY PRIMING. TWO COATS OF EXTERIOR GRADE PAINT SHALL BE APPLIED, AFTER PRIMING, TO ALL EXPOSED SURFACES. PAINT SYSTEMS SHALL COMPLY WITH ANY OF PARTS 7, 8, 9 OR 10 OF AS 3730.

NEW WORK NOTES:

- ALL NEW FRAMING TO BE A MINIMUM OF SG8
- JOINERY FABRICATOR TO SITE MEASURE ALL OPENINGS AND TO CONFIRM DIMENSIONS WITH OWNER PRIOR TO FABRICATION OF JOINERY. DIMENSIONS SHOWN ARE ROUGH OPENING ONLY.
- ALL WORK SHALL COMPLY WITH THE NZ BUILDING CODE.
- THE CONTRACTOR SHALL EXAMINE THE SITE TOGETHER WITH THE DRAWINGS AND OTHER CONTRACT DOCUMENTS AND SHALL VERIFY ALL CONDITIONS, LEVELS AND DIMENSIONS PRIOR TO THE START OF ANY WORKS ON SITE.
- IF THERE ARE ANY DISCREPANCIES THE DESIGNER IS TO BE NOTIFIED IMMEDIATELYAND APPROPRIATE AMENDMENTS TO DRAWINGS MADE PRIOR TO WORKS COMMENCING.
- ALL FIXINGS 'EXPOSED' AND/OR WITHIN 600MM OF FINISHED GROUND LEVEL TO BE STAINLESS STEEL IN ACCORDANCE WITH NZS 3604 TABLE 4.1.
- DPC TO ALL PILE / BEARER CONNECTIONS LESS THAN 300MM TO THE FINISHED GROUND LEVEL.
- REFER TO BRACING PLAN FOR DETAILS OF WALL BRACING.
- REFER SEPARATE SET-OUT PLAN FOR DIMENSIONS & SETOUTS.

INTERIOR DESIGN

THESE PLANS ARE TO BE READ IN CONJUNCTION WITH INTERIOR DESIGN LAYOUTS AND PLANS.

STRUCTURAL STEEL NOTES:

ALL STEEL WORK TO BE COATED USING SYSTEM COMPLIANT WITH SNZTS3404:2018.

SURFACE SPECIFIC ATMOSPHERIC CORROSIVITY CATEGORIES ARE AS FOLLOWS:

- EXTERNAL EXPOSED - C4
- EXTERNAL SHELTERED - C5-M
- EXTERNAL WET- C5-5
- INTERNAL- C1

REFER TO SPECIFICATION AND SNZTS3404:2018 TABLES 2 TO 8.

GALV. TO TREATED TIMBER ISSUE:
- TREATED TIMBER AND GALVANISED STEEL TO BE KEPT SEPARATED BY EITHER A DPC LAYER OR BY APPLYING AN EPOXY PAINT TO THE STEELWORK

GALV. AND STAINLESS STEEL
- GALV. AND STAINLESS STEEL TO BE ISOLATED WITH NYLON WASHERS AND SLEEVES.

SYMBOLS LEGEND

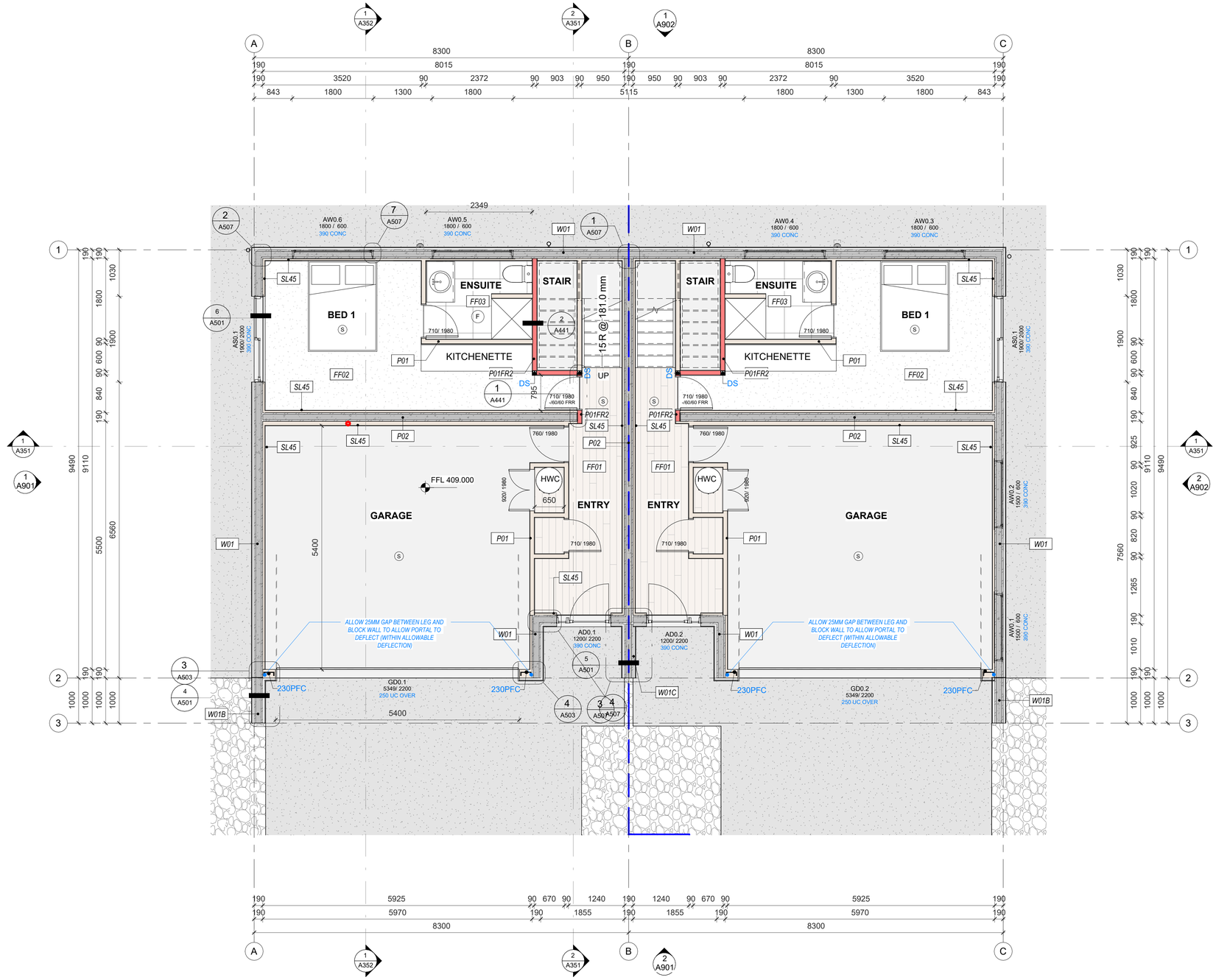
- (S) SMOKE ALARMS - INTERCONNECTED SMOKE DETECTORS TO COMPLY WITH NZS:4514/2021 (HEAT DETECTOR TO KITCHEN AREAS)
- (R) RANGE HOOD - MIN 50L/S (150Ø)
- (F) BATH FAN - MIN 25L/S FLOW (120Ø)

PROJECT NUMBER: 1110	ORIGIN architecture + interiors	48 Fourth Ave, Kingsland, Auckland. www.originarchitecture.co.nz	PROJECT NAME & ADDRESS: PROPOSED DEVELOPMENT, 11 St Pauls Court, Queenstown	SHEET TITLE: PROPOSED PLUMBING SCHEMATIC	DESIGN: AM / DRAWN: AM / CHECKED: AM / CURRENT REV: BUILDING CONSENT	SCALE: 1 : 50@A1, 50%@A3	SHEET NUMBER: A152	REVISION: 1

10/09/2026 9:55:52 am

FRR LEGEND

FRR WALL - 60/60/60 FRR



KEYNOTE LEGEND

KEY	DISCRIPTION
FF01	SELECTED TIMBER OVERLAY FLOORING - REFER INTERIOR DESIGN PACKAGE
FF02	SELECTED CARPET ON UNDERLAY - REFER INTERIOR DESIGN PACKAGE
FF03	SELECTED TILES ON ARDEX WPM155 MEMBRANE - REFER INTERIOR DESIGN PACKAGE FOR TILE SELECTION
P01	STUD WALL INTERNAL - 90x45 SG8 H1.2 STUDS @ 400 CRS, NOGS @ 800 MAX, SINGLE 90x45 TOP PLATE, 10mm GIB TYP (REFER PLANS FOR BRACING) GIB AQUALINE TO WET AREAS.
P01FR2	STUD WALL INTERNAL - 90x45 SG8 H1.2 STUDS @ 400 CRS, NOGS @ 800 MAX, SINGLE 90x45 TOP PLATE, 10mm GIB TYP (REFER PLANS FOR BRACING) GIB AQUALINE TO WET AREAS. FIRE RATED - GBTL60 - 13mm FYRELINE BOTH SIDES
P02	BLOCK WALL INTERNAL 200 SERIES BLOCK WALL, REFER STRUCTURAL ENGINEERS DRAWINGS FOR DETAILS REFER PLANS FOR STRAPPING LOCATIONS
SL45	STRAPPING 45mm FRAMING - 70x45 SG8 H1.2 STRAPPING ON FLAT @ 600 CRS SINGLE 90x45 TOP PLATE FIXED TO MASONRY WALLS WITH 8mm WERCS ANKASCREWS @ 800CRS
W01	BLOCK WALL L00 EXTERIOR CLADDING: VERTICAL TIMBER WEATHERBOARDS (JSC VERTICLAD TMT) CAVITY: 45mm HORIZONTAL CASTELLATED BATTENS. MOISTURE BARRIER: SPECIALIZED TANKIT WATERPROOFING STRAPPING & LINING AS INDICATED.
W01B	BLOCK WALL L00 - WING WALL EXTERIOR CLADDING: SIDE 1 : VULCAN ULTRACLAD (PROFILE TBC), SIDE 2 : JSC VERTICLAD - TMT AMBA CAVITY: 45mm HORIZONTAL CASTELLATED BATTENS. MOISTURE BARRIER: SPECIALIZED TANKIT WATERPROOFING STRAPPING & LINING AS INDICATED.
W01C	BLOCK WALL L00 - WING WALL EXTERIOR CLADDING: SIDE 1 : VULCAN ULTRACLAD (PROFILE TBC), SIDE 2 : JSC VERTICLAD - TMT AMBA CAVITY: 45mm HORIZONTAL CASTELLATED BATTENS. MOISTURE BARRIER: SPECIALIZED TANKIT WATERPROOFING STRAPPING & LINING AS INDICATED.

STRUCTURAL ENGINEERING:

ALL STRUCTURAL ENGINEERING BY **CONSTRUCTURE**, REFER TO CALCULATIONS & PS1

TIMBER TREATMENT

UNLESS OTHERWISE NOTED, TIMBER TREATMENT FOR NEW TIMBER FRAMING TO BE AS FOLLOWS: EXTERNAL & INTERNAL WALLS H1.2 (ENCLOSED)

- PILES: H5
- BEARERS ENCLOSED H1.2
- JOISTS ENCLOSED H1.2
- ROOF FRAMING H1.2
- BEARERS DECK H3.2
- JOIST DECK H3.2
- POST DECK H5
- WEATHERBOARDS (PINE) H3.1 - PAINT FINISH

NOTE:
FOR FURTHER INFORMATION CONCERNING TIMBER TREATMENT REFER TO NZBC, CLAUSE B2, NZS 3602 AND NZS 3640. FROM NZBC E2 / AS1 - 9.4.9 FINISHES

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NEW WORK NOTES:

- ALL NEW FRAMING TO BE A MINIMUM OF SG8
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- DPC TO ALL PILE / BEARER CONNECTIONS LESS THAN 300MM TO THE FINISHED GROUND LEVEL.
- REFER TO BRACING PLAN FOR DETAILS OF WALL BRACING.
- REFER SEPARATE SET-OUT PLAN FOR DIMENSIONS & SETOUTS.

INTERIOR DESIGN

THESE PLANS ARE TO BE READ IN CONJUNCTION WITH INTERIOR DESIGN LAYOUTS AND PLANS.

STRUCTURAL STEEL NOTES:

ALL STEEL WORK TO BE COATED USING SYSTEM COMPLIANT WITH SNZTS3404:2018.

SURFACE SPECIFIC ATMOSPHERIC CORROSIVITY CATEGORIES ARE AS FOLLOWS:

- EXTERNAL EXPOSED - C4
- EXTERNAL SHELTERED - C5-M
- EXTERNAL WET- C5-5
- INTERNAL- C1

REFER TO SPECIFICATION AND SNZTS3404:2018 TABLES 2 TO 8.

GALV. TO TREATED TIMBER ISSUE:
- TREATED TIMBER AND GALVANISED STEEL TO BE KEPT SEPARATED BY EITHER A DPC LAYER OR BY APPLYING AN EPOXY PAINT TO THE STEELWORK

GALV. AND STAINLESS STEEL
- GALV. AND STAINLESS STEEL TO BE ISOLATED WITH NYLON WASHERS AND SLEEVES.

SYMBOLS LEGEND

(S)	SMOKE ALARMS - INTERCONNECTED SMOKE DETECTORS TO COMPLY WITH NZS:4514/2021 (HEAT DETECTOR TO KITCHEN AREAS)
(R)	RANGE HOOD - MIN 50L/S (150Ø)
(F)	BATH FAN - MIN 25L/S FLOW (120Ø)

REFER TO STRUCTURAL ENGINEER'S DETAILS FOR BEAM/LINTEL CONNECTIONS

LINTEL LEGEND:

L.01: 2/140x45 SG8
L.02: 2/240x45 SG8
L.03: 2/140x45 SG8
L.04: 2/140x45 SG8
L.05: 2/140x45 SG8
RB.03: 2/190x45 SG8
RB.05: 2/190x45 SG8
RB.06: 2/190x45 SG8

390 CONC - 390 DEEP BLOCK LINTEL REFER STRUCTURAL DETAILS.

BRACING LEGEND:

GS1 - N : *10mm GIB STANDARD TO ONE SIDE (REFER GIB SUBSTITUTIONS CHART FOR WET AREAS)*

BL1 - H : *10mm GIB BRACELINE TO ONE SIDE (REFER GIB SUBSTITUTIONS CHART FOR WET AREAS)*
WITH GIB HANDIBRAC AS PER GIB MANUAL

EP1-H : *7mm ECOPLY REBATED INTO EXTERNAL SIDE OF WALL FRAME. 10mm GIB INTERNAL LINING*
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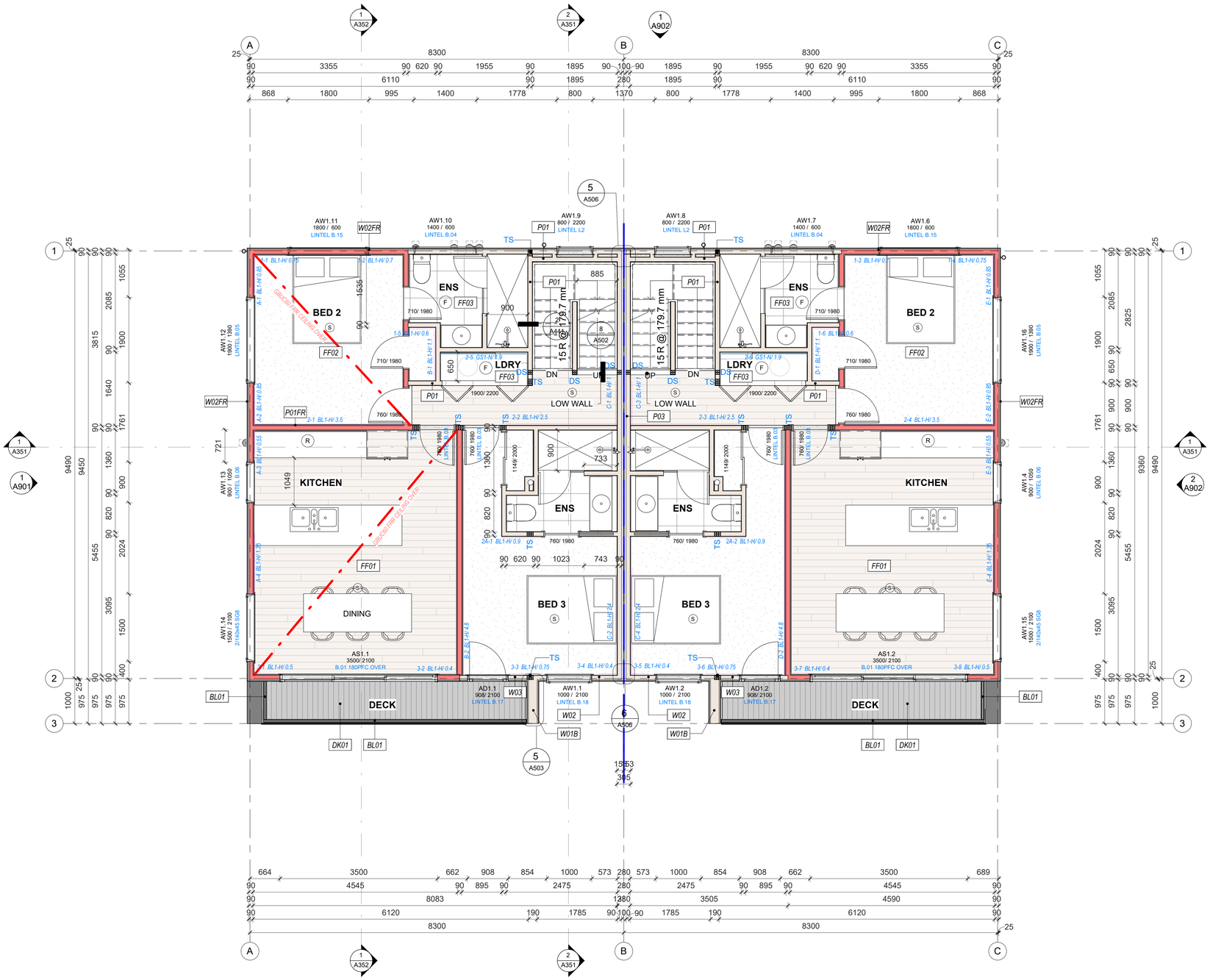
NOTE:
- THE BRACING SYSTEM OF BOTH UNITS WAS DESIGNED TO FUNCTION AS AN INTEGRATED STRUCTURAL SYSTEM. ANY FUTURE MODIFICATIONS TO THE WALLS WILL AFFECT THE OVERALL BRACING PERFORMANCE AND STRUCTURAL CAPACITY OF THE BUILDING.
- TIMBER WALL FRAMING SHALL BE IN ACCORDANCE WITH NZS 3604:2011.
- BEAM/LINTEL CONNECTIONS - REFER TO STRUCTURAL DETAILED DRAWINGS.

PROJECT NUMBER: 1110	ORIGIN architecture + interiors	48 Fourth Ave, Kingsland, Auckland. www.originarchitecture.co.nz	PROJECT NAME & ADDRESS: PROPOSED DEVELOPMENT, 11 St Pauls Court, Queenstown	SHEET TITLE: PROPOSED GROUND FLOOR PLAN	DESIGN: AM / DRAWN: AM / CHECKED: AM / CURRENT REV: BUILDING CONSENT; SCALE: 1 : 50@A1, 50%@A3; SHEET NUMBER: A200; REVISION: 1

10/09/2026 9:55:56 am

FRR LEGEND

FRR WALL - 60/60/60 FRR



1 FIRST FLOOR PLAN
A301 1 : 50

KEYNOTE LEGEND

KEY	DISCRIPTION
BL01	JURALCO - INFINITY GLASS BALUSTRADE, MIN 1m ABOVE DECKING, REFER JURALCO PS1
DK01	SELECTED 20mm THICK HARDWOOD DECKING ON H3.2 JOISTS AS PER FRAMING PLAN, SS SCREW FIXINGS. UNDERSIDE OF JOISTS TO BE SLATTED WITH BATTENS TO MATCH ADJACENT CLADDING WITH 5mm GAPS
FF01	SELECTED TIMBER OVERLAY FLOORING - REFER INTERIOR DESIGN PACKAGE
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P03	GIB BARRERLINE - GBTLAB 60b 280mm FRAMING WIDTH 90x45 SG8 H1.2 @ 600CRS NOGS @ 800 BOTH SIDES OF BARRIER WITH R2.2 PINK BATTS 30mm AIR GAP TO BARRIER BOTH SIDES 35mm GIB BARRIERLINE CENTRAL BARRIER 10mm GIB NOISELINE TO BOTH SIDES
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- (F) BATH FAN - MIN 25L/S FLOW (120Ø)

REFER TO STRUCTURAL ENGINEER'S DETAILS FOR BEAM/LINTEL CONNECTIONS

LINTEL LEGEND:

B0.3 - 2/240x45 SG8
B0.4 - 2/190x45 SG8
B0.5 - 2/190x45 SG8
B15 - 2/190x45 SG8

BRACING LEGEND:

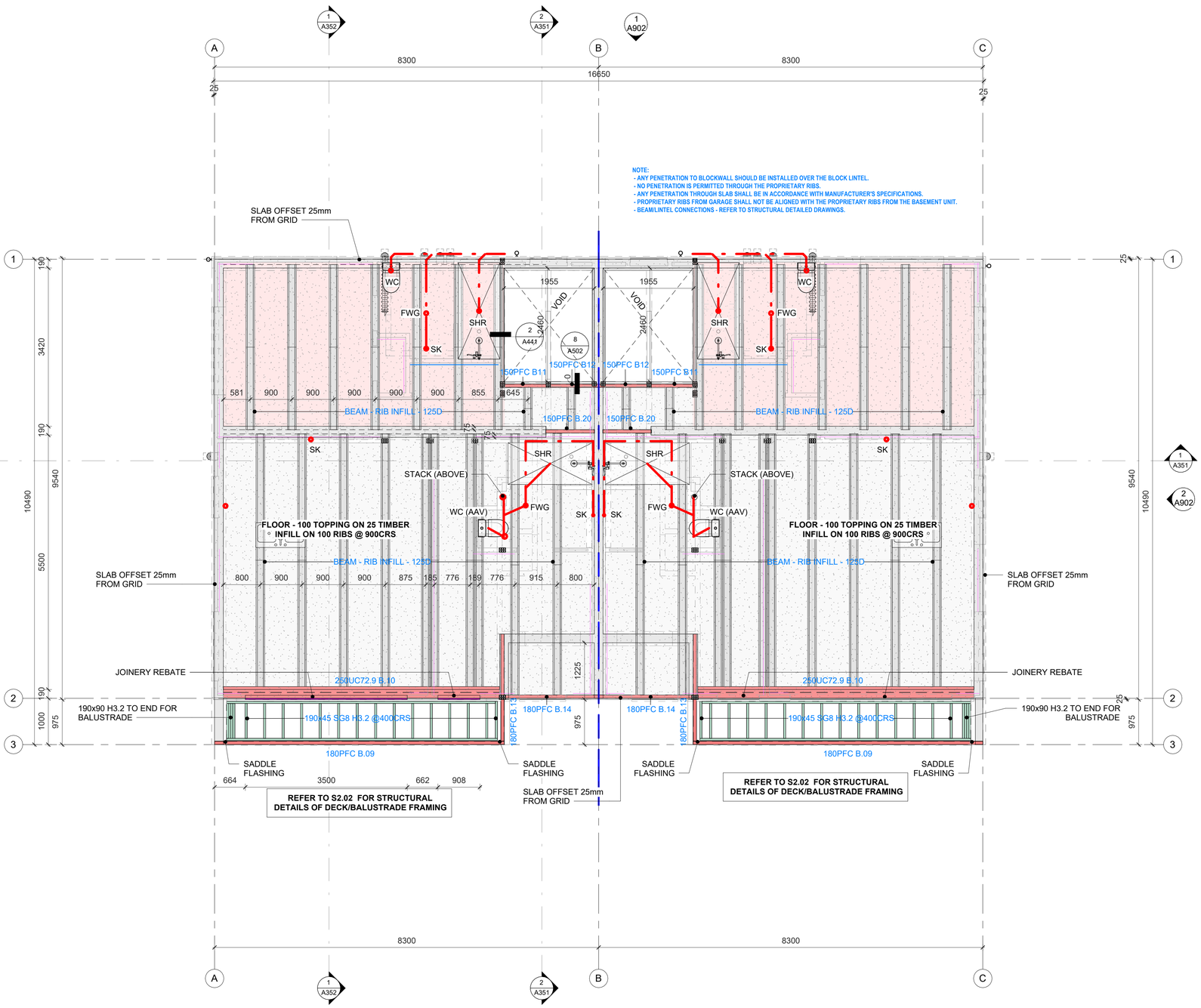
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10/09/2026 9:56:01 am



1 A301 FIRST FLOOR FRAMING PLAN

1 : 50

SLAB PLAN LEGEND

RIB & INFILL CONCRETE FLOOR SLAB:
100 THICK TOPPING - *25MPA*
SE62 *MESH (30 TOP CVR)*

125mm PRECAST RIBS @ 900CRS MAX WITH 25mm TIMBER INFILL.

REBATE FOR JOINERY, REFER TO FLOOR PLAN FOR SETOUT (TO MATCH R.O.)

H3.2 TIMBER JOISTS - REFER PLAN FOR SIZE

H1.2 TIMBER JOISTS - REFER PLAN FOR SIZE

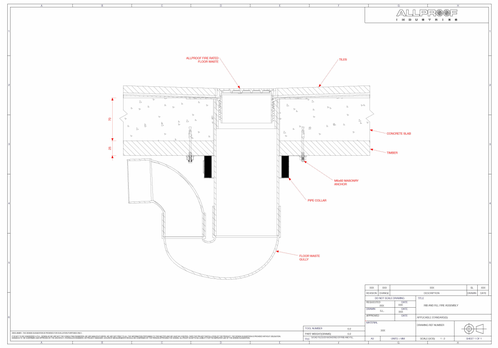
SED STEEL BEAMS - REFER PLAN FOR SIZE

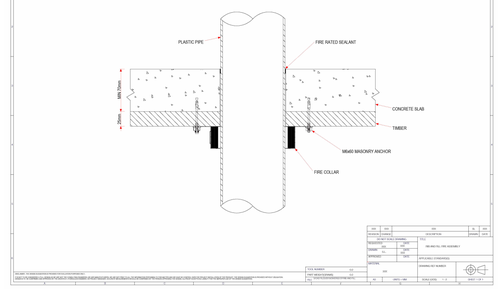
DJ — *DOUBLE JOIST (TO MATCH ADJACENT JOIST SIZE)*

NOG — *SOLID BLOCKING (TO MATCH ADJACENT JOIST SIZE)*

REFER TO A401A FOR NAILING SCHEDULES

FRR BELOW - ALL PENETRATIONS IN SLAB TO HAVE ALLPROOF LOW PROFILE FIRE COLLARS INSTALLED





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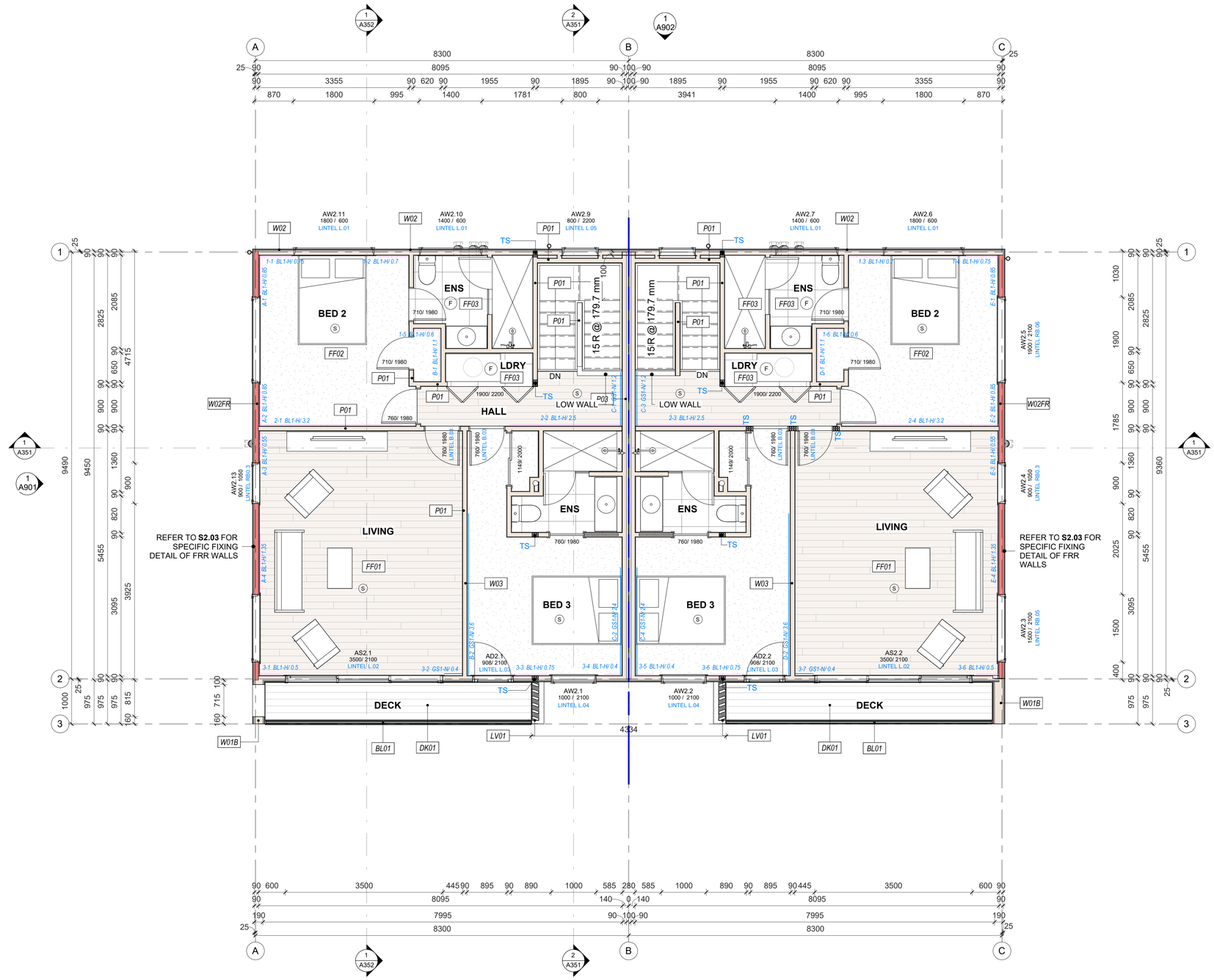
PROJECT NUMBER	ORIGIN architecture + interiors	PROJECT NAME & ADDRESS	SHEET TITLE
1110	48 Fourth Ave, Kingsland, Auckland. www.originarchitecture.co.nz	PROPOSED DEVELOPMENT 11 St Pauls Court, Queenstown	PROPOSED FIRST FLOOR FRAMING PLAN

DESIGN: AM	SCALE	1 : 50@A1	SHEET NUMBER	REVISION
DRAWN: AM		50%@A3	A206	1
CHECKED: AM				
CURRENT REV: BUILDING CONSENT				

10/09/2026 9:56:07 am

FRR LEGEND

FRR WALL - 60/60/60 FRR



KEYNOTE LEGEND

KEY	DISCRIPTION
BL01	JURALCO - INFINITY GLASS BALUSTRADE, MIN 1m ABOVE DECKING, REFER JURALCO PS1
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FF03	SELECTED TILES ON ARDEX WPM155 MEMBRANE - REFER INTERIOR DESIGN PACKAGE FOR TILE SELECTION
LV01	JURALCO - RHS VERTIAL FIN SCREENING MAX 90mm SPACINGS, REFER JURALCO PS1
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- JOISTS ENCLOSED H1.2
- ROOF FRAMING H1.2
- BEARERS DECK H3.2
- JOIST DECK H3.2
- POST DECK H5
- WEATHERBOARDS (PINE) H3.1 - PAINT FINISH

NOTE:
FOR FURTHER INFORMATION CONCERNING TIMBER TREATMENT REFER TO NZBC, CLAUSE B2, NZS 3602 AND NZS 3640. FROM NZBC E2 / AS1 - 9.4.9 FINISHES

WHERE A PROTECTIVE FINISH IS REQUIRED BY NZS 3602, ALL TIMBER SURFACES, INCLUDING END GRAIN AND LAPS, SHALL BE SEALED BY PRIMING. TWO COATS OF EXTERIOR GRADE PAINT SHALL BE APPLIED, AFTER PRIMING, TO ALL EXPOSED SURFACES. PAINT SYSTEMS SHALL COMPLY WITH ANY OF PARTS 7, 8, 9 OR 10 OF AS 3730.

NEW WORK NOTES:

- ALL NEW FRAMING TO BE A MINIMUM OF SG8
- JOINERY FABRICATOR TO SITE MEASURE ALL OPENINGS AND TO CONFIRM DIMENSIONS WITH OWNER PRIOR TO FABRICATION OF JOINERY. DIMENSIONS SHOWN ARE ROUGH OPENING ONLY.
- ALL WORK SHALL COMPLY WITH THE NZ BUILDING CODE.
- THE CONTRACTOR SHALL EXAMINE THE SITE TOGETHER WITH THE DRAWINGS AND OTHER CONTRACT DOCUMENTS AND SHALL VERIFY ALL CONDITIONS, LEVELS AND DIMENSIONS PRIOR TO THE START OF ANY WORKS ON SITE.
- IF THERE ARE ANY DISCREPANCIES THE DESIGNER IS TO BE NOTIFIED IMMEDIATELYAND APPROPRIATE AMENDMENTS TO DRAWINGS MADE PRIOR TO WORKS COMMENCING.
- ALL FIXINGS 'EXPOSED' AND/OR WITHIN 600MM OF FINISHED GROUND LEVEL TO BE STAINLESS STEEL IN ACCORDANCE WITH NZS 3604 TABLE 4.1.
- DPC TO ALL PILE / BEARER CONNECTIONS LESS THAN 300MM TO THE FINISHED GROUND LEVEL.
- REFER TO BRACING PLAN FOR DETAILS OF WALL BRACING.
- REFER SEPARATE SET-OUT PLAN FOR DIMENSIONS & SETOUTS.

INTERIOR DESIGN

THESE PLANS ARE TO BE READ IN CONJUNCTION WITH INTERIOR DESIGN LAYOUTS AND PLANS.

STRUCTURAL STEEL NOTES:

ALL STEEL WORK TO BE COATED USING SYSTEM COMPLIANT WITH SNZTS3404:2018.

SURFACE SPECIFIC ATMOSPHERIC CORROSIVITY CATEGORIES ARE AS FOLLOWS:

- EXTERNAL EXPOSED - C4
- EXTERNAL SHELTERED - C5-M
- EXTERNAL WET- C5-5
- INTERNAL- C1

REFER TO SPECIFICATION AND SNZTS3404:2018 TABLES 2 TO 8.

GALV. TO TREATED TIMBER ISSUE:
- TREATED TIMBER AND GALVANISED STEEL TO BE KEPT SEPARATED BY EITHER A DPC LAYER OR BY APPLYING AN EPOXY PAINT TO THE STEELWORK

GALV. AND STAINLESS STEEL
- GALV. AND STAINLESS STEEL TO BE ISOLATED WITH NYLON WASHERS AND SLEEVES.

SYMBOLS LEGEND

(S)	SMOKE ALARMS - INTERCONNECTED SMOKE DETECTORS TO COMPLY WITH NZS:4514/2021 (HEAT DETECTOR TO KITCHEN AREAS)
(R)	RANGE HOOD - MIN 50L/S (150Ø)
(F)	BATH FAN - MIN 25L/S FLOW (120Ø)

REFER TO STRUCTURAL ENGINEER'S DETAILS FOR BEAM/LINTEL CONNECTIONS

LINTEL LEGEND:

L.01: 2/140x45 SG8
L.02: 2/240x45 SG8
L.03: 2/140x45 SG8
L.04: 2/140x45 SG8
L.05: 2/140x45 SG8
RB.03: 2/190x45 SG8
RB.05: 2/190x45 SG8
RB.06: 2/190x45 SG8

390 CONC - 390 DEEP BLOCK LINTEL REFER STRUCTURAL DETAILS.

BRACING LEGEND:

GS1 - N : *10mm GIB STANDARD TO ONE SIDE (REFER GIB SUBSTITUTIONS CHART FOR WET AREAS)*

BL1 - H : *10mm GIB BRACELINE TO ONE SIDE (REFER GIB SUBSTITUTIONS CHART FOR WET AREAS)*
WITH GIB HANDIBRAC AS PER GIB MANUAL

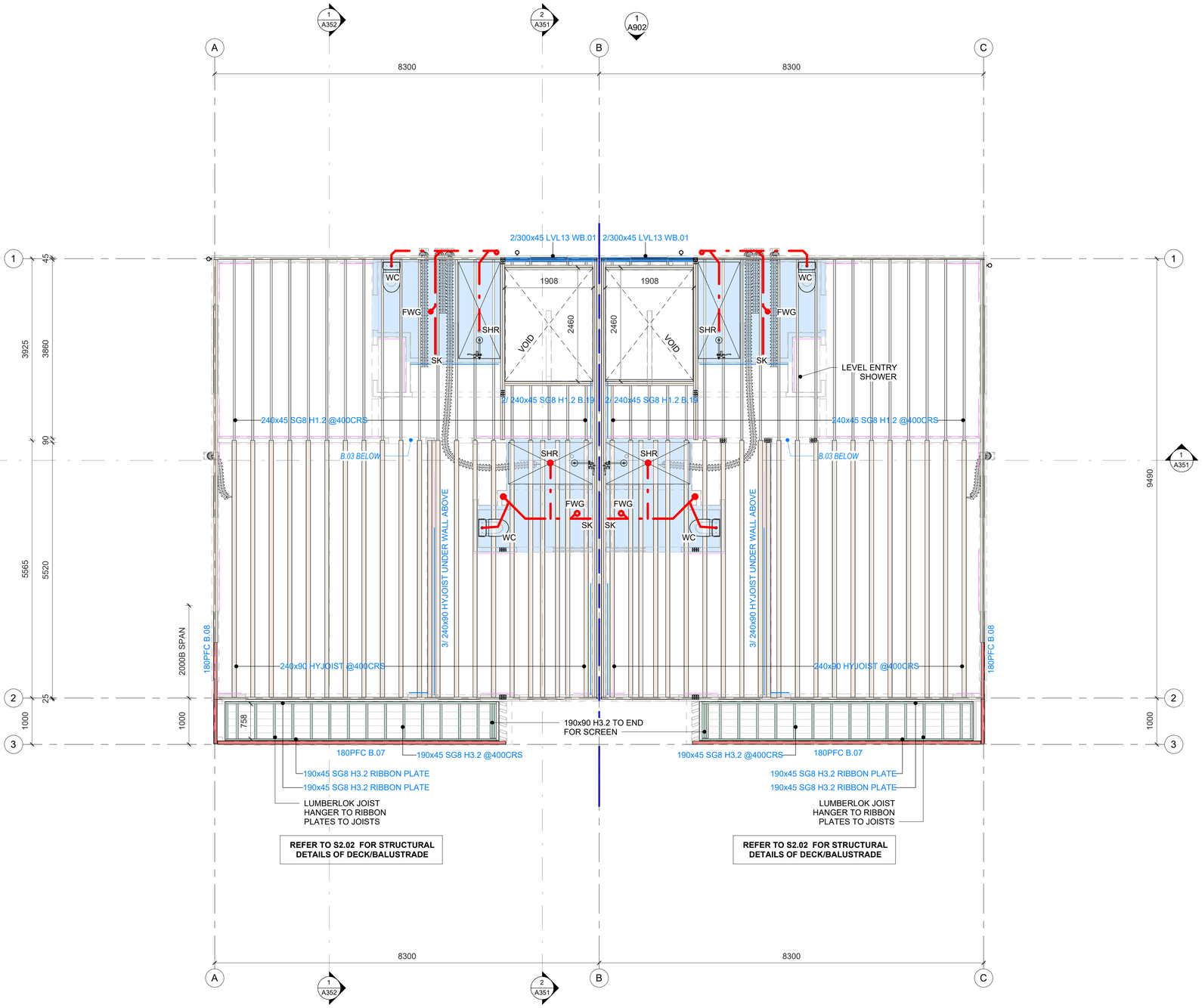
EP1-H : *7mm ECOPLY REBATED INTO EXTERNAL SIDE OF WALL FRAME, 10mm GIB INTERNAL LINING*
WITH GIB HANDIBRAC AS PER MANUAL

NOTE:
- THE BRACING SYSTEM OF BOTH UNITS WAS DESIGNED TO FUNCTION AS AN INTEGRATED STRUCTURAL SYSTEM. ANY FUTURE MODIFICATIONS TO THE WALLS WILL AFFECT THE OVERALL BRACING PERFORMANCE AND STRUCTURAL CAPACITY OF THE BUILDING.
- TIMBER WALL FRAMING SHALL BE IN ACCORDANCE WITH NZS 3604:2011.
- BEAM/LINTEL CONNECTIONS - REFER TO STRUCTURAL DETAILED DRAWINGS.

1 / A301 SECOND FLOOR PLAN
1 : 50

PROJECT NUMBER			PROJECT NAME & ADDRESS	SHEET TITLE			SHEET NUMBER	REVISION
1110	ORIGIN architecture + interiors	48 Fourth Ave, Kingsland, Auckland. www.originarchitecture.co.nz	PROPOSED DEVELOPMENT 11 St Pauls Court, Queenstown	PROPOSED SECOND FLOOR PLAN	DESIGN: AM DRAWN: AM CHECKED: AM CURRENT REV: BUILDING CONSENT	SCALE: 1 : 50@A1 50%@A3	A210	1

10/09/2026 9:56:11 am



1 SECOND FLOOR FRAMING PLAN
A301 1 : 50

FRAMING PLAN LEGEND

- *REBATE FOR JOINERY, REFER TO FLOOR PLAN FOR SETOUT (TO MATCH R.O.)*
- *H3.2 TIMBER JOISTS - REFER PLAN FOR SIZE*
- *H1.2 TIMBER JOISTS - REFER PLAN FOR SIZE*
- *SED STEEL BEAMS - REFER PLAN FOR SIZE*
- *TYP FLOORING H1.2 STRANDFLOOR FLOORING*
- *AREA OF H3.1 STRANDFLOOR FLOORING*
- DJ — *DOUBLE JOIST (TO MATCH ADJACENT JOIST SIZE)*
- NOG — *SOLID BLOCKING (TO MATCH ADJACENT JOIST SIZE)*
- *SS PIPE REFER SCHEMATIC FOR SIZES*
- *DUCTING - REFER SYMBOLS LEGEND FOR SIZE*

NOTES

- MAXIMUM HOLE SIZE THROUGH 240 HYJOIST =Φ147MM
- MAXIMUM DISTANCE FROM SUPPORT IS 0.38L; APPROXIMATELY 2.0M
- MINIMUM DISTANCE FROM SUPPORT VARIES AS PER TABLE BELOW.
- BEAM/LINTEL CONNECTIONS - REFER TO STRUCTURAL DETAILED DRAWINGS.

Figure 5 Circular Holes

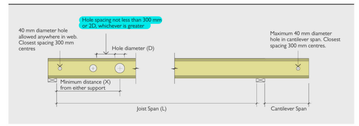


Table 4: Web Holes for hyJOIST®

hyJOIST® Section Code	Maximum Hole Diameter (mm)	Maximum Distance from Support "X"	Hole Diameter (mm) 80	110	125	150
			Circular Holes - Minimum Distance 'X' from Support (m)			
HJ240 45	147	0.38L	0.15L	0.20L	0.23L	
HJ300 45	207	0.41L	0.15L	0.15L	0.18L	0.24L

STRUCTURAL ENGINEERING:

ALL STRUCTURAL ENGINEERING BY **CONSTRUCTURE** REFER TO CALCULATIONS & PS1

TIMBER TREATMENT

UNLESS OTHERWISE NOTED, TIMBER TREATMENT FOR NEW TIMBER FRAMING TO BE AS FOLLOWS: EXTERNAL & INTERNAL WALLS H1.2 (ENCLOSED)

- PILES: H5
- BEARERS ENCLOSED H1.2
- JOISTS ENCLOSED H1.2
- ROOF FRAMING H1.2
- BEARERS DECK H3.2
- JOIST DECK H3.2
- POST DECK H5
- WEATHERBOARDS (PINE) H3.1 - PAINT FINISH

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SYMBOLS LEGEND

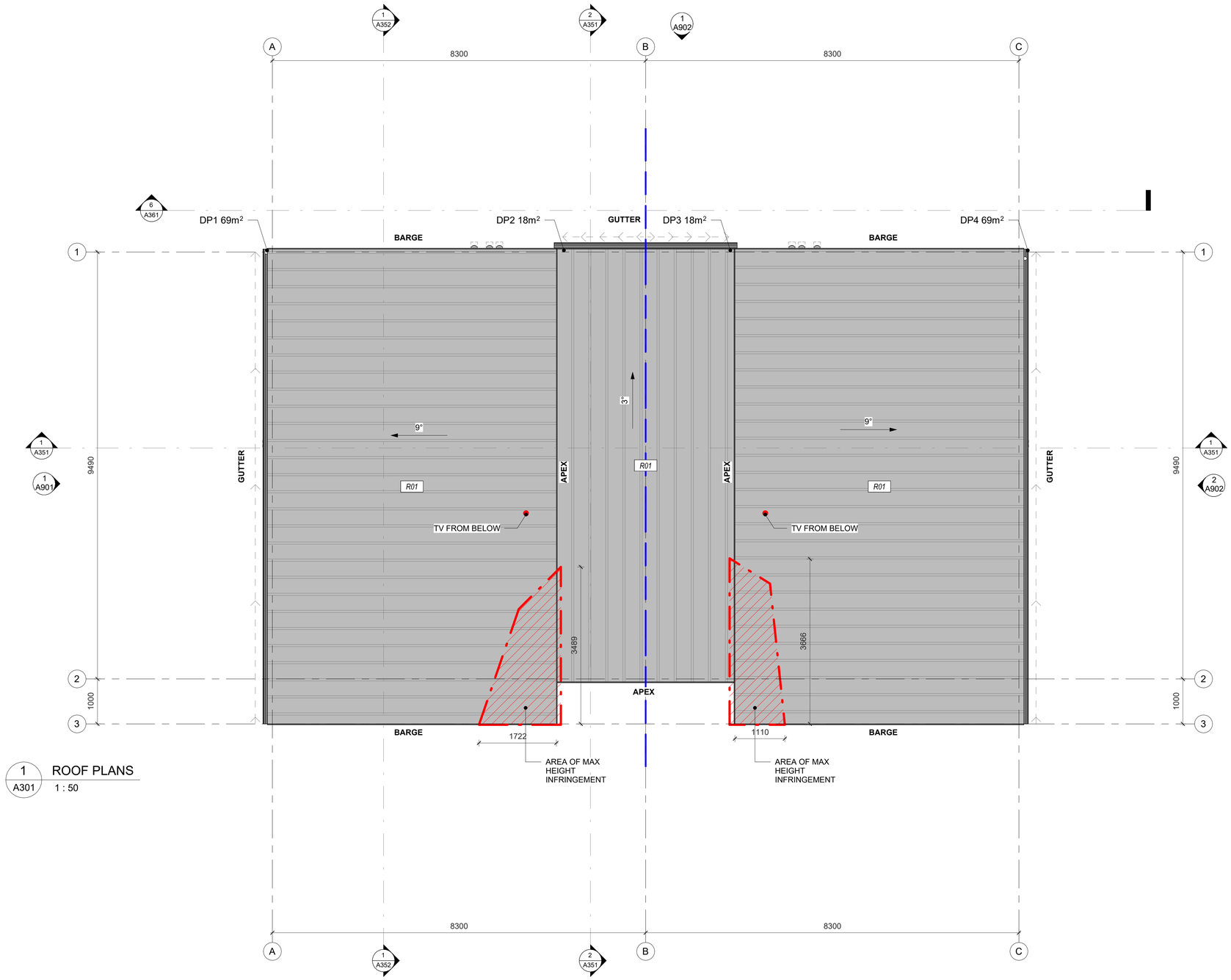
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PROJECT NUMBER 1110	ORIGIN architecture + interiors	48 Fourth Ave, Kingsland, Auckland. www.originarchitecture.co.nz	PROJECT NAME & ADDRESS PROPOSED DEVELOPMENT 11 St Pauls Court, Queenstown	SHEET TITLE PROPOSED SECOND FLOOR FRAMING PLAN	DESIGN: AM / DRAWN: AM / CHECKED: AM / CURRENT REV: BUILDING CONSENT	SCALE 1 : 50@A1 / 50%@A3	SHEET NUMBER A211	REVISION 1

10/09/2026 9:56:14 am

KEYNOTE LEGEND

KEY	DISCRIPTION
R01	METAL ROOF: ROOFING: DIMOND VEEDEK (COLOURSTEEL MAXAM) PURLINS: 90x45 SG8 H3.2 UNDERLAY: PROCLIMA MENTO 3000



1 A301 ROOF PLANS
1 : 50

2 A301 ROOF PLAN
1 : 50

STRUCTURAL ENGINEERING:

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- JOIST DECK H3.2
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ROOF LEGEND

ROOFING UNDERLAY
PROCLIMA SOLITEX MENTO 3000

PURLINS/BATTENS TYP
70x45 H1.2@ 600CRS (300 @ END SPANS)

ROOFING
DIMOND VEEDEK, 0.55BMT - COLOURSTEEL

FASCIAS
135x18 H3.1 PRE PRIMED.

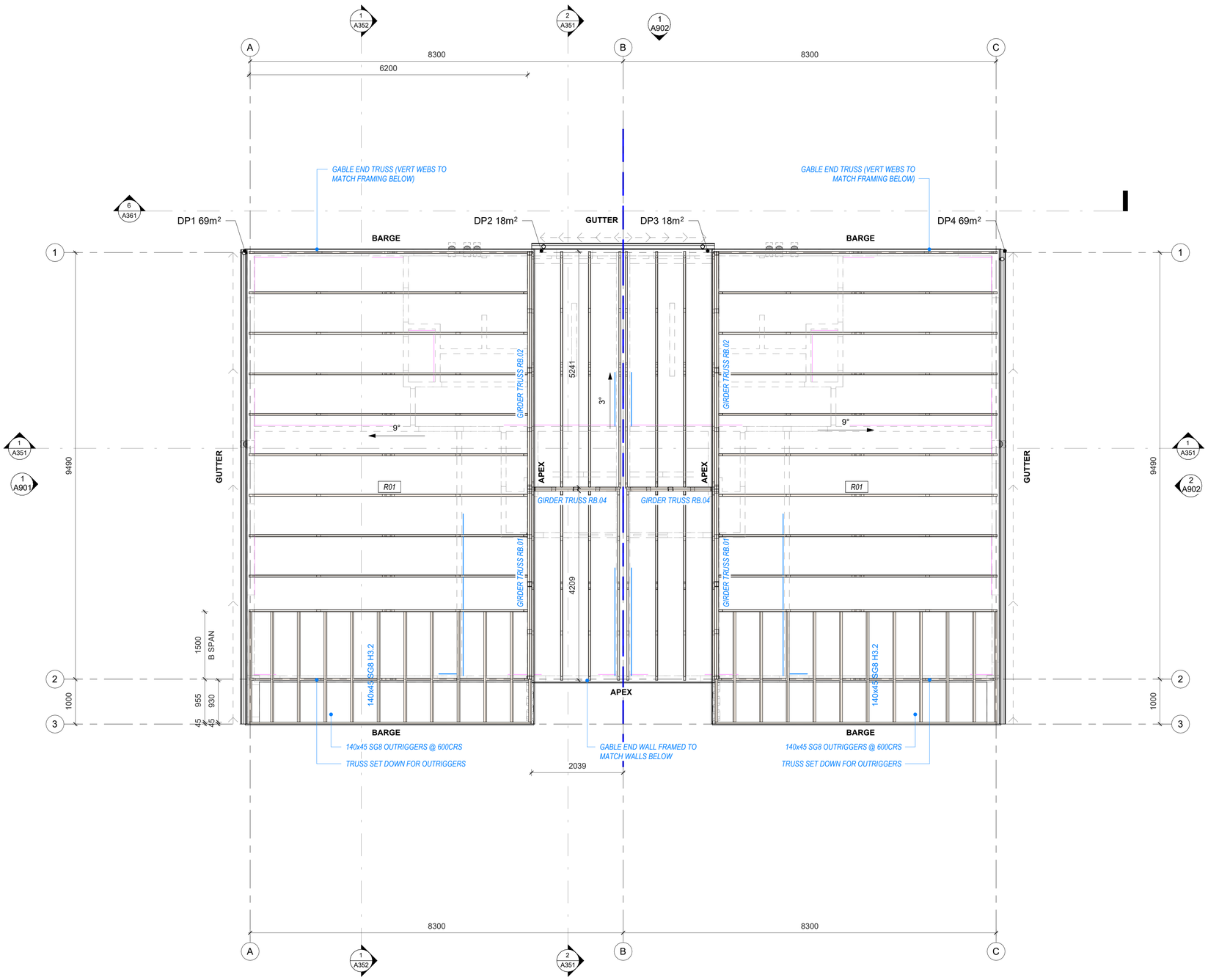
BARGES
180x18 H3.1 PRE PRIMED.

GUTTERS
PROFILE TBC

DOWNPIPES
80Ø COLOURSTEEL MAXAM TO MATCH CLADDING

PROJECT NUMBER: 1110	ORIGIN architecture + interiors	48 Fourth Ave, Kingsland, Auckland. www.originarchitecture.co.nz	PROJECT NAME & ADDRESS: TV FROM BELOW PROPOSED DEVELOPMENT, 11 St Pauls Court, Queenstown	SHEET TITLE: PROPOSED ROOF PLANS	DESIGN: AM DRAWN: AM CHECKED: AM CURRENT REV: BUILDING CONSENT	SCALE: 1 : 50@A1 50%@A3	SHEET NUMBER: A250	REVISION: 1

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2 A301 ROOF FRAMING PLAN

1 : 50

STRUCTURAL ENGINEERING:

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TIMBER TREATMENT

UNLESS OTHERWISE NOTED, TIMBER TREATMENT FOR NEW TIMBER FRAMING TO BE AS FOLLOWS:
EXTERNAL & INTERNAL WALLS H1.2 (ENCLOSED)

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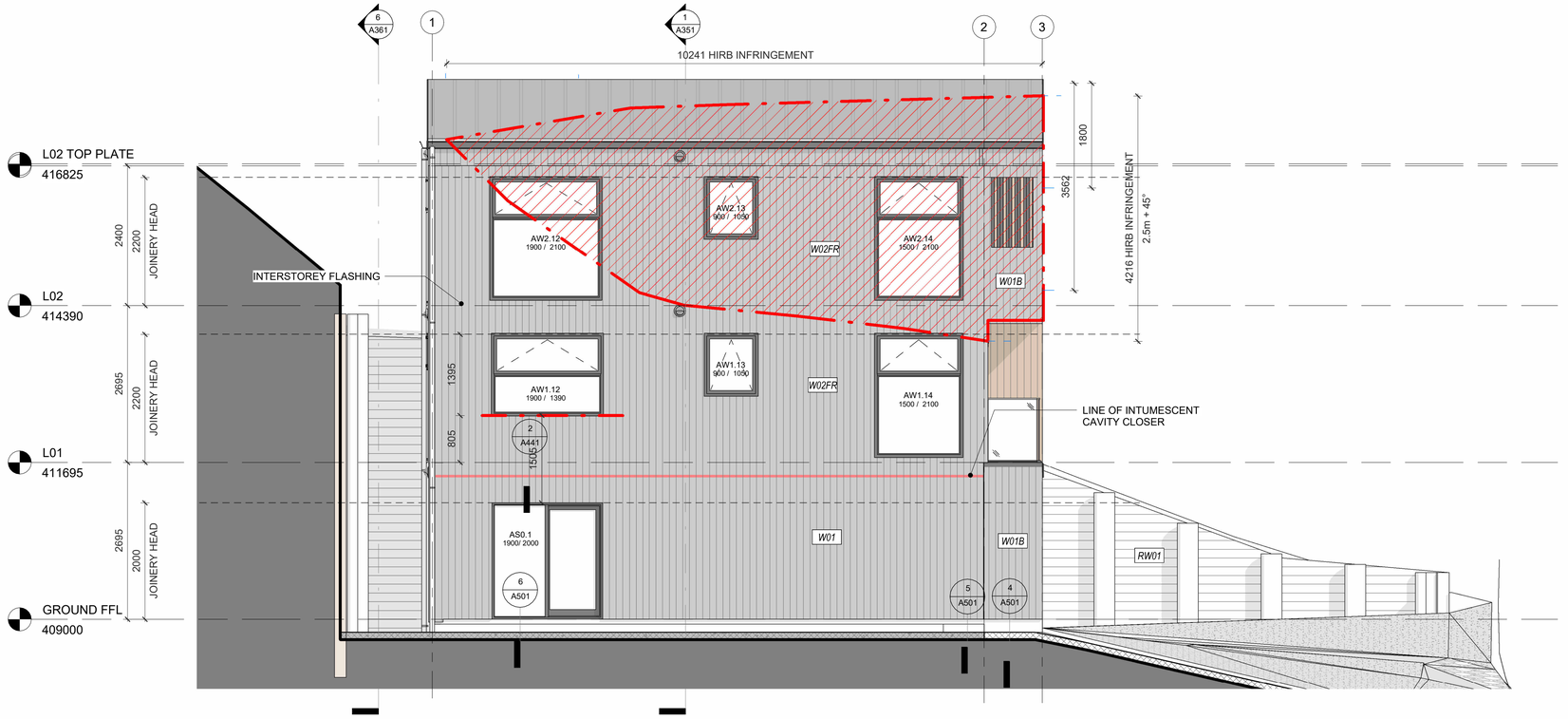
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2 A200 ELEVATION 1

1 : 50



1 A200 ELEVATION 2

1 : 50

KEYNOTE LEGEND

KEY	DISCRIPTION
BL01	JURALCO - INFINITY GLASS BALUSTRADE, MIN 1m ABOVE DECKING, REFER JURALCO PS1
LV01	JURALCO - RHS VERTIAL FIN SCREENING MAX 90mm SPACINGS, REFER JURALCO PS1
RW01	TIMBER POLE RETAINING WALL, REFER TO STRUCTURAL DRAWINGS
W01	BLOCK WALL L00 EXTERIOR CLADDING: VERTICAL TIMBER WEATHERBOARDS (JSC VERTICLAD TMT) CAVITY: 45mm HORIZONTAL CASTELLATED BATTENS. MOISTURE BARRIER: SPECIALIZED TANKIT WATERPROOFING STRAPPING & LINING AS INDICATED.
W01B	BLOCK WALL L00 - WING WALL EXTERIOR CLADDING: SIDE 1 : VULCAN ULTRACLAD (PROFILE TBC), SIDE 2 : JSC VERTICLAD - TMT AMBA CAVITY: 45mm HORIZONTAL CASTELLATED BATTENS. MOISTURE BARRIER: SPECIALIZED TANKIT WATERPROOFING STRAPPING & LINING AS INDICATED.
W01C	BLOCK WALL L00 - WING WALL EXTERIOR CLADDING: SIDE 1 : VULCAN ULTRACLAD (PROFILE TBC), SIDE 2 : JSC VERTICLAD - TMT AMBA CAVITY: 45mm HORIZONTAL CASTELLATED BATTENS. MOISTURE BARRIER: SPECIALIZED TANKIT WATERPROOFING STRAPPING & LINING AS INDICATED.
W02	TIMBER FRAME - METAL CLADDING EXTERIOR CLADDING: VULCAN ULTRACLAD (PROFILE TBC) CAVITY: 20mm HORIZONTAL CASTELLATED BATTENS. MOISTURE BARRIER: PROCLIMA EXTASANA FRAMING: 90x45 SG8 H1.2 @ 400CRS MAX NOGS @ 600CRS
W02FR	TIMBER FRAME - METAL CLADDING FIRE RATED - 60/60/60 EXTERIOR CLADDING: VULCAN ULTRACLAD (PROFILE TBC) CAVITY: 20mm HORIZONTAL CASTELLATED BATTENS. MOISTURE BARRIER: PROCLIMA EXTASANA FRAMING: 90x45 SG8 H1.2 @ 400CRS MAX NOGS @ 600CRS FIRE RATING - GIB GBUW60 (2/13mm LAYERS OF GIB FYRELINE TO INSIDE)
W03	TIMBER FRAME - TIMBER CLADDING EXTERIOR CLADDING: JSC VERTICLAD - TMT AMBA CAVITY: 20mm HORIZONTAL CASTELLATED BATTENS. MOISTURE BARRIER: PROCLIMA EXTASANA FRAMING: 90x45 SG8 H1.2 @ 400CRS MAX NOGS @480CRS

Risk Matrix for ELEVATION 1
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**	**4**
R/W Intersection	0	**1**	3	5	**1**
Eaves Width	0	**1**	2	**5**	**5**
Complexity	0	**1**	3	6	**1**
Deck Design	0	**2**	4	6	**2**
				Total Risk Score: **high**	**14**

Risk Matrix created by Design Navigator

Risk Matrix for ELEVATION 2
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**	**4**
R/W Intersection	0	**1**	3	5	**1**
Eaves Width	0	1	2	**5**	**5**
Complexity	0	**1**	3	6	**1**
Deck Design	0	**2**	4	6	**2**
				Total Risk Score: **high**	**14**

Risk Matrix created by Design Navigator

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NOTE:
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WHERE A PROTECTIVE FINISH IS REQUIRED BY NZS 3602, ALL TIMBER SURFACES, INCLUDING END GRAIN AND LAPS, SHALL BE SEALED BY PRIMING. TWO COATS OF EXTERIOR GRADE PAINT SHALL BE APPLIED, AFTER PRIMING, TO ALL EXPOSED SURFACES. PAINT SYSTEMS SHALL COMPLY WITH ANY OF PARTS 7, 8, 9 OR 10 OF AS 3730.

NEW WORK NOTES:

- ALL NEW FRAMING TO BE A MINIMUM OF SG8
- JOINERY FABRICATOR TO SITE MEASURE ALL OPENINGS AND TO CONFIRM DIMENSIONS WITH OWNER PRIOR TO FABRICATION OF JOINERY. DIMENSIONS SHOWN ARE ROUGH OPENING ONLY.
- ALL WORK SHALL COMPLY WITH THE NZ BUILDING CODE.
- THE CONTRACTOR SHALL EXAMINE THE SITE TOGETHER WITH THE DRAWINGS AND OTHER CONTRACT DOCUMENTS AND SHALL VERIFY ALL CONDITIONS, LEVELS AND DIMENSIONS PRIOR TO THE START OF ANY WORKS ON SITE.
- IF THERE ARE ANY DISCREPANCIES THE DESIGNER IS TO BE NOTIFIED IMMEDIATELYAND APPROPRIATE AMENDMENTS TO DRAWINGS MADE PRIOR TO WORKS COMMENCING.
- ALL FIXINGS 'EXPOSED' AND/OR WITHIN 600MM OF FINISHED GROUND LEVEL TO BE STAINLESS STEEL IN ACCORDANCE WITH NZS 3604 TABLE 4.1.
- DPC TO ALL PILE / BEARER CONNECTIONS LESS THAN 300MM TO THE FINISHED GROUND LEVEL.
- REFER TO BRACING PLAN FOR DETAILS OF WALL BRACING.
- REFER SEPARATE SET-OUT PLAN FOR DIMENSIONS & SETOUTS.

INTERIOR DESIGN

THESE PLANS ARE TO BE READ IN CONJUNCTION WITH INTERIOR DESIGN LAYOUTS AND PLANS.

STRUCTURAL STEEL NOTES:

ALL STEEL WORK TO BE COATED USING SYSTEM COMPLIANT WITH SNZTS3404:2018.

SURFACE SPECIFIC ATMOSPHERIC CORROSIVITY CATEGORIES ARE AS FOLLOWS:

- EXTERNAL EXPOSED - C4
- EXTERNAL SHELTERED - C5-M
- EXTERNAL WET- C5-5
- INTERNAL- C1

REFER TO SPECIFICATION AND SNZTS3404:2018 TABLES 2 TO 8.

GALV. TO TREATED TIMBER ISSUE:
- TREATED TIMBER AND GALVANISED STEEL TO BE KEPT SEPARATED BY EITHER A DPC LAYER OR BY APPLYING AN EPOXY PAINT TO THE STEELWORK

GALV. AND STAINLESS STEEL
- GALV. AND STAINLESS STEEL TO BE ISOLATED WITH NYLON WASHERS AND SLEEVES.

SYMBOLS LEGEND

- (S) SMOKE ALARMS - INTERCONNECTED SMOKE DETECTORS TO COMPLY WITH NZS:4514/2021 (HEAT DETECTOR TO KITCHEN AREAS)
- (R) RANGE HOOD - MIN 50L/S (150Ø)
- (F) BATH FAN - MIN 25L/S FLOW (120Ø)

SECTION LEGEND

SOFFITS
6mm JAMES HARDIESOFFIT

JOINERY PROFILE
THERMALLY BROKEN RESIDENTIAL SUITE (MIN R0.5)

GLASS
DOUBLE GLAZED, ARGON FILLED LOW E3.

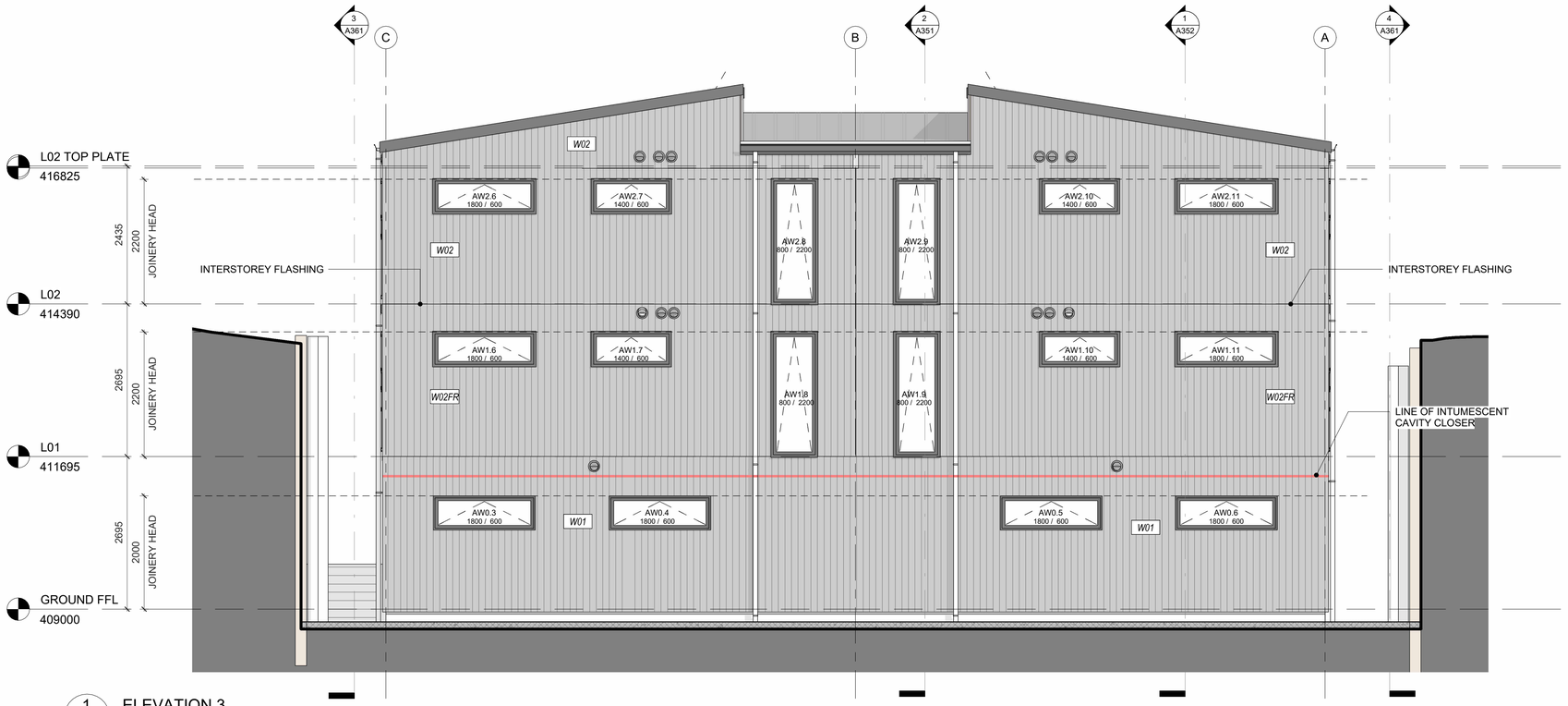
JAMB LINERS
19mm H3.1 PRE PRIMED PINE WITH 60x10 SINGLE BEVEL ARCHITRAVES.

CEILING INSULATION
PINK BATTS SUPERBATTS R7.0 275mm

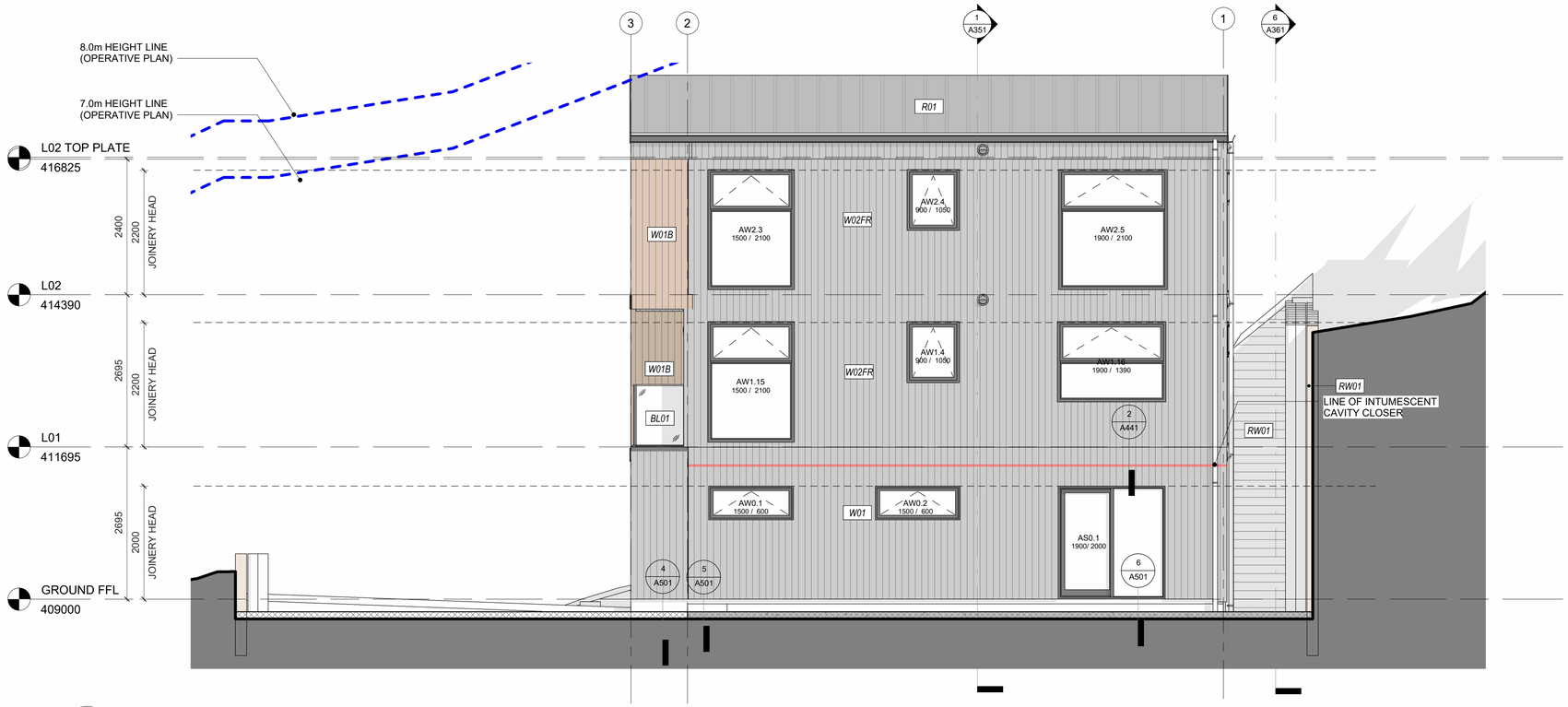
DPM
MIN 250uM THICK POLYTHENE

PROJECT NUMBER			PROJECT NAME & ADDRESS	SHEET TITLE				
1110	ORIGIN architecture + interiors	48 Fourth Ave, Kingsland, Auckland. www.originarchitecture.co.nz	PROPOSED DEVELOPMENT 11 St Pauls Court, Queenstown	PROPOSED ELEVATIONS 1	DESIGN: AM DRAWN: AM CHECKED: AM CURRENT REV: BUILDING CONSENT	SCALE: 1 : 50@A1 50%@A3	SHEET NUMBER A301	REVISION 1

10/09/2026 9:56:34 am



1 A200 ELEVATION 3
1 : 50



2 A200 ELEVATION 4
1 : 50

KEYNOTE LEGEND

KEY	DISCRIPTION
BL01	JURALCO - INFINITY GLASS BALUSTRADE, MIN 1m ABOVE DECKING, REFER JURALCO PS1
R01	METAL ROOF: ROOFING: DIMOND VEEDEK (COLOURSTEEL MAXAM) PURLINS: 90x45 SG8 H3.2 UNDERLAY: PROCLIMA MENTO 3000
RW01	TIMBER POLE RETAINING WALL, REFER TO STRUCTURAL DRAWINGS
W01	BLOCK WALL L00 EXTERIOR CLADDING: VERTICAL TIMBER WEATHERBOARDS (JSC VERTICLAD TMT) CAVITY: 45mm HORIZONTAL CASTELLATED BATTENS. MOISTURE BARRIER: SPECIALIZED TANKIT WATERPROOFING STRAPPING & LINING AS INDICATED.
W01B	BLOCK WALL L00 - WING WALL EXTERIOR CLADDING: SIDE 1 : VULCAN ULTRACLAD (PROFILE TBC), SIDE 2 : JSC VERTICLAD - TMT AMBA CAVITY: 45mm HORIZONTAL CASTELLATED BATTENS. MOISTURE BARRIER: SPECIALIZED TANKIT WATERPROOFING STRAPPING & LINING AS INDICATED.
W02	TIMBER FRAME - METAL CLADDING EXTERIOR CLADDING: VULCAN ULTRACLAD (PROFILE TBC) CAVITY: 20mm HORIZONTAL CASTELLATED BATTENS. MOISTURE BARRIER: PROCLIMA EXTASANA FRAMING: 90x45 SG8 H1.2 @ 400CRS MAX NOGS @ 600CRS
W02FR	TIMBER FRAME - METAL CLADDING FIRE RATED - 60/60/60 EXTERIOR CLADDING: VULCAN ULTRACLAD (PROFILE TBC) CAVITY: 20mm HORIZONTAL CASTELLATED BATTENS. MOISTURE BARRIER: PROCLIMA EXTASANA FRAMING: 90x45 SG8 H1.2 @ 400CRS MAX NOGS @ 600CRS FIRE RATING - GIB GBUW60 (2/13mm LAYERS OF GIB FYRELINE TO INSIDE)

Risk Matrix for ELEVATION 3
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**	**4**
R/W Intersection	0	**1**	3	5	**1**
Eaves Width	0	1	2	**5**	**5**
Complexity	0	**1**	3	6	**1**
Deck Design	0	**2**	4	6	**2**
				Total Risk Score: **high**	**14**

Risk Matrix created by Design Navigator

Risk Matrix for ELEVATION 4
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**	**4**
R/W Intersection	0	**1**	3	5	**1**
Eaves Width	0	1	2	**5**	**5**
Complexity	0	**1**	3	6	**1**
Deck Design	0	**2**	4	6	**2**
				Total Risk Score: **high**	**14**

Risk Matrix created by Design Navigator

STRUCTURAL ENGINEERING:

ALL STRUCTURAL ENGINEERING BY **CONSTRUCTURE**, REFER TO CALCULATIONS & PS1

TIMBER TREATMENT

UNLESS OTHERWISE NOTED, TIMBER TREATMENT FOR NEW TIMBER FRAMING TO BE AS FOLLOWS: EXTERNAL & INTERNAL WALLS H1.2 (ENCLOSED)

- PILES: H5
- BEARERS ENCLOSED H1.2
- JOISTS ENCLOSED H1.2
- ROOF FRAMING H1.2
- BEARERS DECK H3.2
- JOIST DECK H3.2
- POST DECK H5
- WEATHERBOARDS (PINE) H3.1 - PAINT FINISH

NOTE:
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INTERIOR DESIGN

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STRUCTURAL STEEL NOTES:

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SYMBOLS LEGEND

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SECTION LEGEND

SOFFITS
6mm JAMES HARDIESOFFIT

JOINERY PROFILE
THERMALLY BROKEN RESIDENTIAL SUITE (MIN R0.5)

GLASS
DOUBLE GLAZED, ARGON FILLED LOW E3.

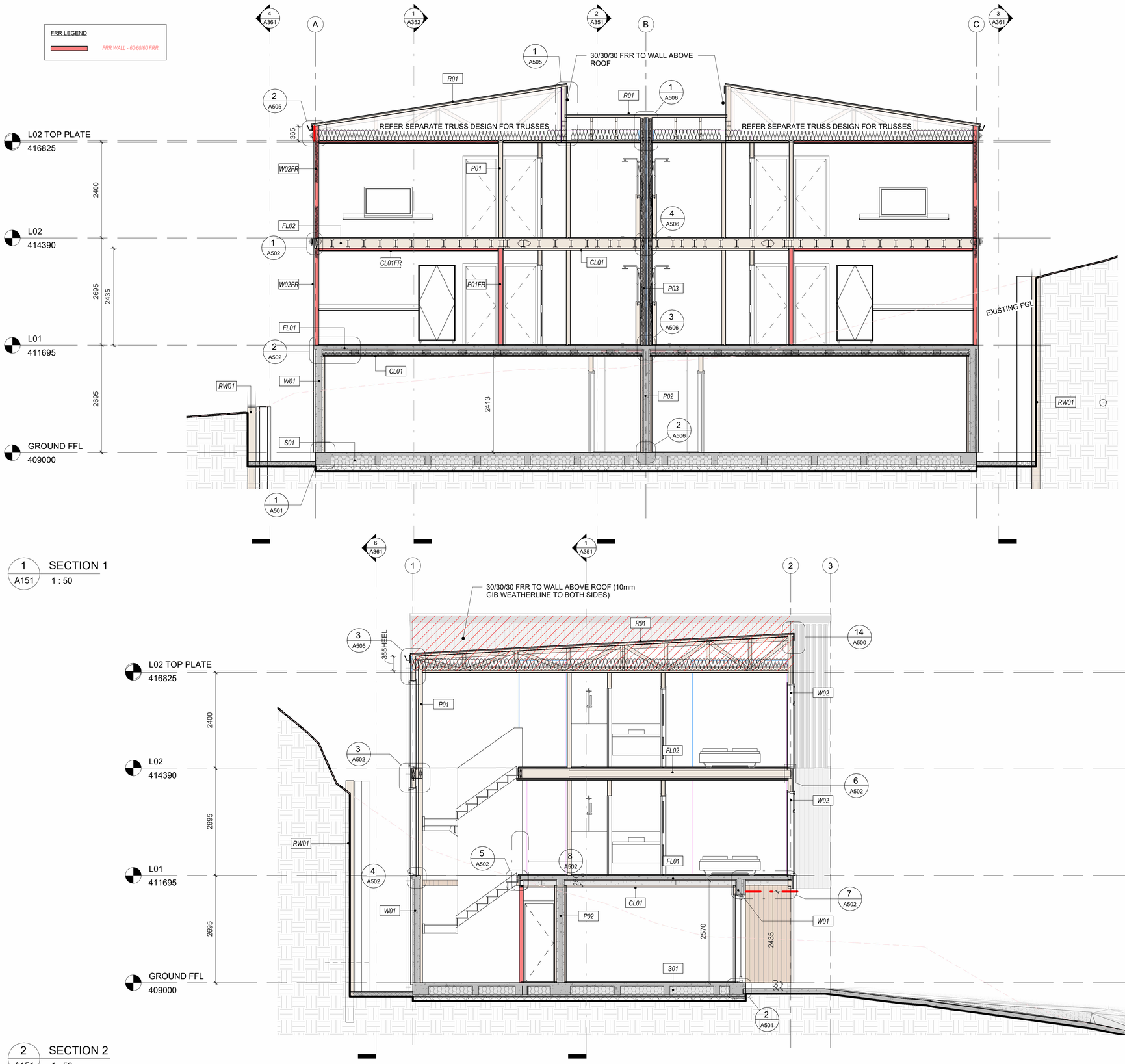
JAMB LINERS
19mm H3.1 PRE PRIMED PINE WITH 60x10 SINGLE BEVEL ARCHITRAVES.

CEILING INSULATION
PINK BATTS SUPERBATTS R7.0 275mm

DPM
MIN 250uM THICK POLYTHENE

PROJECT NUMBER: 1110	ORIGIN architecture + interiors — 48 Fourth Ave, Kingsland, Auckland. www.originarchitecture.co.nz	PROJECT NAME & ADDRESS: PROPOSED DEVELOPMENT, 11 St Pauls Court, Queenstown	SHEET TITLE: PROPOSED ELEVATIONS 2	DESIGN: AM / DRAWN: AM / CHECKED: AM / CURRENT REV: BUILDING CONSENT; SCALE: 1 : 50@A1, 50%@A3	SHEET NUMBER: A302 — REVISION: 1

10/09/2026 9:56:50 am



1 SECTION 1
A151 1 : 50

2 SECTION 2
A151 1 : 50

KEYNOTE LEGEND

KEY	DISCRIPTION
CL01	13mm GIB PLASTERBOARD OVER STEEL CEILING BATTENS (DIRECT FIXED).
CL01FR	FIRE RATED CEILING - GBUC60 (2 LAYERS OF 13mm FYRELINE)
FL01	L01 SLAB - RIB & INFILL 100mm PRECAST CONCRETE RIBS SPACED AT 900mm CTRS, WITH 25mm TIMBER INFILL. 100mm INSITU TOPPING SLAB (F4 FINISH TO TOP) REFER TO STRUCTURAL ENGINEERS DETAILS FOR CONCRETE SPECIFICATION
FL02	L02 FLOOR 20mm STRANDFLOOR FLOORING (H3.2 TO WET AREAS) 240x90 HYJOIST AT 400mm CRS.
P01	STUD WALL INTERNAL - 90x45 SG8 H1.2 STUDS @ 400 CRS, NOGS @ 800 MAX, SINGLE 90x45 TOP PLATE, 10mm GIB TYP (REFER PLANS FOR BRACING) GIB AQUALINE TO WET AREAS.
P01FR	STUD WALL INTERNAL - 90x45 SG8 H1.2 STUDS @ 400 CRS, NOGS @ 800 MAX, SINGLE 90x45 TOP PLATE, 10mm GIB TYP (REFER PLANS FOR BRACING) GIB AQUALINE TO WET AREAS. FIRE RATED - GBUW60 TO BOTH SIDES (13mm FYRELINE BOTH SIDES)
P02	BLOCK WALL INTERNAL 200 SERIES BLOCK WALL, REFER STRUCTURAL ENGINEERS DRAWINGS FOR DETAILS REFER PLANS FOR STRAPPING LOCATIONS
P03	GIB BARRERLINE - GBTLAB 60b 280mm FRAMING WIDTH 90x45 SG8 H1.2 @ 600CRS NOGS @ 800 BOTH SIDES OF BARRIER WITH R2.2 PINK BATTS 30mm AIR GAP TO BARRIER BOTH SIDES 35mm GIB BARRIERLINE CENTRAL BARRIER 10mm GIB NOISELINE TO BOTH SIDES
R01	METAL ROOF: ROOFING: DIMOND VEEDEK (COLOURSTEEL MAXAM) PURLINS: 90x45 SG8 H3.2 UNDERLAY: PROCLIMA MENTO 3000
RW01	TIMBER POLE RETAINING WALL, REFER TO STRUCTURAL DRAWINGS
S01	WAFFLE SLAB - BY STRUCTURAL ENGINEER - 85mm Thick Slab with SE72 Mesh - 100mm thick rib with HD12 bottom bar - Perimeter and internal beams as shown. - Concrete Strength: 20MPa (min) MIN 200um DPM TO FULL EXTENT OF SLAB
W01	BLOCK WALL L00 EXTERIOR CLADDING: VERTICAL TIMBER WEATHERBOARDS (JSC VERTICLAD TMT) CAVITY: 45mm HORIZONTAL CASTELLATED BATTENS. MOISTURE BARRIER: SPECIALIZED TANKIT WATERPROOFING STRAPPING & LINING AS INDICATED.
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STRUCTURAL ENGINEERING:

ALL STRUCTURAL ENGINEERING BY **CONSTRUCTURE**, REFER TO CALCULATIONS & PS1

TIMBER TREATMENT

UNLESS OTHERWISE NOTED, TIMBER TREATMENT FOR NEW TIMBER FRAMING TO BE AS FOLLOWS:
EXTERNAL & INTERNAL WALLS H1.2 (ENCLOSED)

- PILES: H5
- BEARERS ENCLOSED H1.2
- JOISTS ENCLOSED H1.2
- ROOF FRAMING H1.2
- BEARERS DECK H3.2
- JOIST DECK H3.2
- POST DECK H5
- WEATHERBOARDS (PINE) H3.1 - PAINT FINISH

NOTE:
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INTERIOR DESIGN

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STRUCTURAL STEEL NOTES:

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SURFACE SPECIFIC ATMOSPHERIC CORROSIVITY CATEGORIES ARE AS FOLLOWS:

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REFER TO SPECIFICATION AND SNZTS3404:2018 TABLES 2 TO 8.

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SECTION LEGEND

SOFFITS
6mm JAMES HARDIESOFFIT

JOINERY PROFILE
THERMALLY BROKEN RESIDENTIAL SUITE (MIN R0.5)

GLASS
DOUBLE GLAZED, ARGON FILLED LOW E3.

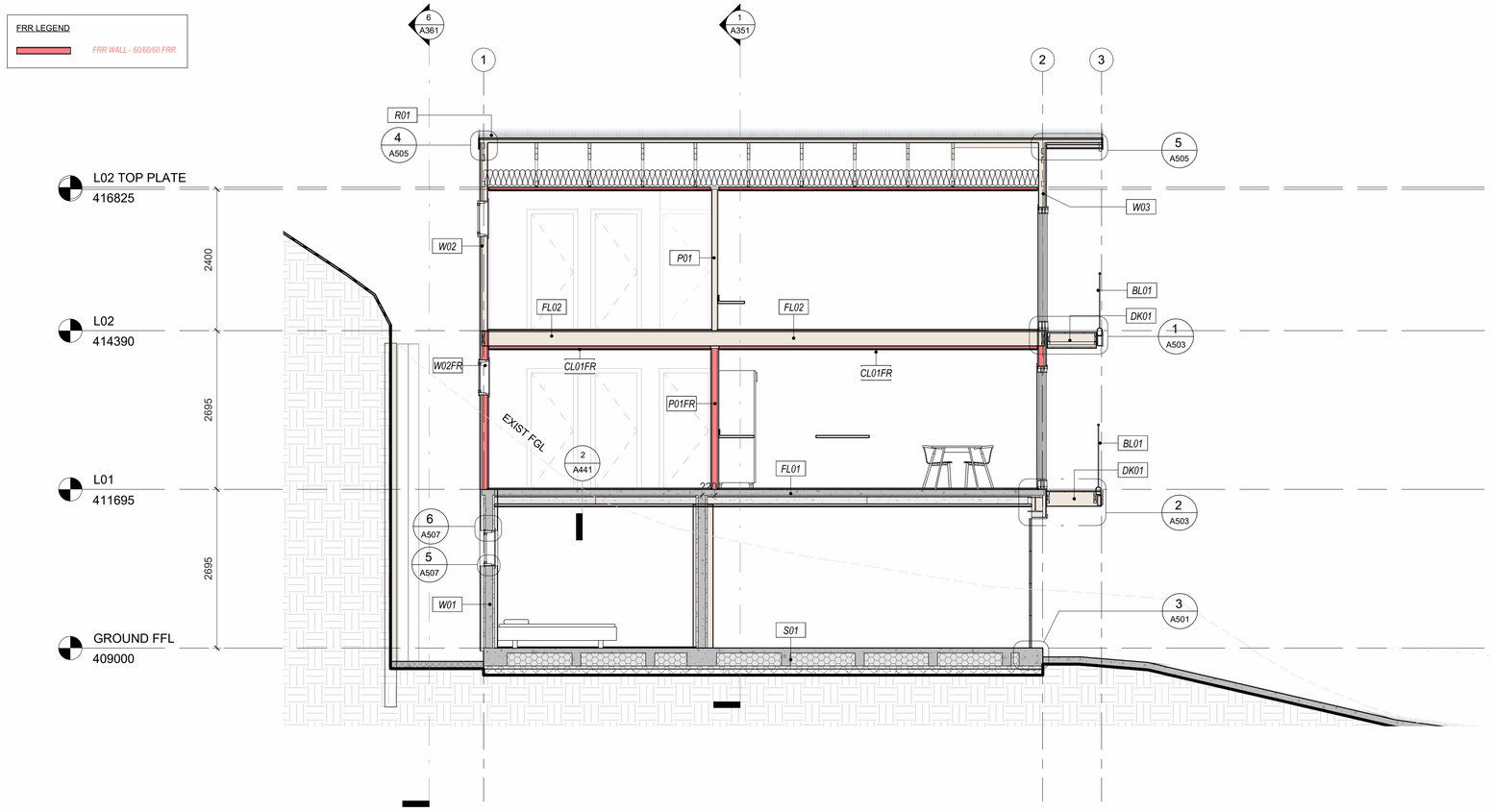
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CEILING INSULATION
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PROJECT NUMBER		PROJECT NAME & ADDRESS	SHEET TITLE				
1110	ORIGIN architecture + interiors 48 Fourth Ave, Kingsland, Auckland. www.originarchitecture.co.nz	PROPOSED DEVELOPMENT 11 St Pauls Court, Queenstown	PROPOSED SECTIONS	DESIGN: AM DRAWN: AM CHECKED: AM CURRENT REV: BUILDING CONSENT	SCALE: 1 : 50@A1 50%@A3	SHEET NUMBER: A351	REVISION: 1

10/09/2026 9:56:58 am



1 SECTION 3
A151 1 : 50

KEYNOTE LEGEND

KEY	DISCRIPTION
BL01	JURALCO - INFINITY GLASS BALUSTRADE, MIN 1m ABOVE DECKING, REFER JURALCO PS1
CL01FR	FIRE RATED CEILING - GBUC60 (2 LAYERS OF 13mm FYRELINE)
DK01	SELECTED 20mm THICK HARDWOOD DECKING ON H3.2 JOISTS AS PER FRAMING PLAN, SS SCREW FIXINGS. UNDERSIDE OF JOISTS TO BE SLATTED WITH BATTENS TO MATCH ADJACENT CLADDING WITH 5mm GAPS
FL01	L01 SLAB - RIB & INFILL 100mm PRECAST CONCRETE RIBS SPACED AT 900mm CTRS, WITH 25mm TIMBER INFILL. 100mm INSITU TOPPING SLAB (F4 FINISH TO TOP) REFER TO STRUCTURAL ENGINEERS DETAILS FOR CONCRETE SPECIFICATION
FL02	L02 FLOOR 20mm STRANDFLOOR FLOORING (H3.2 TO WET AREAS) 240x90 HYJOIST AT 400mm CRS.
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R01	METAL ROOF: ROOFING: DIMOND VEEDEK (COLOURSTEEL MAXAM) PURLINS: 90x45 SG8 H3.2 UNDERLAY: PROCLIMA MENTO 3000
S01	WAFFLE SLAB - BY STRUCTURAL ENGINEER - 85mm Thick Slab with SE72 Mesh - 100mm thick rib with HD12 bottom bar - Perimeter and internal beams as shown. - Concrete Strength: 20MPa (min) MIN 200um DPM TO FULL EXTENT OF SLAB
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STRUCTURAL ENGINEERING:

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- EXTERNAL SHELTERED - C5-M
- EXTERNAL WET- C5-5
- INTERNAL- C1

REFER TO SPECIFICATION AND SNZTS3404:2018 TABLES 2 TO 8.

GALV. TO TREATED TIMBER ISSUE:
- TREATED TIMBER AND GALVANISED STEEL TO BE KEPT SEPARATED BY EITHER A DPC LAYER OR BY APPLYING AN EPOXY PAINT TO THE STEELWORK

GALV. AND STAINLESS STEEL
- GALV. AND STAINLESS STEEL TO BE ISOLATED WITH NYLON WASHERS AND SLEEVES.

SYMBOLS LEGEND

(S)	SMOKE ALARMS - INTERCONNECTED SMOKE DETECTORS TO COMPLY WITH NZS:4514/2021 (HEAT DETECTOR TO KITCHEN AREAS)
(R)	RANGE HOOD - MIN 50L/S (150Ø)
(F)	BATH FAN - MIN 25L/S FLOW (120Ø)

SECTION LEGEND

SOFFITS
6mm JAMES HARDIESOFFIT

JOINERY PROFILE
THERMALLY BROKEN RESIDENTIAL SUITE (MIN R0.5)

GLASS
DOUBLE GLAZED, ARGON FILLED LOW E3.

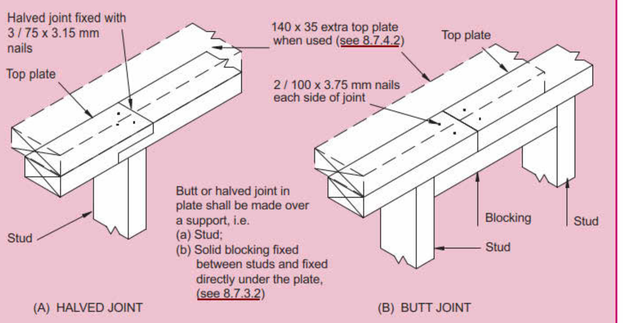
JAMB LINERS
19mm H3.1 PRE PRIMED PINE WITH 60x10 SINGLE BEVEL ARCHITRAVES.

CEILING INSULATION
PINK BATTS SUPERBATTS R7.0 275mm

DPM
MIN 250uM THICK POLYTHENE

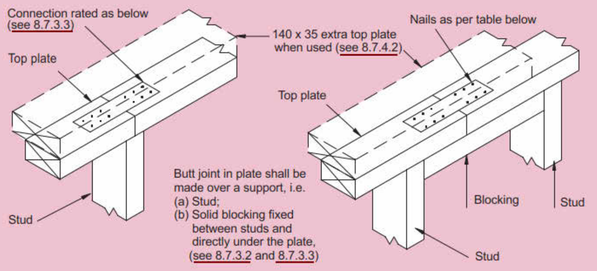
PROJECT NUMBER: 1110	ORIGIN architecture + interiors	48 Fourth Ave, Kingsland, Auckland. www.originarchitecture.co.nz	PROJECT NAME & ADDRESS: PROPOSED DEVELOPMENT, 11 St Pauls Court, Queenstown	SHEET TITLE: PROPOSED SECTIONS	DESIGN: AM DRAWN: AM CHECKED: AM CURRENT REV: BUILDING CONSENT	SCALE: 1 : 50@A1 50%@A3	SHEET NUMBER: A352	REVISION: 1

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Unless otherwise stated, all dimensions are in mm.

Figure 8.14 – Connecting top plates – Walls not containing bracing (see 8.7.3.2)



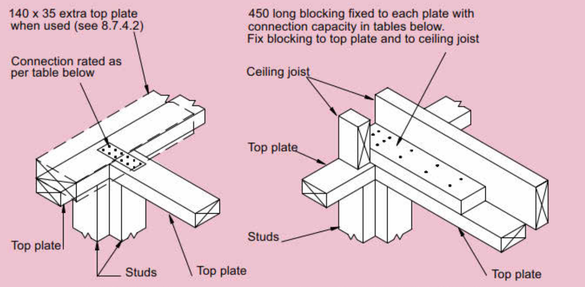
Capacities of metal plate joints(2)	
Up to 3 kN	3 / 30 x 3.15 mm nails per side
Up to 6 kN	6 / 30 x 3.15 mm nails per side

Capacities of nailed joints(2)	
Up to 3 kN	3 / 100 x 3.75 mm nails per side
Up to 6 kN	6 / 100 x 3.75 mm nails per side

NOTE –
(1) See section 4 for durability requirements.
(2) Not required when extra top plate is used.

Unless otherwise stated, all dimensions are in mm.

Figure 8.15 – Connecting top plates in line – Walls containing bracing (see 8.7.3.3)



Capacities of metal plate joints	
Up to 3 kN	3 / 30 x 3.15 mm nails per side
Up to 6 kN	6 / 30 x 3.15 mm nails per side

Capacities of nailed joints	
Up to 3 kN	3 / 100 x 3.75 mm nails per side
Up to 6 kN	6 / 100 x 3.75 mm nails per side

NOTE – See section 4 for durability requirements.

Unless otherwise stated, all dimensions are in mm.

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

Table 7.5 – Nailing schedule for hand-driven and power-driven nails (see 7.6)

Joint	Hand-driven nails		Power-driven nails	
	Length (mm) x diameter (mm) and type	Number/ Location	Length (mm) x diameter (mm) and type	Number/ Location
Floor framing				
Boundary joist to end of each joist	100 x 3.75	2 (end nailed)	90 x 3.15	2 (end nailed)
Curtailed joist not exceeding 3 m long to trimmer	100 x 3.75	3 (end nailed)	90 x 3.15	5 (end nailed)
Curtailed joist to trimmer when half housed	100 x 3.75	2 (end nailed)	90 x 3.15	3 (end nailed)
Flitched joint in joist	100 x 3.75	4 (each end)	90 x 3.15	6 (each end)
Herringbone strutting to joist	60 x 2.8	2 (skewed)	60 x 2.8	2 (skewed)
Joist to plate on foundation walls	100 x 3.75	12 (skewed) per 1.5 m length	90 x 3.15	18 (skewed) per 1.5 m length
Joist to plate or bearer	100 x 3.75	2 (skewed)	90 x 3.15	3 (skewed)
Lapped joint in joist	100 x 3.75	2 (each side)	90 x 3.15	3 (each side)
Solid blocking between joists to plate bearer or stringer	100 x 3.75	4 (skewed)	90 x 3.15	6 (skewed)
Solid blocking to joist	100 x 3.75 or 75 x 3.15	2 (end nailed) 4 (skewed)	90 x 3.15	2 (end nailed)
Flooring				
Sheet decking (not exceeding 21 mm thick): (a) Supports at sheet edges	60 x 3.06 ring shanked galv. or 60 x 2.8	150 mm centres	60 x 2.8 ring shanked galv.	150 mm centres
(b) Intermediate supports		300 mm centres		300 mm centres
Strip flooring not exceeding 75 mm wide to floor joist	2½ x finished thickness	1	–	1
Strip flooring not exceeding 100 mm wide to floor joist	2½ x finished thickness	2	–	2

NOTE –
(1) Nail lengths and diameters are the minimum required.
(2) See 4.4 for required protective coatings for metal fasteners.

Table 10.10 – Purlins on their flat in all wind zones – SG 8 (see 10.2.1.16.1)

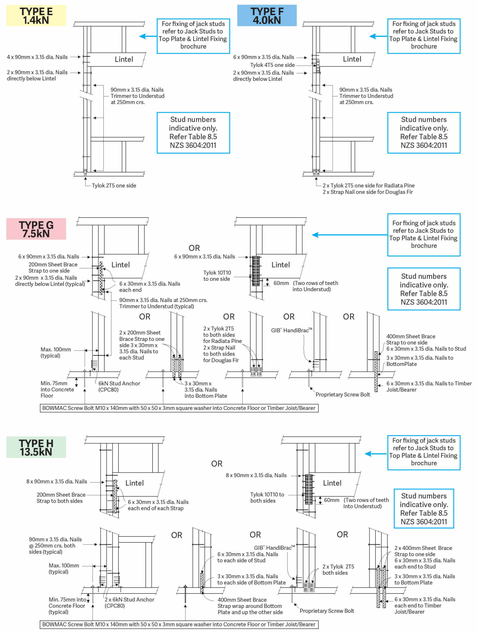
Purlin size	Max. span	Maximum spacing and fixing in the following wind zones									
		Low		Medium		High		Very high		Extra high	
		Spacing	Fixing	Spacing	Fixing	Spacing	Fixing	Spacing	Fixing	Spacing	Fixing
	(mm)	(mm)	(type)	(mm)	(type)	(mm)	(type)	(mm)	(type)	(mm)	(type)
70 x 45	900	900	S	900	T	900	T	900	T	900	U
70 x 45	900	1200	T	1200	T	1200	T	1050	U	900	U
70 x 45	900	1800	T	1800	U	1400	U	1050	U	900	U
70 x 45	1200	1200	T	1150	T	800	T	600	T	500	T
70 x 45	1200	1300	T	1150	T	800	T	600	T	500	T
90 x 45	1200	1700	T	1450	U	1000	U	750	U	650	U

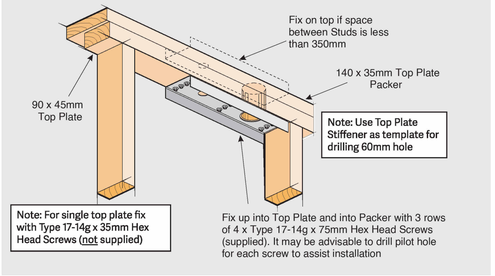
Fixing type	Description	Alternative fixing capacity (kN)
S	2 / 90 x 3.15 gun nails	0.8
T	1 / 10g self-drilling screw, 80 mm long	2.4
U	1 / 14g self-drilling type 17 screw, 100 mm long	5.5

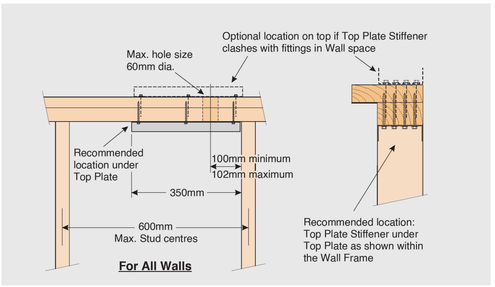
NOTE – All fixing types are determined as required for the higher uplift loads at the periphery of the roof (based on local pressure factors in AS/NZS 1170.2).

LINTEL FIXING OPTIONS

(Characteristic Uplift)







Code: TPS
Material: 1.55mm G300 Z275 Galvanised Steel
Packed: 8 x Top Plate Stiffeners per Carton
100 x Type 17-14g x 75mm Hex Head Galvanised Screws

PROJECT NUMBER			PROJECT NAME & ADDRESS	SHEET TITLE				
1110	ORIGIN ARCHITECTURE INTERIORS	48 Fourth Ave, Kingsland, Auckland. www.originarchitecture.co.nz	PROPOSED DEVELOPMENT 11 St Pauls Court, Queenstown	SPEC SHEETS - 3604/LUMBERLOK	DESIGN: AM DRAWN: AM CHECKED: AM CURRENT REV: BUILDING CONSENT	SCALE 1 : 50@A1 50%@A3	SHEET NUMBER A401	REVISION 1

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Table 8.2 – Studs in loadbearing walls for all wind zones – SG 8 (see 8.5.1.1)

Wind zone	Loaded dimension* of wall (m)	Stud sizes for maximum length (height) of: (m)								
		2.4			2.7			3.0		
		At maximum stud spacing (mm) of:			At maximum stud spacing (mm) of:			At maximum stud spacing (mm) of:		
		300	400	600	300	400	600	300	400	600
	(m)	(mm x mm)	(mm x mm)	(mm x mm)	(mm x mm)	(mm x mm)	(mm x mm)	(mm x mm)	(mm x mm)	(mm x mm)
		(width x thickness)								
(a) Single or top storey – Light and heavy roof										
Extra high	2.0	–	90 x 45	90 x 70	90 x 45	90 x 70	90 x 90	90 x 70	90 x 70	140 x 45
	4.0	–	90 x 45	90 x 70	90 x 45	90 x 70	90 x 90	90 x 70	90 x 70	140 x 45
	6.0	–	90 x 45	90 x 70	90 x 45	90 x 70	90 x 90	90 x 70	90 x 70	140 x 45
Very high	2.0	–	90 x 45	90 x 70	90 x 35	90 x 70	90 x 70	90 x 45	90 x 70	90 x 90
	4.0	–	90 x 45	90 x 70	90 x 35	90 x 70	90 x 70	90 x 45	90 x 70	90 x 90
	6.0	–	90 x 45	90 x 70	90 x 35	90 x 70	90 x 70	90 x 45	90 x 70	90 x 90
High	2.0	–	90 x 35	90 x 45	90 x 35	90 x 45	90 x 70	90 x 35	90 x 70	90 x 70
	4.0	–	90 x 35	90 x 45	90 x 35	90 x 45	90 x 70	90 x 35	90 x 70	90 x 70
	6.0	–	90 x 35	90 x 45	90 x 35	90 x 45	90 x 70	90 x 35	90 x 70	90 x 70
Medium	2.0	–	90 x 35	90 x 35	90 x 35	90 x 35	90 x 45	90 x 35	90 x 35	90 x 70
	4.0	–	90 x 35	90 x 35	90 x 35	90 x 35	90 x 45	90 x 35	90 x 35	90 x 70
	6.0	–	90 x 35	90 x 35	90 x 35	90 x 35	90 x 45	90 x 35	90 x 35	90 x 70
Low	2.0	–	90 x 35	90 x 35	90 x 35	90 x 35	90 x 35	90 x 35	90 x 35	90 x 45
	4.0	–	90 x 35	90 x 35	90 x 35	90 x 35	90 x 35	90 x 35	90 x 35	90 x 45
	6.0	–	90 x 35	90 x 35	90 x 35	90 x 35	90 x 35	90 x 35	90 x 35	90 x 45
Internal walls for all wind zones	2.0	–	70 x 45	70 x 45	70 x 45	70 x 45	90 x 35	70 x 45	90 x 35	90 x 45
	4.0	–	70 x 45	70 x 45	70 x 45	70 x 45	90 x 35	70 x 45	90 x 35	90 x 45
	6.0	–	70 x 45	70 x 45	70 x 45	70 x 45	90 x 35	70 x 45	90 x 35	90 x 45
		3.6			4.2			4.8		
		At maximum stud spacing (mm) of:			At maximum stud spacing (mm) of:			At maximum stud spacing (mm) of:		
		300	400	600	300	400	600	300	400	600
	(m)	(mm x mm)	(mm x mm)	(mm x mm)	(mm x mm)	(mm x mm)	(mm x mm)	(mm x mm)	(mm x mm)	(mm x mm)
		(width x thickness)								
Extra high	2.0	140 x 45	140 x 45	140 x 90	140 x 90	140 x 90	190 x 45	140 x 90	190 x 90	190 x 90
	4.0	140 x 45	140 x 45	140 x 90	140 x 90	140 x 90	190 x 45	140 x 90	190 x 90	190 x 90
	6.0	140 x 45	140 x 45	140 x 90	140 x 90	140 x 90	190 x 45	140 x 90	190 x 90	190 x 90
Very high	2.0	140 x 45	140 x 45	140 x 90	140 x 90	140 x 90	190 x 45	140 x 90	190 x 45	190 x 90
	4.0	140 x 45	140 x 45	140 x 90	140 x 90	140 x 90	190 x 45	140 x 90	190 x 90	190 x 90
	6.0	140 x 45	140 x 45	140 x 90	140 x 90	140 x 90	190 x 45	140 x 90	190 x 90	190 x 90
High	2.0	90 x 90	140 x 45	140 x 45	140 x 45	140 x 90	140 x 90	140 x 90	140 x 90	190 x 90
	4.0	90 x 90	140 x 45	140 x 45	140 x 45	140 x 90	140 x 90	140 x 90	140 x 90	190 x 90
	6.0	90 x 90	140 x 45	140 x 45	140 x 45	140 x 90	140 x 90	140 x 90	140 x 90	190 x 90
Medium	2.0	90 x 70	90 x 70	140 x 45	90 x 90	140 x 45	140 x 90	140 x 45	140 x 90	140 x 90
	4.0	90 x 70	90 x 70	140 x 45	90 x 90	140 x 45	140 x 90	140 x 45	140 x 90	140 x 90
	6.0	90 x 70	90 x 70	140 x 45	90 x 90	140 x 45	140 x 90	140 x 45	140 x 90	140 x 90
Low	2.0	90 x 35	90 x 70	90 x 70	90 x 70	90 x 90	140 x 45	140 x 45	140 x 45	140 x 90
	4.0	90 x 35	90 x 70	90 x 70	90 x 70	90 x 90	140 x 45	140 x 45	140 x 45	140 x 90
	6.0	90 x 35	90 x 70	90 x 70	90 x 70	90 x 90	140 x 45	140 x 45	140 x 45	140 x 90
Internal walls for all wind zones	2.0	90 x 35	90 x 70	90 x 70	90 x 70	90 x 90	140 x 45	140 x 45	140 x 45	140 x 90
	4.0	90 x 35	90 x 70	90 x 70	90 x 70	90 x 90	140 x 45	140 x 45	140 x 45	140 x 90
	6.0	90 x 35	90 x 70	90 x 70	90 x 70	90 x 90	140 x 45	140 x 45	140 x 45	140 x 90

* For definition of loaded dimension see 1.3.

NOTE –
(1) Determine the loaded dimension of the wall at floor level and the loaded dimension of the wall above at roof level and use the greater value in this table.
(2) 140 x 45 may be substituted for 90 x 90. 90 x 35 may be substituted for 70 x 45.
(3) Studs 70 mm and 90 mm thick may be replaced with studs of 35 mm and 45 mm thickness respectively, provided they are placed at no more than one half the spacing required for the 70 mm and 90 mm stud they are replacing.
(4) Studs 70 mm and 90 mm thick may be substituted with built-up members sized in accordance with 8.5.1.2 and nailed together in accordance with 2.4.4.7.

Table 8.4 – Studs in non-loadbearing walls for all wind zones – SG 8 (see 8.5.1.1 and figure 8.2)

Wind zone	Maximum length (height) of stud	Stud size for maximum spacing of studs (mm) of:		
		300	400	600
	(m)	(mm x mm)	(mm x mm)	(mm x mm)
		(width x thickness)		
Extra high	2.4	90 x 35	90 x 45	90 x 70
	2.7	90 x 45	90 x 70	90 x 90
	3.0	90 x 70	90 x 70	140 x 45
	3.3	90 x 90	140 x 45	140 x 45
	3.6	140 x 45	140 x 45	140 x 70
	3.9	140 x 45	140 x 70	190 x 45
	4.2	140 x 70	140 x 70	190 x 45
	4.8	190 x 45	190 x 70	–
Very high	2.4	90 x 35	90 x 35	90 x 70
	2.7	90 x 35	90 x 45	90 x 70
	3.0	90 x 45	90 x 70	90 x 90
	3.3	90 x 70	90 x 90	140 x 45
	3.6	90 x 90	140 x 45	140 x 45
	3.9	140 x 45	140 x 45	140 x 70
	4.2	140 x 45	140 x 70	190 x 45
	4.8	140 x 70	190 x 45	190 x 70
High	2.4	90 x 35	90 x 35	90 x 45
	2.7	90 x 35	90 x 35	90 x 70
	3.0	90 x 35	90 x 45	90 x 70
	3.3	90 x 70	90 x 70	140 x 45
	3.6	90 x 70	90 x 90	140 x 45
	3.9	90 x 90	140 x 45	140 x 70
	4.2	140 x 45	140 x 45	140 x 70
	4.8	140 x 70	190 x 45	190 x 45
Medium and low	2.4	90 x 35	90 x 35	90 x 35
	2.7	90 x 35	90 x 35	90 x 35
	3.0	90 x 35	90 x 35	90 x 70
	3.3	90 x 35	90 x 45	90 x 70
	3.6	90 x 70	90 x 70	140 x 45
	3.9	90 x 70	90 x 90	140 x 45
	4.2	90 x 90	140 x 45	140 x 70
	4.8	140 x 45	140 x 70	190 x 45
Internal walls for all wind zones	2.4	70 x 45	70 x 45	70 x 45
	2.7	70 x 45	70 x 45	90 x 35
	3.0	70 x 45	90 x 35	90 x 35
	3.3	90 x 35	90 x 35	90 x 70
	3.6	90 x 45	90 x 70	90 x 90
	3.9	90 x 70	90 x 70	140 x 45
	4.2	90 x 70	90 x 90	140 x 45
	4.8	140 x 45	140 x 45	140 x 70

NOTE –
(1) 90 x 35 may be substituted for 70 x 45.
140 x 45 may be substituted for 90 x 90.
(2) Studs 70 mm and 90 mm thick may be replaced with studs of 35 mm and 45 mm thickness respectively, provided they are placed at no more than one half the spacing required for the 70 mm and 90 mm stud they are replacing.
(3) Studs 70 mm and 90 mm thick may be substituted with built-up members sized in accordance with 8.5.1.2 and nailed together in accordance with 2.4.4.7.

Table 8.16 – Top plates of loadbearing walls – SG 8 (see 8.7.1.1)

Plate size (mm x mm)		Position of truss or rafter centre line relative to centre line of nearest stud	Maximum spacing of trusses or rafters (mm)	Light roof			Heavy roof		
				Stud spacing (mm)					
				300	400	600	300	400	600
				Maximum loaded dimension* of wall (m)					
(a) Single or top storey (Applies for any spacing of trusses or rafters)									
70 x 45		Anywhere	600	6.0	6.0	5.8	6.0	5.4	3.2
			900	6.0	6.0	3.7	5.0	3.4	1.9
			1200	6.0	4.5	2.6	–	–	–
		Within 150 mm	600	6.0	6.0	6.0	6.0	6.0	4.8
			900	6.0	6.0	4.6	5.2	4.3	3.0
			1200	6.0	5.6	3.6	–	–	–
90 x 45		Anywhere	600	6.0	6.0	6.0	6.0	6.0	4.2
			900	6.0	6.0	4.9	6.0	4.5	2.6
			1200	6.0	5.9	3.5	–	–	–
		Within 150 mm	600	6.0	6.0	6.0	6.0	6.0	6.0
			900	6.0	6.0	5.8	6.0	5.7	4.1
			1200	6.0	6.0	4.5	–	–	–
90 x 45 plus 90 x 35 (or greater) or 2/90 x 45	** or	Anywhere	600	6.0	6.0	6.0	6.0	6.0	6.0
			900	6.0	6.0	6.0	6.0	6.0	4.9
			1200	6.0	6.0	6.0	–	–	–
		Within 150 mm	600	6.0	6.0	6.0	6.0	6.0	6.0
			900	6.0	6.0	6.0	6.0	6.0	6.0
			1200	6.0	6.0	6.0	–	–	–
90 x 45 plus 90 x 45 dwang		Anywhere	600	6.0	6.0	6.0	6.0	6.0	6.0
			900	6.0	6.0	6.0	6.0	6.0	6.0
			1200	6.0	6.0	6.0	–	–	–

* For definition of loaded dimension see 1.3.
** Use of 90 x 35 shall be limited by the requirements of 8.7.4.2.
NOTE – Substitution with built-up members is not allowed (see 5.4.6 and 8.7.4.2).

Table 8.17 – Bottom plates of loadbearing walls – SG 8 (see 8.7.2.1)

Plate size (mm x mm)	Maximum loaded dimension of wall supporting floor (m)	Maximum spacing of floor joists (m)	Light roof			Heavy roof		
			Stud spacing (mm)					
			300	400	600	300	400	600
			Maximum loaded dimension* of wall supporting roof (m)					
(a) Single or top storey								
70 x 45	NA	400	6.0	6.0	6.0	3.6	6.0	3.6
		450	6.0	6.0	5.9	3.0	5.3	3.0
		600	6.0	5.9	3.3	1.6	3.1	1.6
70 x 70	NA	400	6.0	6.0	6.0	3.6	6.0	3.6
		450	6.0	6.0	5.9	3.0	5.3	3.0
		600	6.0	5.9	3.3	1.6	3.1	1.6
90 x 45	NA	400	6.0	6.0	6.0	6.0	6.0	6.0
		450	6.0	6.0	6.0	6.0	6.0	6.0
		600	6.0	6.0	6.0	6.0	6.0	6.0
90 x 70	NA	400	6.0	6.0	6.0	6.0	6.0	6.0
		450	6.0	6.0	6.0	6.0	6.0	6.0
		600	6.0	6.0	6.0	6.0	6.0	6.0

* For definition of loaded dimension see 1.3.
NOTE – Substitution with built-up members is not allowed.

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PROJECT NUMBER			PROJECT NAME & ADDRESS	SHEET TITLE					
1110	ORIGIN ARCHITECTURE INTERIORS	48 Fourth Ave, Kingsland, Auckland. www.originarchitecture.co.nz	PROPOSED DEVELOPMENT 11 St Pauls Court, Queenstown	SPEC SHEETS - 3604	DESIGN: AM	DRAWN: AM	CHECKED: AM	SCALE @A1 50%@A3	SHEET NUMBER A402	REVISION 1

CURRENT REV: BUILDING CONSENT

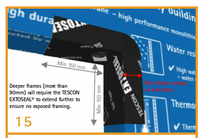
10/09/2026 9:57:07 am


13
Sill Flashing – TESCON EXTOSEAL®
Before installing TESCON EXTOSEAL® ensure the surface is clean, dry and clear of objects protruding "broken staples & wood splinters".



14
Applying TESCON EXTOSEAL® Sill Tape
TESCON EXTOSEAL® sill tape should extend minimum 150 mm up the jambs. The corners of the TESCON EXTOSEAL® are stretched & adhered into place.

IMPORTANT
TESCON EXTOSEAL® is required to be stretched at the window corners. Overstretching TESCON EXTOSEAL® can lead to thinning and tearing.



15
Window Corner Seal With TESCON EXTOSEAL®
TESCON EXTOSEAL® should extend at least 150 mm in each direction. For wider frames the 200 mm wide TESCON EXTOSEAL® should be used.


15a
Butterfly
Where TESCON EXTOSEAL® has been over stretched or damage, apply a butterfly of TESCON EXTORA®.


TESCON® WS ensures a surface suitable for adhesion of sealants compatible with aluminum.


16
Window Wet Seals
TESCON® WS is applied to the perimeter of the window opening for the wet seal application according to the window detailing.


17
Basic Install Completed
SOLITEX EXTASANA®, TESCON EXTORA® and TESCON EXTOSEAL® form a continuous system. Any damage or tears should be patched with TESCON EXTORA®.


ORCON® CLASSIC is a durable airtight sealing glue suitable for bonding all pro clima products to any building material; smooth or rough, masonry or timber. It is fast drying and performs even in extreme humidity or damp conditions.


28
Soffit Junctions
SOLITEX EXTASANA® should be connected to any concrete soffits that the framed wall butts into.


29
Staple Top Edge of SOLITEX EXTASANA®
SOLITEX EXTASANA® is held in place by stapling 150 mm centers. Leaving a 30 mm overlap onto the concrete for adhering.


30
Seal to the Soffit Using ORCON® CLASSIC
The SOLITEX EXTASANA® 30 mm overlap should be adhered to the soffit using a bead of ORCON® CLASSIC. (See matrix at step 35 for compatibility).

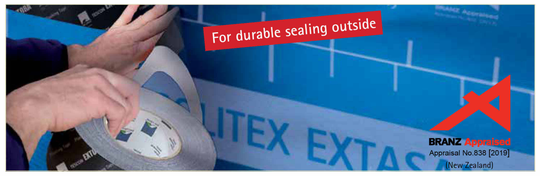

31
Weatherproof Seal
Lay SOLITEX EXTASANA® overlap onto the ORCON® CLASSIC bead in full contact. DO NOT press the bead completely flat, allowing a lasting, flexible seal.


32
Seal to Slab Edge Using ORCON® CLASSIC
When the frame is finished flush with the slab edge, SOLITEX EXTASANA® is adhered to the slab edge using ORCON® CLASSIC.


33
Leave ORCON® CLASSIC Bead with Body Thickness
ORCON® CLASSIC should not be squashed flat but left with a suitable thickness to allow a flexible joint.

Application Guide

pro clima TESCON **EXTORA** Weathertight Sealing Tape



WHAT FOR?

Multi-purpose adhesive tape for outside
- ✔ Windproof and weathertight sealing of roof underlays, wall protection membranes and other weathertightness layers

WHAT ON?

Wall Sealing Tape
- ✔ For wall protection membranes like SOLITEX EXTASANA and other weathertightness layers

Roof Sealing Tape
- ✔ For sealing the overlapping of roof underlays

ADVANTAGES

- ✔ Watertight
- ✔ Can be applied to damp surfaces
- ✔ Very high adhesion on cold surfaces
- ✔ Diffusion open
- ✔ Easy to cut with a knife
- ✔ Highly UV stabilised
- ✔ Thin and flexible

Preparation


1
The substrate onto which the tape is applied should be dry, smooth and free from dust, silicon and grease. Brush down all surfaces or vacuum clean /wipe with a cloth if necessary.

Upper corners


2b
Cut and fit a length of TESCON EXTORA to be filled 100 mm down the jambs and 100 mm along the lintel.

Head flashing


3
Once both studs are installed, cut the TESCON EXTORA tape for the head flashing to suit. The tape needs to extend the entire length of the flashing.
Note: Shortened head flashing shown for clarity

Window openings


2a
Fit flexible flashing tape (e. g. TESCON EXTOSEAL) to sill.

Upper corners


2c
Cut and apply a small strip 100 mm x 150 mm to reinforce the corner.



SEE OVER FOR FURTHER DETAILS >>

... Continued: Application Guide for

pro clima TESCON **EXTORA** Weathertight Sealing Tape

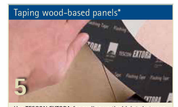
Taping wall protection membranes


4a
Place TESCON EXTORA centrally over the overlap (minimum 75 mm horizontally and 150 mm vertically), unroll and press down over the joint.

Pressing firmly to secure the tape*


4b
Press firmly to secure the tape, ensuring there is sufficient pressure, for example using a pro clima PRESSFIX to do the job effectively and to protect your hands.

Taping wood-based panels*


5
Use TESCON EXTORA for sealing vertical joints between plywood or fibre cement, positioning the tape centrally over the joint, unrolling and sticking down over the joint then pressing firmly to secure the tape.

Pressing firmly to secure the tape*


6
Press firmly to secure the tape, for example using a pro clima PRESSFIX to do the job effectively and to protect your hands.

Joints to wood-based panels*


7
To create weathertight joints between wall protection membranes and smooth, non-mineral surfaces such as wood-based panels or planed wood, place TESCON EXTORA centrally over the joint, unroll and stick down over the joint.

Cable and pipe grommets*


8
Seal around penetrations with KAFLEX or ROFLEX grommets. KAFLEX grommets are self adhesive. Tape ROFLEX using TESCON EXTORA to form a windproof and weathertight seal with the substrate then press firmly to secure the tape.

Beam penetration*


9
Making a windproof and watertight joint to planed rafters or trusses with TESCON EXTORA (Please note this is not a replacement for a saddle flashing). Taping sequence: 1st bottom, 2nd left and right hand sides, 3rd top.

Window connection*


10
Seal the wall protection membranes to the joinery using the TESCON EXTORA tape to ensure the connection is windproof and weathertight.

* Not covered by Appraisal

pro clima TESCON EXTORA adhesive tape is made of SOLID pure acrylate that is waterproof, non-ageing and free of solvents or softeners. This, combined with high temperature resistance, ensures a strong, durable bond. The high final strength of the bond is reached within 24 hours.

SURFACES

To ensure a durable, windproof and weathertight seal, the tape should be applied to a dry, smooth surface, free from dust, silicon and grease. Taping to frozen surfaces is not possible. Optimum results for a windproof and weathertight building are achieved by using high quality wall protection membranes or other weathertightness layers (e.g. plywood or fibre cement boards). The applicator is responsible for checking the suitability of the substrate. Adhesion tests are recommended.

CONDITIONS

The joints should not be subjected to tensile strain. The adhesive tape should be supported by battens if necessary. Press firmly to secure the tape, ensuring there is sufficient pressure. Waterproof seals can only be achieved on roof underlays or wall protection membranes that have been installed without folds or creases. The information provided here is based on practical experience and the current state of knowledge. We reserve the right to make changes to the recommendations given or to make alterations due to technical developments and associated improvements in the quality of our products. Please feel free to contact us about the current best practise at the time you use our products.

If you have any questions, please call our technical hotline

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BRANZ Appraised
Appraisal No.838 [2018]
(New Zealand)

03.03.2020

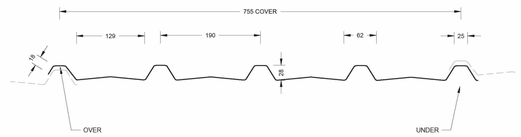
www.proclima.co.nz
www.proclima.com.au

pro clima®

Dimond Roofing

DIMOND VEEDEK®

PRODUCT TECHNICAL STATEMENT



Veedek® features clean straight lines, with an angled pan to provide a strong visual appeal with unparalleled protection against the elements. Adding interest and detail to your roof, it is a perfect choice for contemporary architecture or adding a modern look to a traditional design.

SHEET TOLERENCES

Cover: ± 5mm - Sheet length: +10mm, -0mm (steel)
Cover: +10mm, -15mm – Sheet length: +0mm, -15mm (aluminium)

RECOMMENDED PRODUCT/DESIGN USE

- **Minimum Pitch:** 3 degrees
- **Cover (mm):** 755mm
- **Applications:** Residential / Roofing and Wall Cladding
- **Materials:** Specified coating and material based on environmental conditions in accordance with E2/AS1. Available in metallic coated and pre-painted steel in 0.40mm, 0.55mm - Aluminium 0.90mm BMT (base material thickness) Matching translucent sheeting is available in G.R.P. (fibreglass).
- **Material Thickness:** Steel 0.40mm, 0.55mm – Aluminium 0.90mm
- **Colours:** Available in pre-painted ColorCote® ZinaCore™, MagnaFlow™ and MagnaFlow® COLORSTEEL® MAXAM™, Altimate®, UniCote® LUX . Refer to www.colorcote.co.nz, www.colorsteel.co.nz, www.unicote.com.au
- **Durability:** All material selections must be compatible with the prevailing environmental conditions and adjacent materials. Areas not naturally exposed to rain will require scheduled maintenance.

ENVIRONMENTAL PRODUCT DECLARATION

Dimond Roofing® has been implementing green building principles across the industry for several years now and has developed a fully realised environmental sustainability pathway to reach our goal of reducing our carbon emissions by 30% by 2030. Dimond Roofing® has met the criteria for "Level A" certification for the Global GreenTag™ GreenRate™ ecolabel and as part of Dimond's Toitū carbonreduce® accreditation, essential Scope 1 & 2 emissions, are being measured as well as voluntarily measuring Scope 3 emissions.

Dimond Roofing® profiles are accredited with Eco Choice Aotearoa when manufactured from COLORSTEEL®. All manufacturing sites have been Audited by NZ Steel.

Dimond Roofing® recycle all steel scrap waste and offcuts which can then be remelted down and reused in other steel-based products. At the end of its useful life as a roofing profile can be recycled back by remelted down.

NEW ZEALAND BUILDING CODE COMPLIANCE

When used in accordance with Dimond Roofing installation and maintenance requirements, facilitate with meeting the following provisions of the NZBC:

- **B1 Structure:** Performance clauses B1.3.1, B1.3.2, B1.3.3 (a) (b) (c) (g) (h), B1.3.4 (b) and (d)
- **B2 Durability:** Performance clauses B2.3.1(b) and (c)
- **C3 Fire affecting areas beyond the fire source:** Performance clauses C3.4(a) and C3.9
- **E2 External moisture:** Performance clauses E2.3.1 and E2.3.2
- **F2 Hazardous building materials:** Performance clause F2.3.1
- **G12 Water Supplies:** Performance clauses G12.3.1 and G12.3.2

FASTENERS

The durability of the fasteners should equal or exceed that of the material being fastened, and the fastener metal or coating must be compatible with the cladding material if in contact. Refer to NZS E2/AS1 table 20 for compatibility requirements.

The minimum embedment of 30mm is the requirement for screws fixing into timber and minimum of three threads to pass through steel. When fastening through cavity battens, thermal break materials etc ensure the length of the screw is increased to accommodate the extra material.

Common Fastener Lengths* – Roof Cladding - Crest Fixed			
Cladding Material	Timber Purlins (mm)	Steel Purlins/Girts up to 2.5mm (minimum 3 threads) (mm)	(1,2) Load Spreading Washers (LSW) (When required)
Steel	TT 12g x 65 with neo	ST 12g x 55 with neo	Steel with 30mm EPDM washer
Aluminium	TT 12g x 73 Alutite with neo and LSW TT 12g x 65 304 stainless steel with neo and LSW	ST 12g x 50 304 stainless steel with neo and LSW	Aluminium with 30mm EPDM washer

*Class 5 fasteners are recommended with steel-based material
(1) – When Using LSW increase fastener length by 10mm
(2) - When using LSW pre-drill a 10mm oversized hole to accommodate the EPDM washer

Common Fastener Lengths* – Wall Cladding – Pan Fixed		
Cladding Material	Timber Dwangs/Nogs (mm)	Steel Girts up to 2.5mm (mm)
Steel Direct fix	TT 12g x 40 with neo washer	ST 12g x 20 with neo washer
Steel On 20mm (nom.) Cavity Batten	TT 12g x 55 with neo washer	ST 12g x 35 with neo washer
Aluminium Direct fix	TT 14g x 35 Alutite with neo washer	**ST 12g x 25 304 stainless steel with neo washer
Aluminium On 20mm (nom.) Cavity Batten	TT 14g x 55 Alutite with neo washer	**ST 14g x 50 304 stainless steel with neo washer

*Class 5 fasteners are recommended with steel-based material
**Stainless steel fasteners require to be separated from aluminium.

Use in serviceability categories (1) or (2) can allow the reduction of fasteners to an average of 2 screw fasteners/sheet/purlin. If this is done, the distributed load capacities given in the chart should be reduced using a multiplying factor of 0.5.

Long spans may require the specification and use of side lap stitching screws – see Section 2.3.2C Installation Information: Layout and Fastening.

DESIGN EXAMPLE

Restricted access roof, 0.55mm G550 steel Veedek® has a maximum end span of 1500mm and a maximum internal span of 2200mm. The following distributed load capacities apply.

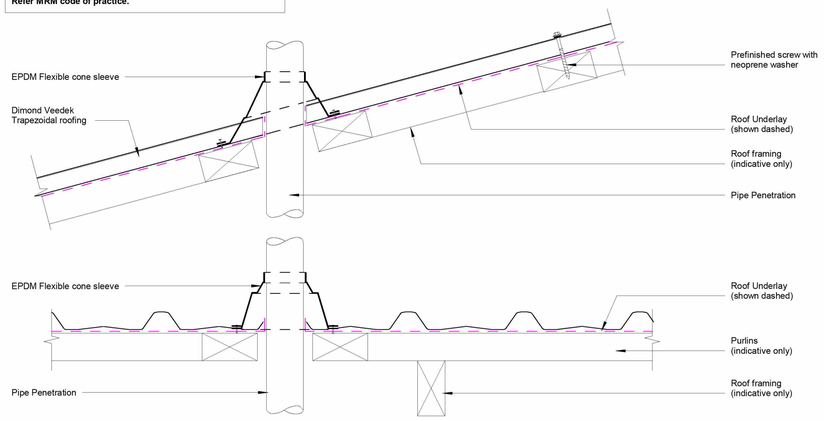
	4 fasteners/sheet	2 fasteners/sheet
End Span	1500mm	1500mm
Internal Span	2200mm	2200mm
Serviceability	2.0 kPa	1.0 kPa

For more detail please contact: Technical Assistance Team on 0800 ROOFSPEC (766 377) **issued:** 06.2025

PROJECT NUMBER 1110	ORIGIN ARCHITECTURE INTERIORS	48 Fourth Ave, Kingsland, Auckland. www.originarchitecture.co.nz	PROJECT NAME & ADDRESS PROPOSED DEVELOPMENT 11 St Pauls Court, Queenstown	SHEET TITLE SPEC SHEET - WRAPS, ROOFING	DESIGN: AM DRAWN: AM CHECKED: AM CURRENT REV: BUILDING CONSENT	SCALE @A1 50%@A3	SHEET NUMBER A404	REVISION 1

10/09/2026 9:57:09 am

Note:
Min 10° for pipe penetration direct fix boot flashing is applicable for when less than 50% blockage occurs.
When exceeding 50% blockage, refer to back tray boot flashing. Refer MRM code of practice.



Pipe Penetration Direct Fix Detail

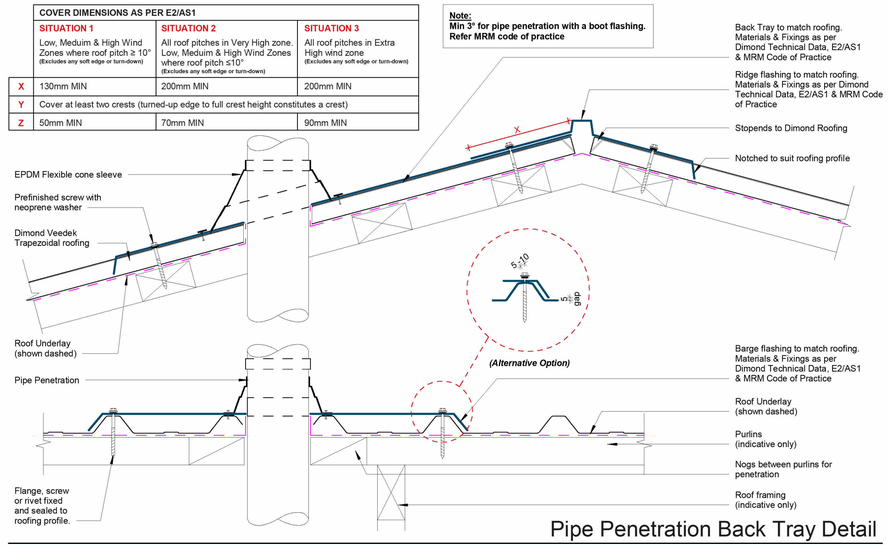
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Rev: 1 **Veedek Residential Roofing**

Date: May 2025 Scale: 1 : 5 Sheet: **VRR19**

COVER DIMENSIONS AS PER E2/AS1			
	SITUATION 1 Low, Meduim & High Wind Zones where roof pitch ≥ 10° (Excludes any soft edge or turn-down)	SITUATION 2 All roof pitches in Very High zone. Low, Meduim & High Wind Zones where roof pitch ≤10° (Excludes any soft edge or turn-down)	SITUATION 3 All roof pitches in Extra High wind zone (Excludes any soft edge or turn-down)
X	130mm MIN	200mm MIN	200mm MIN
Y	Cover at least two crests (turned-up edge to full crest height constitutes a crest)		
Z	50mm MIN	70mm MIN	90mm MIN

Note:
Min 3° for pipe penetration with a boot flashing. Refer MRM code of practice



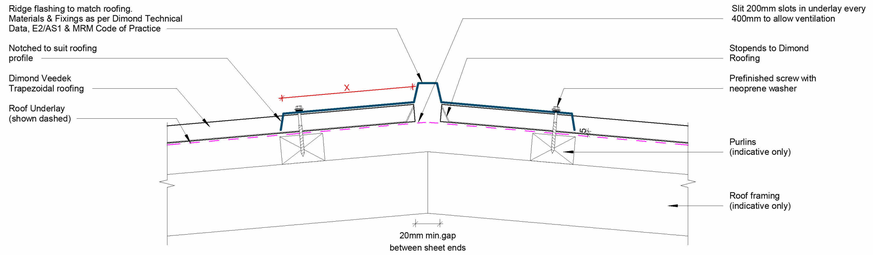
Pipe Penetration Back Tray Detail

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Rev: 1 **Veedek Residential Roofing**

Date: May 2025 Scale: 1 : 5 Sheet: **VRR20**

COVER DIMENSIONS AS PER E2/AS1			
	SITUATION 1 Low, Meduim & High Wind Zones where roof pitch ≥ 10° (Excludes any soft edge or turn-down)	SITUATION 2 All roof pitches in Very High zone. Low, Meduim & High Wind Zones where roof pitch ≤10° (Excludes any soft edge or turn-down)	SITUATION 3 All roof pitches in Extra High wind zone (Excludes any soft edge or turn-down)
X	130mm MIN	200mm MIN	200mm MIN
Y	Cover at least two crests (turned-up edge to full crest height constitutes a crest)		
Z	50mm MIN	70mm MIN	90mm MIN



Ridge Flashing Detail

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Rev: 1 **Veedek Residential Roofing**

Date: May 2025 Scale: 1 : 5 Sheet: **VRR1**

PROJECT NUMBER			PROJECT NAME & ADDRESS	SHEET TITLE				SHEET NUMBER	REVISION
1110	ORIGIN architecture + interiors	48 Fourth Ave, Kingsland, Auckland. www.originarchitecture.co.nz	PROPOSED DEVELOPMENT 11 St Pauls Court, Queenstown	SPEC SHEET - ROOFING	DESIGN: AM DRAWN: AM CHECKED: AM CURRENT REV: BUILDING CONSENT	SCALE	@A1 50%@A3	A405	1

10/09/2026 9:57:12 am

Timber framing

General framing requirements such as grade, spacings and installation shall comply with the provisions of NZS 3604:2011. To achieve the published bracing performance the minimum actual framing dimensions are 90 x 45mm for external walls and 70 x 45mm for internal walls.

As a minimum the use of Kiln Dried Stress Graded timber for all wall, roof and mid-floor framing members is recommended.

GIBFix® Framing System (alternative layout)

Practices recommended as part of the GIBFix® Framing System aim to increase timber framing efficiencies, reduce reliance on unnecessary framing at wall junctions and minimise surface imperfections that commonly arise from constructing plasterboard junctions over multiple timber members. GIBFix® Angles fixed to a single timber framing member are introduced to tie together plasterboard junctions, improving seismic resilience and decrease the risk of future defects due to timber movement. The GIBFix® Framing System can be used in conjunction with the GIB EzyBrace® System.

Note: GIBFix® Angles and 32mm x 7g GIB® Grabber® Dual Thread Screws may also be used in traditional wall framing layouts and in GIB EzyBrace® Systems.

When the GIBFix® Framing System is used a minimum of 2 equally spaced nogs for walls between 2.4m and 3m in height are required at corners and wall junctions.

When used in GIB EzyBrace® systems GIBFix® Angles must run from top to bottom on all applicable studs. If 2 GIBFix® Angles are required on a stud they must be overlapped by a minimum of 300mm with 2/32mm 7g GIB® Grabber® Dual Thread Screws penetrating through both GIBFix® Angles.

For full specification details refer to GIBFix® Framing System literature available at gib.co.nz/gibfix.

Guidelines for intersection walls

GIB® Bracing Elements may have intersecting walls with a minimum length of 200mm. Fasteners are required around the perimeter of the bracing element. Vertical joints at T-junctions shall be fixed and jointed as specified for intermediate sheet joints. The bracing element length must be no less than 900mm.

Where a Wall Bracing Element is interrupted by a T-junction the element is deemed to be continuous for the whole length (900mm minimum in the example illustrated).

When fixing part sheets of GIB® plasterboard to the side of a T-junction, a minimum width of 300mm applies for bracing elements. See figures 12 and 13.

FIGURE 12: WALL INTERSECTION (TRADITIONAL WALL FRAMING)

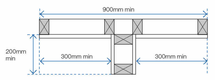


FIGURE 13: WALL INTERSECTION (GIBFIX® FRAMING SYSTEM)

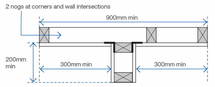


FIGURE 14: CORNER INTERSECTION (GIBFIX® FRAMING SYSTEM)

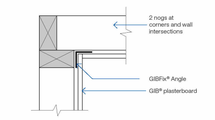
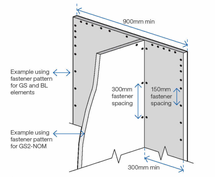


FIGURE 15: WALL INTERSECTION FASTENER PLACEMENT



Min 32mm x 6g GIB® Grabber® High Thread or 32mm x 7g GIB® Grabber® Dual Thread Screws @ 300mm ctrs each side.

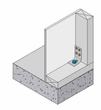
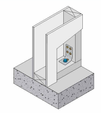
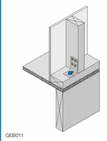
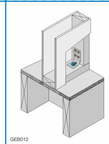
GIB HandiBrac® installation

Developed in conjunction with MiTek™, the GIB HandiBrac® has been designed and tested by Winstone Wallboards for use in GIB EzyBrace® elements that require hold-downs. The GIB HandiBrac® is a substitute for bottom plate hold-down straps.

- Quick and easy to fit.
- May be fitted at any stage before lining.
- Framing face is clear to allow flush lining.
- Easily inspected.

The GIB HandiBrac® with BOWMAC® blue head screw bolt is suitable for timber and concrete floors constructed in accordance with NZS 3604:2011.



Concrete floor		Timber floor	
External walls	Internal walls	External walls	Internal walls
 GEB009	 GEB010	 GEB011	 GEB012
Position GIB HandiBrac® as close as practicable to the internal edge of the bottom plate.	Position GIB HandiBrac® at the stud/plate junction and at mid-width of plate.	Position GIB HandiBrac® flush with the outside stud face, as close as practicable to the centre of the boundary joist.	Position GIB HandiBrac® in the centre of floor joist or full depth solid block.
Hold-down fastener requirements			
A mechanical fastening with a minimum characteristic uplift capacity of 15kN or use supplied BT10/140 screwbolt in GIB HandiBrac® pack.		12 x 150mm galvanised coach screw or use supplied BT10/140 screwbolt in GIB HandiBrac® pack.	

Length of GIB EzyBrace® elements ('H' Type)

GIB EzyBrace® elements with an 'H' extension (requiring special panel hold-down fixings) can be used when the dimension 'L' as illustrated in figures 33–36 is 400mm or more.

'H' type GIB EzyBrace® elements are identified by GIB® specification numbers GSP-H, BL1-H, BLG-H and BLP-H.

The length of an 'H' type element is not only determined by the sheet material, but also by the placement of the hold-down fixings.

Hold-down fixings cannot be placed closer together than what is shown for the standard panel in figure 33.

Hold-down fixings can be placed under windows provided sill trimming studs beneath the opening are connected to the bracing element using 8/90mm gun nails, as illustrated in figure 34.

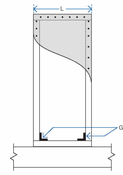
Spike doubling stud to trimming stud using a minimum of 2/90mm gun nails at 600mm centres. Lintel straps (where required for wind uplift) should be checked in and be located away from the bracing element fasteners.

Perimeter bracing fixing for linings of both 'H' and 'N' type elements is along the top and bottom plates, end stud, and doubling stud immediately adjacent to the opening as indicated in figures 34-36.

When using bracing straps, installed in accordance with p.17, fix the strap to the same framing member as shown for the GIB Handibrac® below, and install the adjacent anchor bolt in the same position as the GIB HandiBrac® bolt.

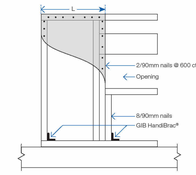
Fastener spacings and diagram scales shown in figures 33–36 are indicative only. Refer to p.23–30 for construction details.

FIGURE 33: BL BRACING ELEMENTS (OPTION A)



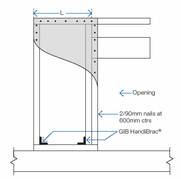
'H' type elements with specific hold downs
'L' indicates the length of the bracing element

FIGURE 34: BL BRACING ELEMENTS (OPTION B)



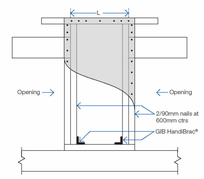
'H' type elements with specific hold downs
'L' indicates the length of the bracing element

FIGURE 35: BL BRACING ELEMENTS (OPTION C)



'H' type elements with specific hold downs
'L' indicates the length of the bracing element

FIGURE 36: BL BRACING ELEMENTS (OPTION D)



'H' type elements with specific hold downs
'L' indicates the length of the bracing element

GIB® Plasterboard Alternatives

With the wide range of plasterboard types there are occasionally some overlaps in functionality. For situations not covered below contact the GIB® Helpline on 0800 100 442.

Acceptable GIB® Standard Alternatives	
10mm GIB® Standard can be replaced with	10mm GIB Braceline® / GIB Noiseline® 10mm GIB Fyreline® 10mm GIB Ultraline® 10mm GIB Aqualine®
13mm GIB® Standard can be replaced with	13mm GIB Braceline® / GIB Noiseline® 13mm GIB Fyreline® 13mm GIB Ultraline® 13mm GIB Aqualine® 13mm GIB Toughline® 13mm GIB Toughline® Aqua

Acceptable GIB Fyreline® Alternatives	
10mm GIB Fyreline® can be replaced with	10mm GIB Braceline® / GIB Noiseline® 10mm GIB Ultraline® 10mm GIB Aqualine® 13mm GIB® Standard
13mm GIB Fyreline® can be replaced with	13mm GIB Braceline® / GIB Noiseline® 13mm GIB Aqualine® 13mm GIB Toughline® 13mm GIB Toughline® Aqua

Acceptable GIB Braceline® / GIB Noiseline® Alternatives	
10mm GIB Braceline® / GIB Noiseline® can be replaced with:	10mm GIB Aqualine® (see Note 1) 13mm or thicker GIB Fyreline® (see Notes 1 & 2)
13mm GIB Braceline® / GIB Noiseline® can be replaced with:	13mm GIB Aqualine® (see Notes 1 & 3 below) 13mm or thicker GIB Fyreline® (see Notes 1, 2 & 3) 13mm GIB Toughline® (see Note 3) 13mm GIB Toughline® Aqua (see Note 3)

Note 1: The bracing element must be 900mm or greater in length. Fasteners to be at 100mm centres to the perimeter of the bracing element. Corner bracing fastener pattern applies. Hold downs required.

Note 2: Fastener type and length must be as specified for the relevant fire rated system.

Note 3: The bracing performance will be met but the noise control rating will be reduced.

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

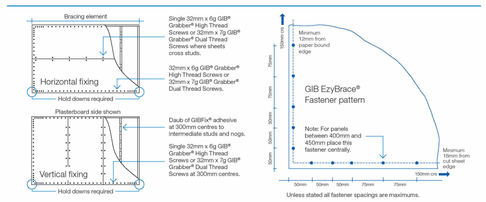
32mm x 6g GIB® Grabber® High Thread Screws or 32mm x 7g GIB® Grabber® Dual Thread Screws. If using the GIBFix® Framing System or if fastening through GIBFix® Angles use only 32mm x 7g GIB® Grabber® Dual Thread Screws.

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 with the GIB® Site Guide.



Unless stated all fastener spacings are maximums.

In order for GIB® systems to perform as tested, all components must be installed exactly as prescribed. Substituting components produces an entirely different system and may seriously compromise performance. Follow the specifications. This specification sheet is issued in conjunction with the publication GIB EzyBrace® Systems

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 19mm 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

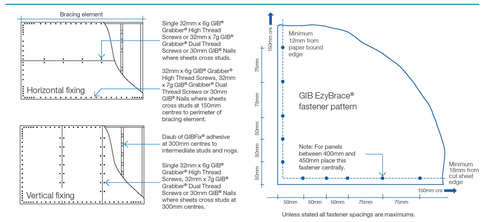
32mm x 6g GIB® Grabber® High Thread Screws, 32mm x 7g GIB® Grabber® Dual Thread Screws or 30mm GIB® Nails. If using the GIBFix® Angle use only 32mm x 7g GIB® Grabber® Dual Thread Screws.

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.



Unless stated all fastener spacings are maximums.

In order for GIB® systems to perform as tested, all components must be installed exactly as prescribed. Substituting components produces an entirely different system and may seriously compromise performance. Follow the specifications. This specification sheet is issued in conjunction with the publication GIB EzyBrace® Systems

PROJECT NUMBER		PROJECT NAME & ADDRESS	SHEET TITLE				
1110	ORIGIN ARCHITECTURE INTERIORS 48 Fourth Ave, Kingsland, Auckland. www.originarchitecture.co.nz	PROPOSED DEVELOPMENT 11 St Pauls Court, Queenstown	SPEC SHEET - LININGS & BRACING	DESIGN: AM DRAWN: AM CHECKED: AM CURRENT REV: BUILDING CONSENT	SCALE: @A1 50%@A3	SHEET NUMBER: A406	REVISION: 1

10/09/2026 9:57:15 am

DESIGN CONSIDERATIONS

INTERNAL MOISTURE – CLAUSE E3

The New Zealand Building Code Clauses that relate to wall surfaces are;

E3.3.4 - Wall surfaces adjacent to sanitary fixtures or sanitary appliances must be impervious and easily cleaned.

E3.3.5 - Surfaces of the building elements likely to be splashed or become contaminated in the course of the intended use of the building, must be impervious and easily cleaned.

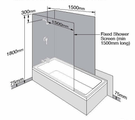
E3.3.6 - Surfaces of building elements likely to be splashed must be constructed in a way that prevents water splash from penetrating behind linings or into concealed spaces.

New Zealand Building Code Acceptable Solution E3/AS2 substantially refers to the Waterproof Membrane Association Incorporated (WMA) Code of Practice for Internal Wet Area Membrane Systems (IWAM), August 2020.

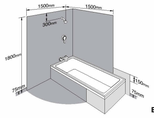
The IWAM Code of Practice refers to wet area membranes and over-surfaces that are easy to clean and suggests an extent as outlined below for a typical bathroom application. For further details refer to the IWAM Code of Practice which also lists suitable rigid sheet materials and tiling membranes.

Shaded areas in the diagrams below represent the minimum extent of wall surfaces requiring impervious sheet materials or waterproof membrane systems prior to tiling.

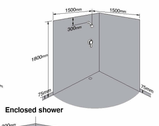
Enclosed shower over bath



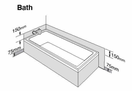
Unenclosed shower over bath



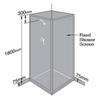
Unenclosed shower



Bath

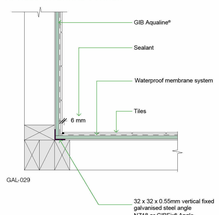


Enclosed shower

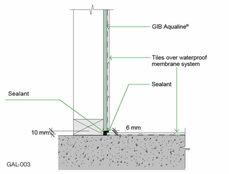


SHOWER OVER BATH – TILED WALL DETAILS

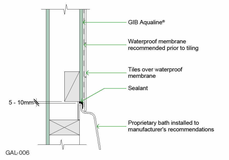
A: TILED INTERNAL CORNER



B: CERAMIC FLOOR LINING JUNCTION



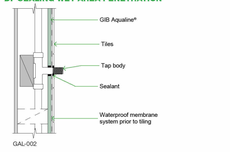
C: BATH LINING JUNCTION



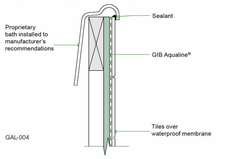
G: SHOWER MIXER PENETRATION IN WET WALL LININGS

Refer to the shower mixer manufacturer for shower mixer installation detailing including the use of proprietary products to prevent water or moisture ingress behind the wet wall lining.

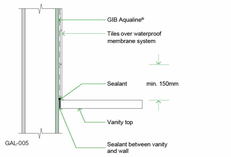
D: SEALING WET AREA PENETRATION



E: BATH CRADLE LINING DETAIL



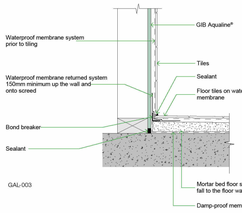
F: VANITY TOP LINING JUNCTION



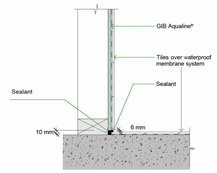


SHOWER – TILED WALL AND BASE DETAILS

A: MORTAR UNDER CERAMIC FLOOR LINING JUNCTION



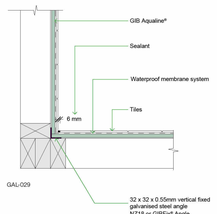
C: CERAMIC FLOOR LINING JUNCTION



PREFORMED SHOWER BASE JUNCTIONS

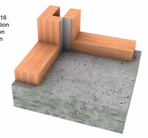
Refer to the shower base manufacturer for proprietary shower tray installation detailing including wet wall lining junction detailing.

B: TILED INTERNAL CORNER



D: TILED INTERNAL CORNER METAL ANGLE POSITION

Refer to page 16 of this publication for specification and installation guidance.



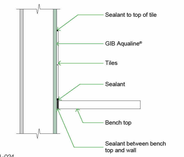
E: SHOWER MIXER PENETRATION IN WET WALL LININGS

Refer to the shower mixer manufacturer for shower mixer installation detailing including the use of proprietary products to prevent water or moisture ingress behind the wet wall lining.

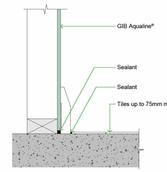


KITCHEN AND LAUNDRY DETAILS

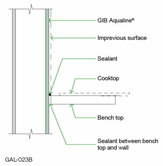
A: BENCH TOP LINING JUNCTION



CERAMIC FLOOR SKIRTING LINING JUNCTION



B: COOKTOP LINING JUNCTION

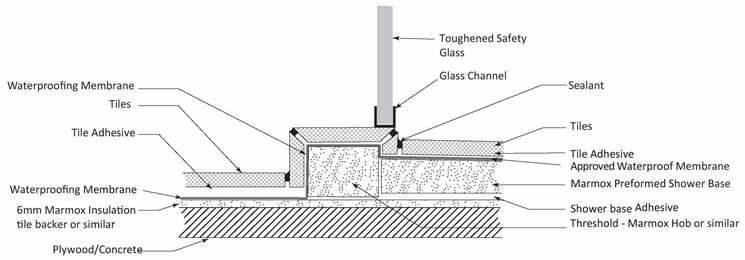




PROJECT NUMBER 1110	ORIGIN ARCHITECTURE INTERIORS	48 Fourth Ave, Kingsland, Auckland. www.originarchitecture.co.nz	PROJECT NAME & ADDRESS PROPOSED DEVELOPMENT 11 St Pauls Court, Queenstown	SHEET TITLE SPEC SHEET - WET AREAS	DESIGN: AM DRAWN: AM CHECKED: AM CURRENT REV: BUILDING CONSENT	SCALE @A1 50%@A3	SHEET NUMBER A410	REVISION 1

10/09/2026 9:57:16 am

Cross Sections - Shower System



marmox

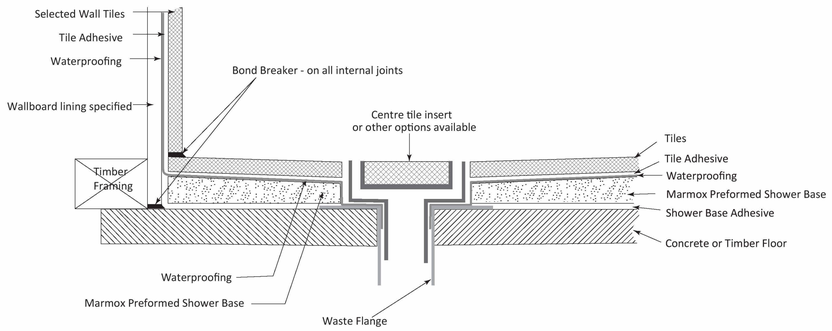
Shower Upstand (Threshold)

Scale - 1 : 2

Date: 14/01/2025

Detail M03

Cross Sections - Shower System



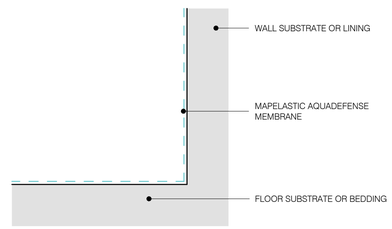
marmox

Centre Drain or Off Centre Drain

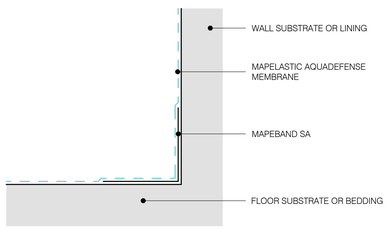
Scale - 1 : 2

Date: 14/01/2025

Detail M02



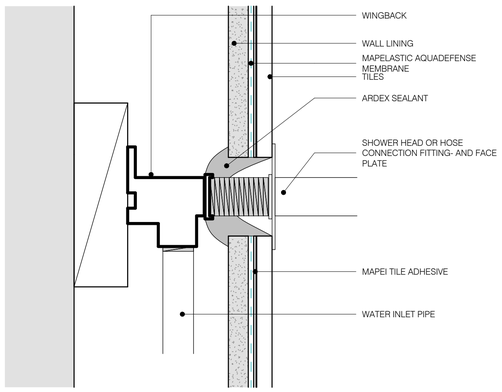
DETAIL 1



DETAIL 2

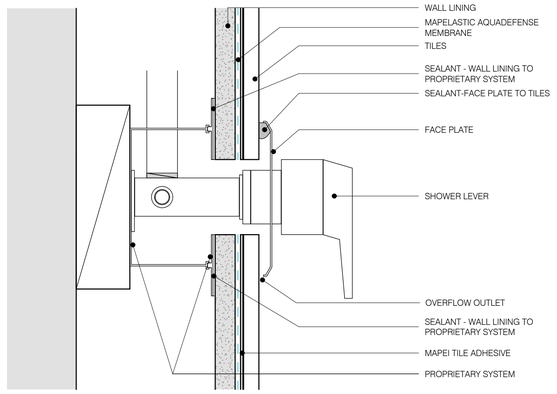
1 AWW-21 WALL/FLOOR DETAIL

1 : 2



2 AWW-23 TYPICAL SHOWER HEAD OR FLEXIBLE HOSE CONNECTION

1 : 2



3 AWW-24 TYPICAL SHOWER MIXER USING PROPRIETARY SYSTEM'

1 : 2

PROJECT NUMBER 1110	ORIGIN ARCHITECTURE INTERIORS	48 Fourth Ave, Kingsland, Auckland. www.originarchitecture.co.nz	PROJECT NAME & ADDRESS PROPOSED DEVELOPMENT 11 St Pauls Court, Queenstown	SHEET TITLE SPEC SHEET - SHOWERS	DESIGN: AM / DRAWN: AM / CHECKED: AM / CURRENT REV: BUILDING CONSENT	SCALE 1 : 2@A1 / 50%@A3	SHEET NUMBER A411	REVISION 1

10/03/2026 9:57:18 am

Two way FRR – double timber frame with GIB Barrierline® central barrier

Specification number	Performance		Specifications	
GBTLAB 60b	**STC**	64	**Lining**	1 x 10mm GIB Braceline®/GIB Noiseline® each side
	Rw	63	**LB/NLB**	Load bearing
	FRR	60/60/60	**Partition**	280–310mm wide

TIMBER FRAMING

Stud size	Space between frames
90mm	80–110mm

Framing to comply with:

- NZBC B1 – Structure: AS1 Clause 3 – Timber (NZS 3604) or VM1 Clause 6 – Timber (NZS 3603).
- NZBC B2 – Durability: AS1 Clause 3.2 – Timber (NZS 3602).

Maximum height as determined by NZS 3604 stud and top plate tables for load-bearing walls.

CENTRAL BARRIER

- Allow a 25–40mm gap between each timber frame and the GIB Barrierline® central barrier.
- Fix GIB® Rondo® 140 Perimeter Channels to the concrete floor with steel fasteners at 600mm centres and no more than 50mm from channel ends using 3.5mm x 30mm or 4.0mm x 25mm concrete nails or 6mm x 40mm concrete anchors.
- A 5mm gap between GIB® Rondo® 140 Perimeter Channels will let any collected rain water escape.
- GIB® Rondo® 140 Perimeter Channel to be sealed to the floor slab on one side with exterior fire/acoustic sealant.
- Install 25mm GIB Barrierline® into GIB® H-Studs at 600mm centres.
- Cap GIB Barrierline® ends with GIB® Rondo® 140 Perimeter Channel.
- Offset GIB® H-Studs from wall studs to allow attachment of GIB® Wall Clips to both frames. Nog as required where no framing exists.
- Place two GIB® Wall Clips (one each side) no more than 600mm below the top of each GIB® H-Stud, no further apart than 3000mm vertically.
- Fix GIB® Rondo® 140 Perimeter Channel at wall ends to both timber frames with GIB® Wall Clips or GIB® Wall Straps placed no further apart than 3000mm vertically.
- Use no more than two GIB® Wall Clips or GIB® Wall Straps (one each side) for each 3000mm length of GIB® H-Stud or GIB® Rondo® 140 Perimeter Channel.
- In the roof space, fix a 13mm GIB Weatherline® or 13mm GIB Fyreline® Laminate to one side of the GIB Barrierline® with GIB® Laminator Screws or 40mm x 8g chipboard screws on a 400mm grid, and at no more than 100mm from sheet edges.
- Extend the laminate at least 200mm below ceiling level.
- Once erected, protect the GIB Barrierline® and laminate from rain. The use of suitable sheeting can avoid delays in allowing the board to dry before wall linings are installed.
- If the specification calls for a 30 minute FRR a 10mm GIB Weatherline® laminate can be used.

SOUND CONTROL INFILL

Install Pink® Batts® R2.2 (90mm) glass wool insulation between the studs and nogs in both frames.

WALL LINING

A single layer of 10mm GIB Braceline®/GIB Noiseline® fixed vertically or horizontally.

Use full height sheets where possible.

Sheet joints are touch fitted and must occur over framing. Where sheet end butt joints are unavoidable they must be formed over framing.

If the wall lining forms part of the structural bracing system, the lining type and fixings must comply with the published bracing system. Check requirements for specific bracing element hold-down connections.

FASTENING THE LINING

Fasteners
32mm x 6g GIB® Grabber® High Thread Drywall Screws.

Fastener centres
300mm centres to each stud, plate and sheet edge. Place screws no closer than 12mm from paperbound edges and 18mm from any sheet end or cut edges.

BUILDING SERVICE PENETRATIONS

GIB® Intertenancy Barrier Systems allow installation of plumbing and electrical services in the cavities either side of the central barrier. Back-to-back services and penetrations are permitted within the limitations given below. A minimum of 10 mm clearance must be provided between plumbing or electrical services and the central barrier.

Plumbing services up to 65 mm in diameter and electrical services up to 90 x 50 mm do not need specialist fire-stopping where they penetrate the wall linings. The maximum number of unprotected service penetration is limited to two per nominally 600 mm wide framing cavity. Plumbing service penetrations through wall linings must have neatly cut holes with 6 mm maximum clearance around the plumbing service. Fill the gap with a general purpose flexible sealant.

Suitable proprietary fire-stopping is required for wall lining penetrations larger than 90 x 50 mm or 65 mm in diameter, and for penetrations through the GIB Barrierline® core in the roof space.

Two way FRR – double timber frame with GIB Barrierline® central barrier

Specification number	Performance		Specifications	
GBTLAB 60b	**STC**	64	**Lining**	1 x 10mm GIB Braceline®/GIB Noiseline® each side
	Rw	63	**LB/NLB**	Load bearing
	FRR	60/60/60	**Partition**	280–310mm wide

WET AREA WALL LINING

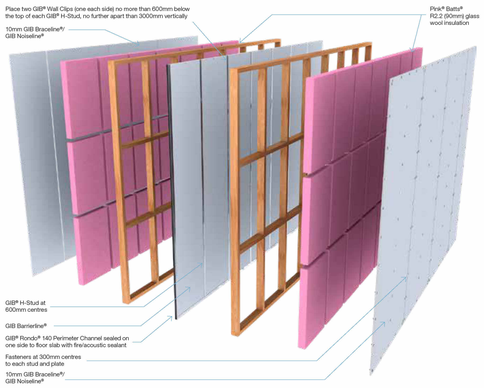
If the 10mm GIB Braceline®/GIB Noiseline® wall lining is substituted with 10mm GIB Aqualine® on both sides, the FRR will be retained but a noise control reduction of 4 STC/Rw points can be expected.

If the 10mm GIB Braceline®/GIB Noiseline® wall lining is substituted with 13mm GIB Aqualine®, the FRR and noise control rating will be maintained.

JOINTING

Central Barrier: Unstopped.
Roof Laminate Layer: Unstopped

Wall lining: All fastener heads stopped and all sheet joints tape reinforced and stopped in accordance with the publication entitled GIB® Site Guide. Wall to ceiling junctions are to be reinforced with paper tape and square stopped or finished with GIB-Cove®.



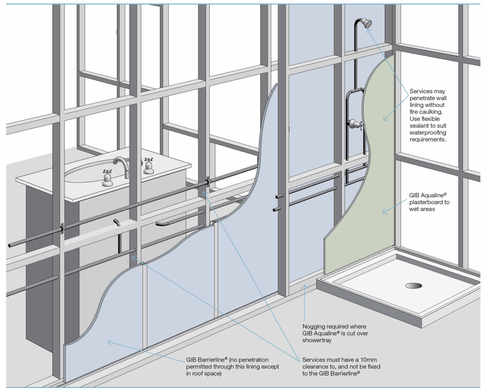
Building services

GIB® Intertenancy Barrier Systems allow installation of plumbing and electrical services in the cavities either side of the central barrier. Back-to-back services and penetrations are permitted within the limitations given below. A minimum of 10 mm clearance must be provided between plumbing or electrical services and the central barrier.

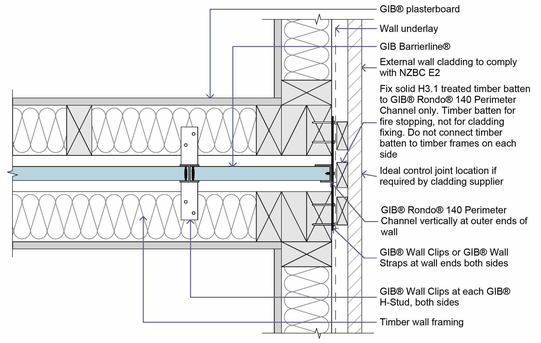
Plumbing services up to 65 mm in diameter and electrical services up to 90 x 50 mm do not need specialist fire-stopping where they penetrate the wall linings. The maximum number of unprotected service penetration is limited to two per nominally 600 mm wide framing cavity. Plumbing service penetrations through wall linings must have neatly cut holes with 6 mm maximum clearance around the plumbing service. Fill the gap with a general purpose flexible sealant.

Suitable proprietary fire-stopping is required for wall lining penetrations larger than 90 x 50 mm or 65 mm in diameter, and for penetrations through the GIB Barrierline® core in the roof space.

FIGURE 3: TYPICAL PENETRATION FEATURES



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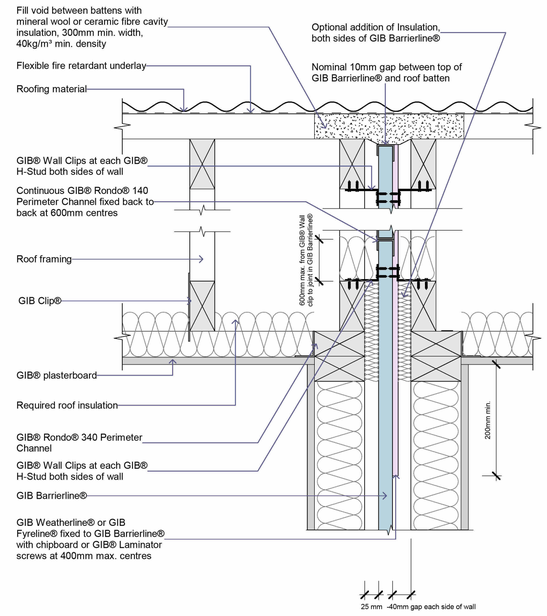
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GIB® Noise Control Systems

Detail at External Timber Frame Wall (Plan View)

File: GNS103 Detail at External Timber Frame Wall (Plan View) Issue: 1602	
Scale: 1 : 5	Reference: GNS103
Date: 03 Feb 2021	

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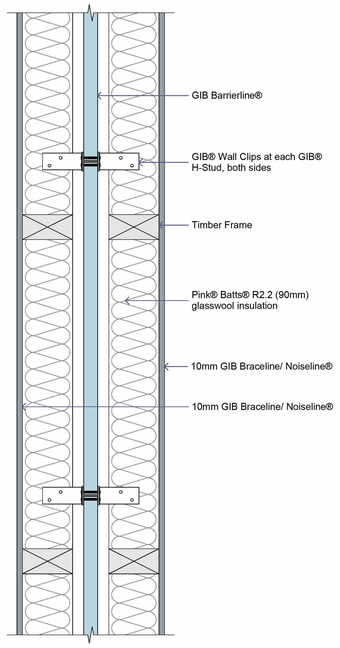


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GIB® Intertenancy Barrier Systems

Detail at Ceiling and Roof (End Elevation)

File: GNS105 Detail at Ceiling and Roof (End Elevation) Issue: -	
Scale: 1 : 5	Reference: GNS105
Date: 10 Feb 2023	



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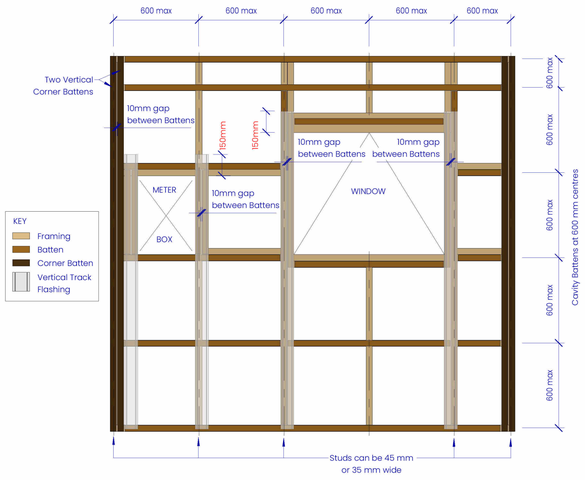
GIB® Intertenancy Barrier Systems

GIB Intertenanacy Timber System GBT(L)AB 60b

File: GNS115 GIB Intertenanacy Timber System GBT(L)AB 60b Issue: 1602	
Scale: 1 : 5	Reference: GNS115
Date: 24 AUG 2020	

PROJECT NUMBER: 1110	ORIGIN architecture + interiors	48 Fourth Ave, Kingsland, Auckland. www.originarchitecture.co.nz	PROJECT NAME & ADDRESS: PROPOSED DEVELOPMENT, 11 St Pauls Court, Queenstown	SHEET TITLE: SPEC SHEETS - IT WALLS	DESIGN: AM; DRAWN: AM; CHECKED: AM; CURRENT REV: BUILDING CONSENT; SCALE: @A1, 50%@A3; SHEET NUMBER: A415; REVISION: 1

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Batten options

Impervious barrier (MDPE) or similar tape between cladding and batten.
To comply with NZBC E2/AS1 - Table 23

Note:
Some machining of battens may be required to avoid "build up", i.e. back flashings / tapes

Cavity plastic Batten
Note: packing/shims may be needed to ensure boards are fitted flat without distortion.
* Additional timber may be required at soffit to support UA 5831 Soffit Base.

Note: Important

Underlay strips to isolate aluminium from treated timber battens 50 mm wide medium density polyethylene (MDPE)

To comply with NZBC E2/AS1 - Table 23. Properties of roofing underlays and wall underlays, separates aluminium components and accessories from timber battens treated with copper-based treatments

Cavity closers required as per NZBC E2/AS1 (section 9.1.8)

Vertical Cavity Corner Batten
50 x 25 mm H3.1 treated Radiata.
Cavity battens fixed with 6g x 1.25" CSK Sq S/S pre-drilled screws through batten into stud

0.9 x 90 mm Aluminium Track Flashing.
Alternatively use Dynex Dynaflash

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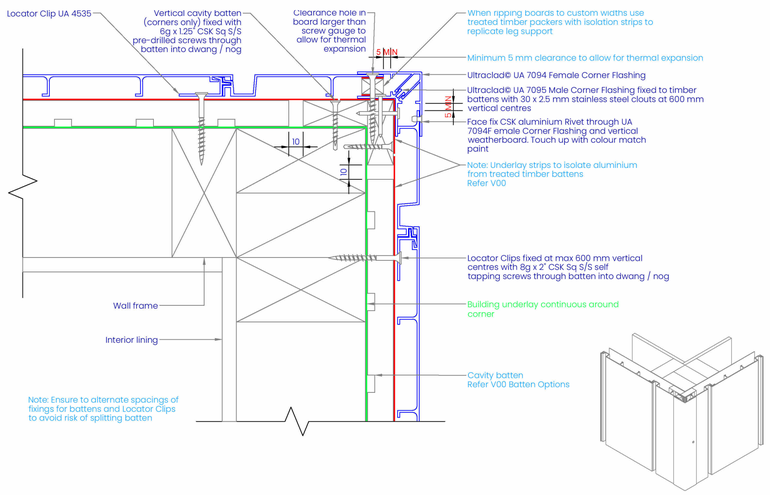
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V00
WALL BATTEN ELEVATION

Building Systems: Vertical Weatherboard Cavity System

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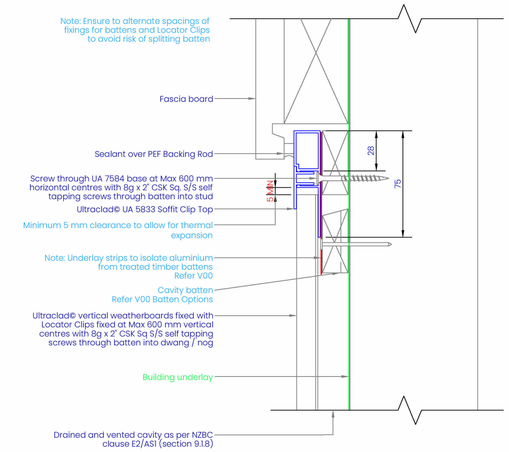
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V01
EXTERNAL CORNER ON CAVITY

Building Systems: Vertical Weatherboard Cavity System

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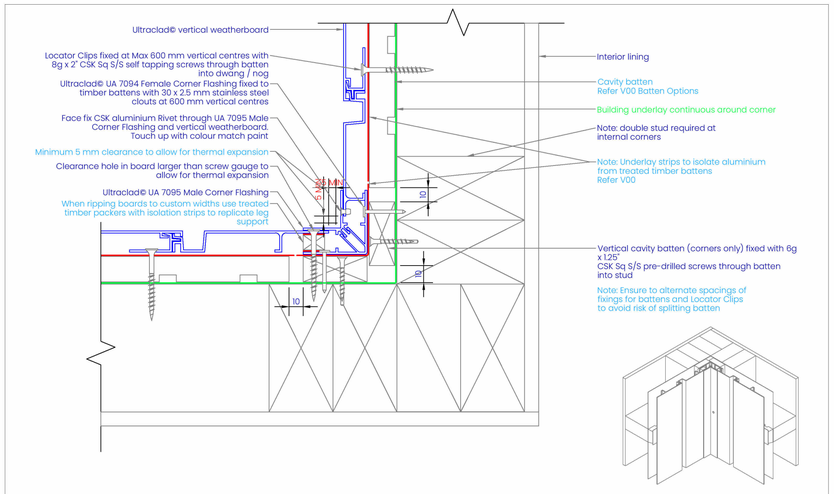
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V05
NO SOFFIT DETAIL ON CAVITY

Building Systems: Vertical Weatherboard Cavity System

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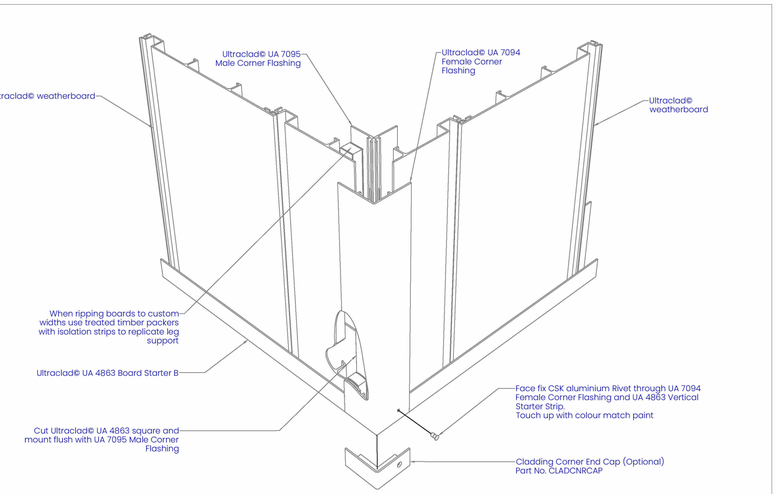
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V02
INTERNAL CORNER ON CAVITY

Building Systems: Vertical Weatherboard Cavity System

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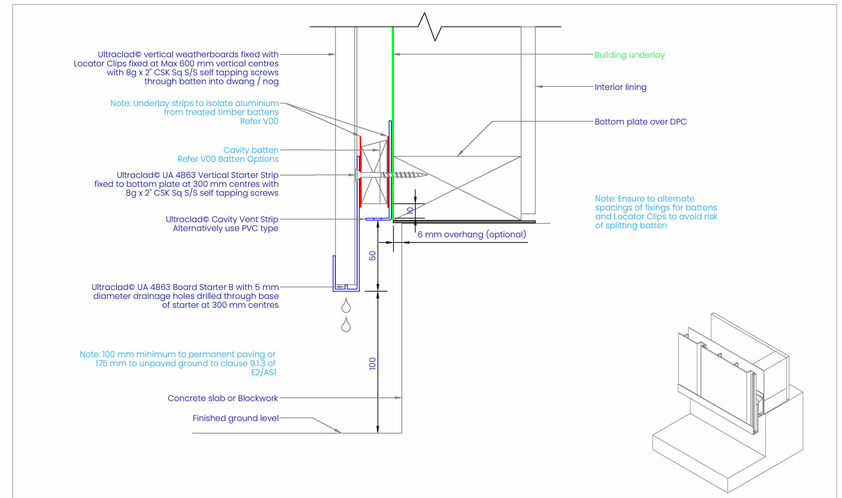
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V03
90 DEG CORNER CAP

Building Systems: Vertical Weatherboard Cavity System

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SCALE:	1: 3 (@A4)
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V04
VERTICAL WALL STARTER

Building Systems: Vertical Weatherboard Cavity System

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VULCAN CLADDING 45mm BATTEN FIXINGS

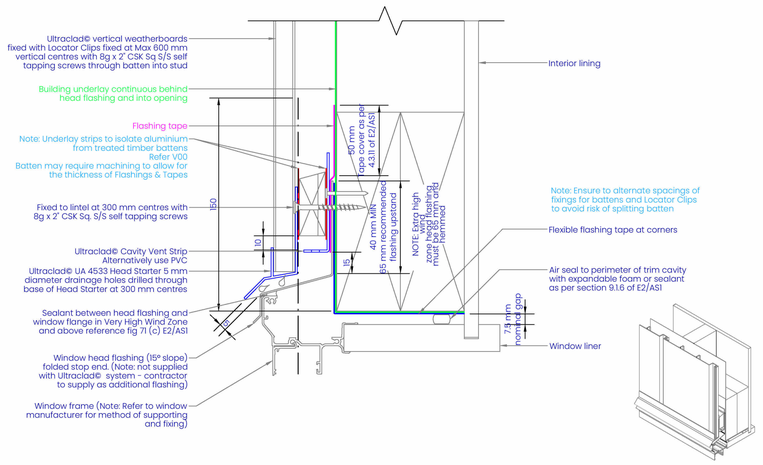
- BATTEN TO MASONRY WALL - 8mm RAMSET WERCS ANKASCREW @ 600CRS MAX
- VULCAN CLADDING TO 45mm BATTEN - 50 x 3.3 mm AISI-302Cu stainless steel screws (AS PER VULCAN BRANZ APPRAISAL)

JSC 45mm BATTEN FIXINGS

- BATTEN TO MASONRY WALL - 8mm RAMSET WERCS ANKASCREW @ 600CRS MAX
- CLADDING TO 45mm BATTEN - ANNULAR GROOVED NAIL WITH 35mm EMBEDMENT INTO CAVITY BATTEN

PROJECT NUMBER			PROJECT NAME & ADDRESS	SHEET TITLE				
1110	ORIGIN architecture + interiors	48 Fourth Ave, Kingsland, Auckland. www.originarchitecture.co.nz	PROPOSED DEVELOPMENT 11 St Pauls Court, Queenstown	SPEC SHEETS - VULCAN ULTRACLAD	DESIGN: AM DRAWN: AM CHECKED: AM CURRENT REV: BUILDING CONSENT	SCALE: @A1 50%@A3	SHEET NUMBER A420	REVISION 1

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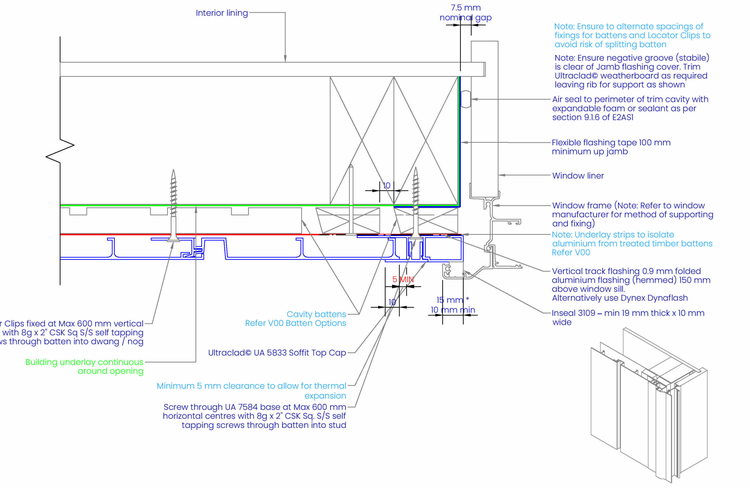
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V08

WINDOW HEAD ON CAVITY

Building Systems: Vertical Weatherboard Cavity System

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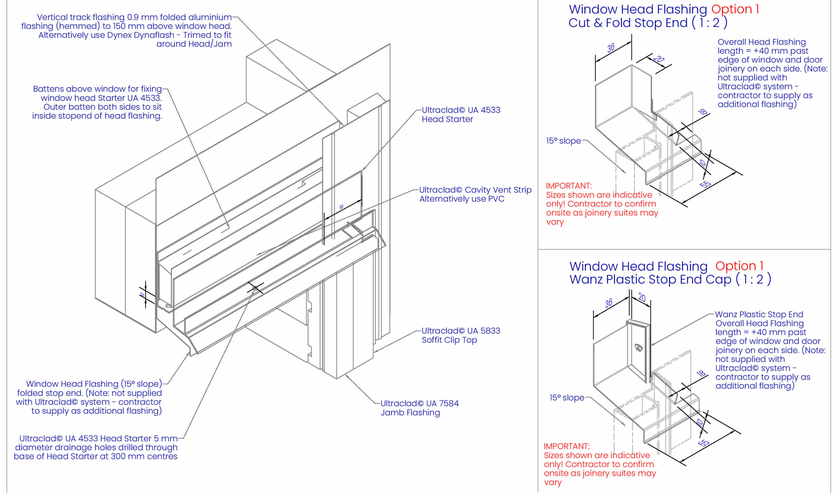
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V09

WINDOW JAM ON CAVITY

Building Systems: Vertical Weatherboard Cavity System

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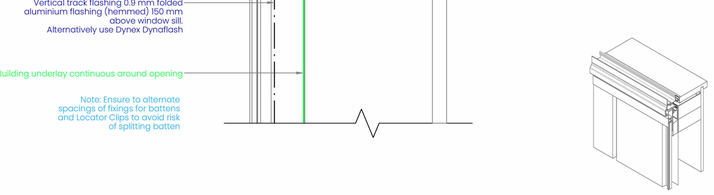
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V12

HEAD FLASHING/ HEAD STARTER /JAMB ISO

Building Systems: Vertical Weatherboard Cavity System

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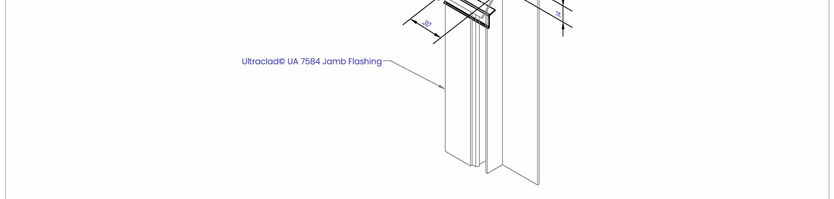
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V10

WINDOW SILL ON CAVITY

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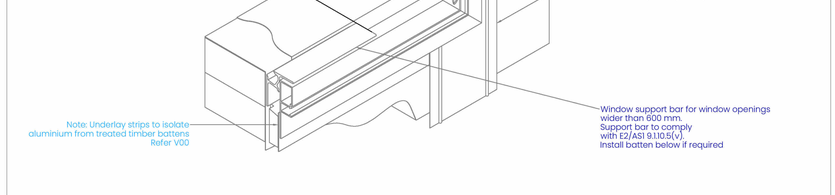
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V13

HEAD - JAMB ISO

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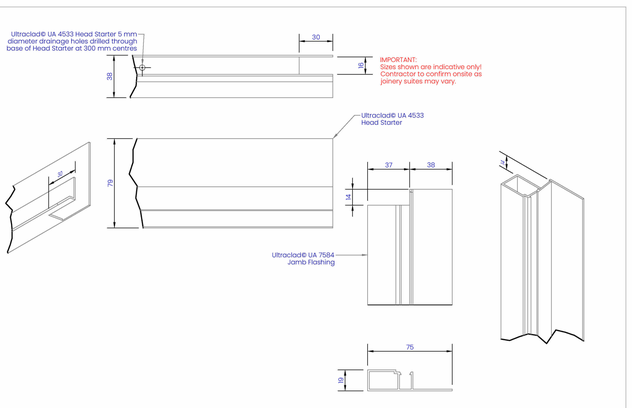
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V11

SILL-JAMB ON CAVITY

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V14

HEAD - JAMB NOTCHING DETAILS

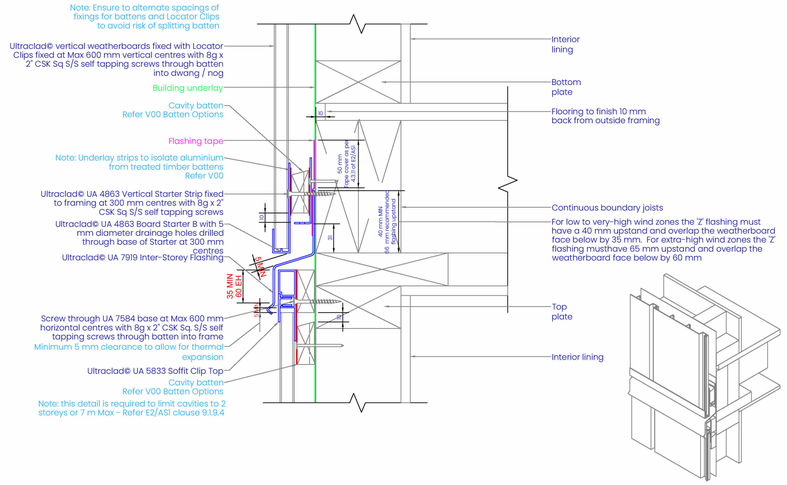
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SCALE:	1 : 2 (@A4)
DATE:	2024
BRANZ APPRAISAL #796	

PROJECT NUMBER		48 Fourth Ave, Kingsland, Auckland. www.originarchitecture.co.nz	PROJECT NAME & ADDRESS	SHEET TITLE	
1110	ORIGIN architecture + interiors		PROPOSED DEVELOPMENT 11 St Pauls Court, Queenstown	SPEC SHEETS - VULCAN ULTRACLAD	

DESIGN: AM	SCALE	@A1	SHEET NUMBER	REVISION
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CHECKED: AM				
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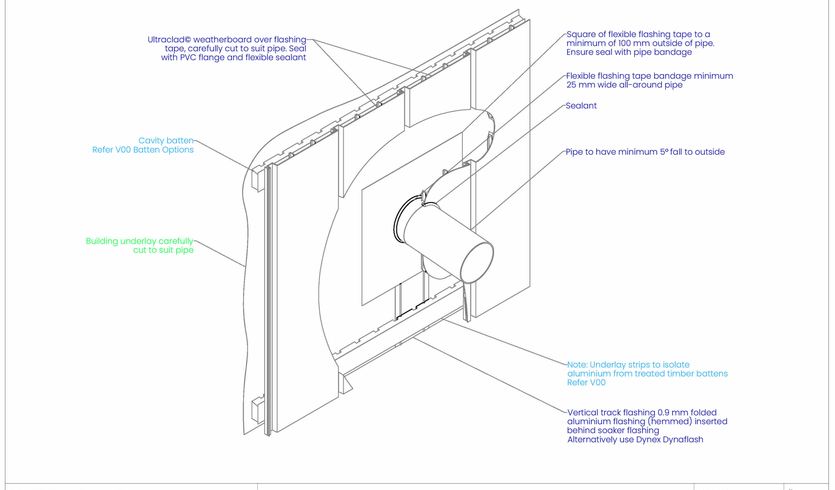
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V23

INTER-STOREY JUNCTION ON CAVITY

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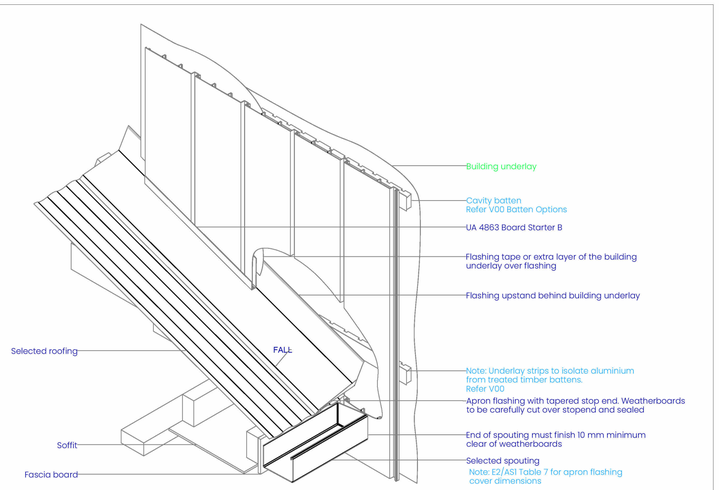
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V18

PIPE PENETRATION ON CAVITY

Building Systems: Vertical Weatherboard Cavity System

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V20

GUTTER WALL JUNCTION ON CAVITY

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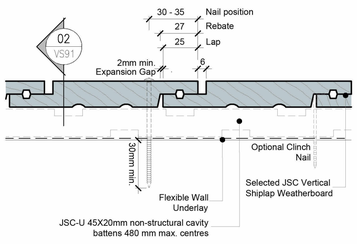
PROJECT NUMBER: 1110	ORIGIN architecture + interiors	48 Fourth Ave, Kingsland, Auckland. www.originarchitecture.co.nz	PROJECT NAME & ADDRESS: PROPOSED DEVELOPMENT, 11 St Pauls Court, Queenstown	SHEET TITLE: SPEC SHEETS - VULCAN ULTRACLAD	DESIGN: AM DRAWN: AM CHECKED: AM CURRENT REV: BUILDING CONSENT	SCALE: @A1, 50%@A3	SHEET NUMBER: A422	REVISION: 1

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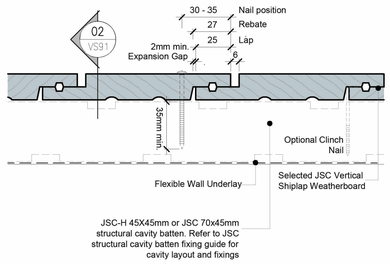
Weatherboards:
- Single fix at each cavity batten with annular grooved nails (stainless steel 316 or silicon bronze) as per NZBC E2/AS1 Table C.3.1.1
- Pre-drill holes approximately 1mm smaller than the nail gauge. Example: For a 75mm nail, use a 2.5mm drill
- Nail with slight (0-2°) upward slope
- Fixings to achieve a minimum of 30mm penetration into the framing
- Minimum 50mm from the ends of boards
- Use an accurate packer in the negative detail. Do not rely on clinch nails for spacing

Cavity battens:
- will be fixed by the cladding fixings, which will penetrate the wall framing. Battens only need temporary fixing until the cladding is fixed (E2/AS1 - Table C.3.1.1)
- must always be installed sloping away from the framing
- must have a 5-10mm gap between them

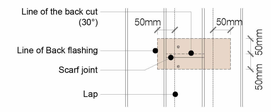


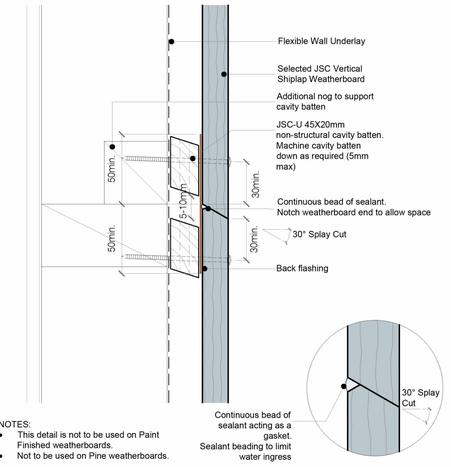
Weatherboards:
- Single fix at each cavity batten with annular grooved nails (stainless steel 316 or silicon bronze) as per NZBC E2/AS1 Table C.3.1.1
- Pre-drill holes approximately 1mm smaller than the nail gauge. Example: For a 75mm nail, use a 2.5mm drill
- Nailed with slight (2°+) upward slope
- Fixings to achieve a minimum of 35mm penetration into the cavity battens
- Minimum 50mm from the ends of boards
- Use an accurate packer in the negative detail. Do not rely on clinch nails for spacing

Cavity battens
- Will be fixed structurally to the framing. The fixings must achieve a minimum fixing tension of 1.8kN to 2.2kN. Refer to JSC Structural Cavity Batten fixing guide
- Must always be installed sloping away from the framing
- Must have a 5-10mm gap between them

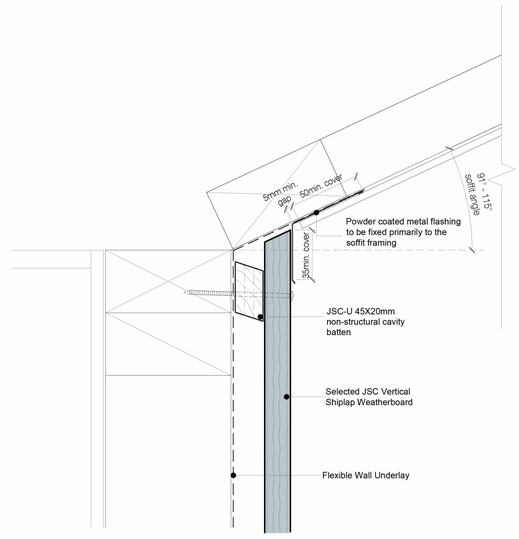


Plan Section 01



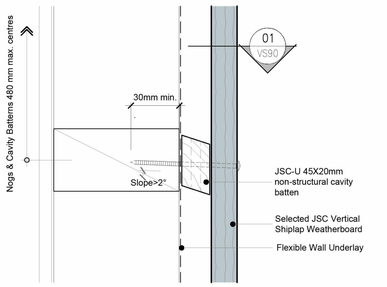


NOTES:
- This detail is not to be used on Paint Finished weatherboards.
- Not to be used on Pine weatherboards.



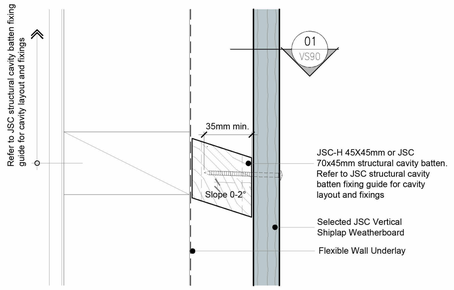
Weatherboards:
- Single fix at each cavity batten with annular grooved nails (stainless steel 316 or silicon bronze) as per NZBC E2/AS1 Table C.3.1.1
- Pre-drill holes approximately 1mm smaller than the nail gauge. Example: For a 75mm nail, use a 2.5mm drill
- Nail with slight (0-2°) upward slope
- Fixings to achieve a minimum of 30mm penetration into the framing
- Minimum 50mm from the ends of boards
- Use an accurate packer in the negative detail. Do not rely on clinch nails for spacing

Cavity battens:
- will be fixed by the cladding fixings, which will penetrate the wall framing. Battens only need temporary fixing until the cladding is fixed (E2/AS1 - Table C.3.1.1)
- must always be installed sloping away from the framing
- must have a 5-10mm gap between them

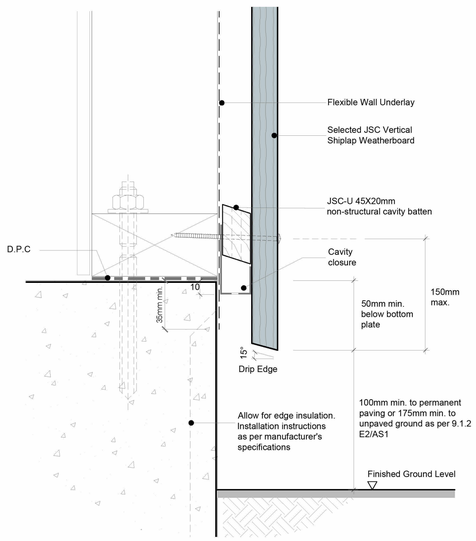


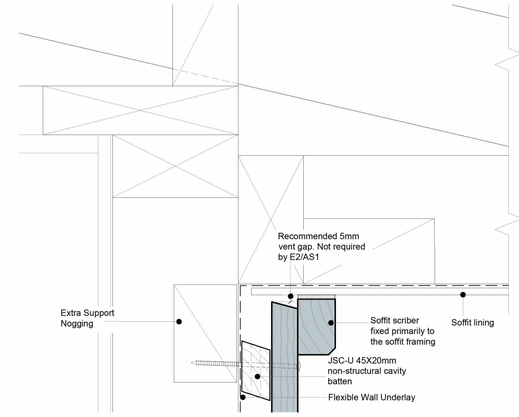
Weatherboards:
- Single fix at each cavity batten with annular grooved nails (stainless steel 316 or silicon bronze) as per NZBC E2/AS1 Table C.3.1.1
- Pre-drill holes approximately 1mm smaller than the nail gauge. Example: For a 75mm nail, use a 2.5mm drill
- Nailed with slight (2°+) upward slope
- Fixings to achieve a minimum of 35mm penetration into the cavity battens
- Minimum 50mm from the ends of boards
- Use an accurate packer in the negative detail. Do not rely on clinch nails for spacing

Cavity battens
- Will be fixed structurally to the framing. The fixings must achieve a minimum fixing tension of 1.8kN to 2.2kN. Refer to JSC Structural Cavity Batten fixing guide
- Must always be installed sloping away from the framing
- Must have a 5-10mm gap between them



Cross Section 02

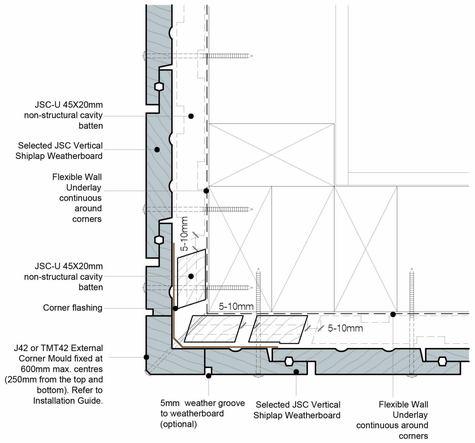




PROJECT NUMBER: 1110	ORIGIN architecture + interiors	48 Fourth Ave, Kingsland, Auckland. www.originarchitecture.co.nz	PROJECT NAME & ADDRESS: PROPOSED DEVELOPMENT, 11 St Pauls Court, Queenstown	SHEET TITLE: SPEC SHEETS - JSC VERTICLAD	DESIGN: AM; DRAWN: AM; CHECKED: AM; CURRENT REV: BUILDING CONSENT; SCALE: @A1, 50%@A3	SHEET NUMBER: A430	REVISION: 1

10/09/2026 9:57:37 am

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N O T E S:

- Machine cavity battens down as required (5mm max) to accommodate corner flashing.
- Cut horizontal and vertical cavity battens on a 20-30°angle, sloping away from the framing.
- For Very High (VH) and Extra High (EH) wind zones, a solid batten (non-castellated) is required down one side of a significant external corner (change in elevation) to provide pressure isolation between elevations.
- JSC recommends this detail to be used for paint finished weatherboards.
- This detail is not recommended for Pine weatherboards.

- TO BE READ IN CONJUNCTION WITH COMPLETE JSC VERTICLAD SYSTEM LITERATURE

CodeMark CMNZ30084

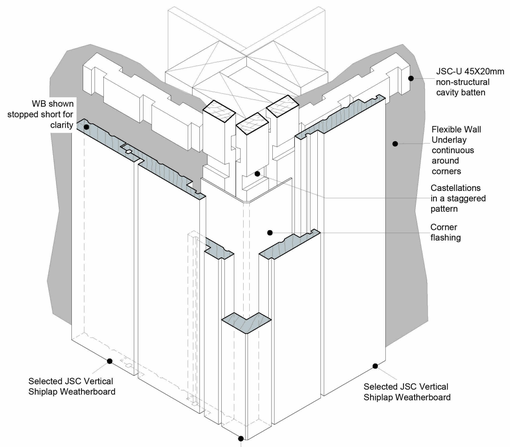
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TechHelp@jsc.co.nz | (09) 412 2812

TYPE: VERTICAL SHIPLAP WB - 20MM CAVITY FIX
NAME: External Corner - J42
- DETAILS MAY BE SUBJECT TO CHANGE WITHOUT NOTICE

SCAN IT FOR MORE INFORMATION

DRAWING SCALE	ISSUE DATE
1:2 @ A4	11/02/2026
DRAWING NUMBER	VERSION
JSC 20CF VS54	2.6

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J42 or TMT42 External Corner Mould

D E T A I L N O T E :

- For Very High (VH) and Extra High (EH) wind zones (as defined NZS 3604), a solid batten (non castellated) is required down one side of a significant external corner (change in elevation) to provide pressure isolation between elevations.
- JSC recommends this detail to be used for paint finished weatherboards.

- TO BE READ IN CONJUNCTION WITH COMPLETE JSC VERTICLAD SYSTEM LITERATURE

CodeMark CMNZ30084

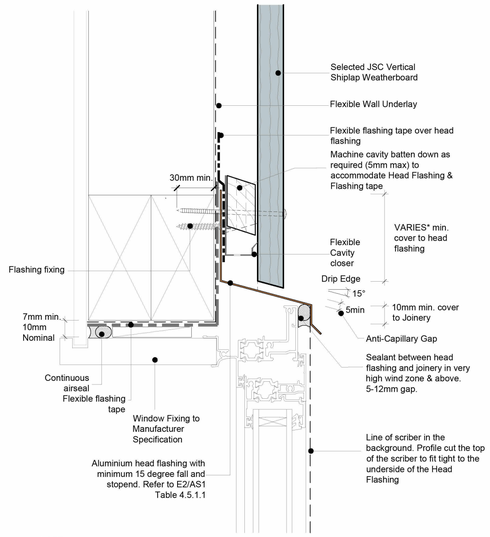
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TechHelp@jsc.co.nz | (09) 412 2812

TYPE: VERTICAL SHIPLAP WB - 20MM CAVITY FIX
NAME: 3D - External Corner - J42
- DETAILS MAY BE SUBJECT TO CHANGE WITHOUT NOTICE

SCAN IT FOR MORE INFORMATION

DRAWING SCALE	ISSUE DATE
1:2 @ A4	11/02/2026
DRAWING NUMBER	VERSION
JSC 20CF VS55	2.6

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NOTE:

- Ensure a minimum penetration of 30mm into the timber frame due to the presence of multiple elements, including cavity batten, flashing tape, cavity closure, and head flashing.
- To address the buildup of elements on the head detail, consider the use of a flexible cavity closer.

*JSC recommends no hooks or hems. Therefore, the flashing upstand dimensions must be increased by 25 mm in accordance with E2/AS1, Section 4.4.3

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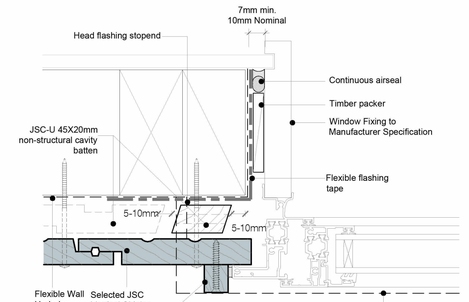
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TYPE: VERTICAL SHIPLAP WB - 20MM CAVITY FIX
NAME: Window Head Detail
- DETAILS MAY BE SUBJECT TO CHANGE WITHOUT NOTICE

SCAN IT FOR MORE INFORMATION

DRAWING SCALE	ISSUE DATE
1:2 @ A4	11/02/2026
DRAWING NUMBER	VERSION
JSC 20CF VS10	2.6

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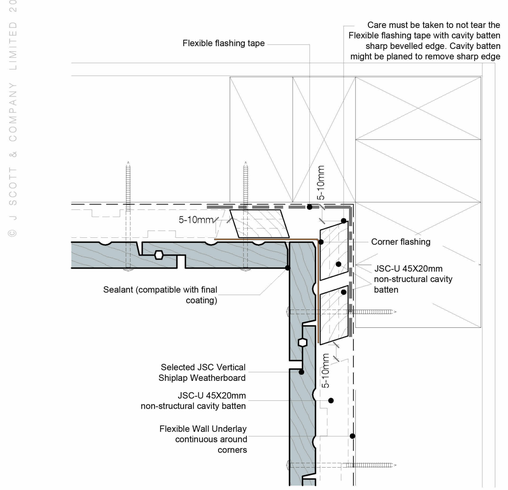
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TYPE: VERTICAL SHIPLAP WB - 20MM CAVITY FIX
NAME: Window Jamb Detail - Scriber
- DETAILS MAY BE SUBJECT TO CHANGE WITHOUT NOTICE

SCAN IT FOR MORE INFORMATION

DRAWING SCALE	ISSUE DATE
1:2 @ A4	11/02/2026
DRAWING NUMBER	VERSION
JSC 20CF VS12	2.6

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N O T E S:

- Machine cavity battens down as required (5mm max) to accommodate corner flashing.
- Cut horizontal and vertical cavity battens on a 20-30°angle, sloping away from the framing.
- Flexible flashing tape is recommended due to movement that may occur in corners but it is not required by E2/AS1.

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CodeMark CMNZ30084

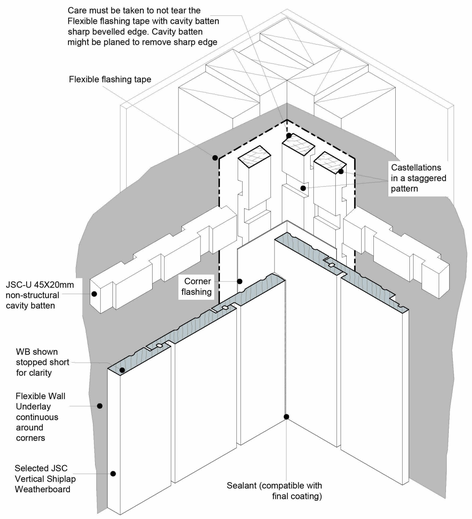
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TYPE: VERTICAL SHIPLAP WB - 20MM CAVITY FIX
NAME: Internal Corner
- DETAILS MAY BE SUBJECT TO CHANGE WITHOUT NOTICE

SCAN IT FOR MORE INFORMATION

DRAWING SCALE	ISSUE DATE
1:2 @ A4	11/02/2026
DRAWING NUMBER	VERSION
JSC 20CF VS62	2.6

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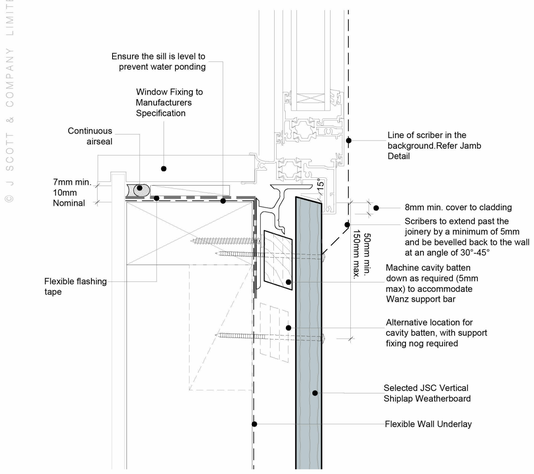
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TYPE: VERTICAL SHIPLAP WB - 20MM CAVITY FIX
NAME: 3D - Internal Corner
- DETAILS MAY BE SUBJECT TO CHANGE WITHOUT NOTICE

SCAN IT FOR MORE INFORMATION

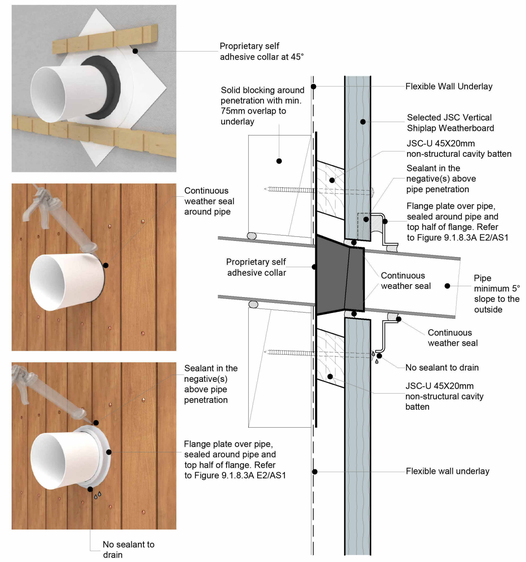
DRAWING SCALE	ISSUE DATE
1:2 @ A4	11/02/2026
DRAWING NUMBER	VERSION
JSC 20CF VS63	2.6

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-Refer to E2/AS1



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TYPE: VERTICAL SHIPLAP WB - 20MM CAVITY FIX
NAME: Window Sill Detail
- DETAILS MAY BE SUBJECT TO CHANGE WITHOUT NOTICE

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1:2 @ A4	11/02/2026
DRAWING NUMBER	VERSION
JSC 20CF VS11	2.6

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TYPE: VERTICAL SHIPLAP WB - 20MM CAVITY FIX
NAME: Pipe Penetration
- DETAILS MAY BE SUBJECT TO CHANGE WITHOUT NOTICE

SCAN IT FOR MORE INFORMATION

DRAWING SCALE	ISSUE DATE
1:2 @ A4	11/02/2026
DRAWING NUMBER	VERSION
JSC 20CF VS44	2.6

PROJECT NUMBER		PROJECT NAME & ADDRESS	SHEET TITLE				
1110	ORIGIN architecture + interiors 48 Fourth Ave, Kingsland, Auckland. www.originarchitecture.co.nz	PROPOSED DEVELOPMENT 11 St Pauls Court, Queenstown	SPEC SHEETS - JSC VERTICLAD	DESIGN: AM DRAWN: AM CHECKED: AM CURRENT REV: BUILDING CONSENT	SCALE: @A1 50%@A3	SHEET NUMBER: A431	REVISION: 1

10/09/2026 9:57:41 am

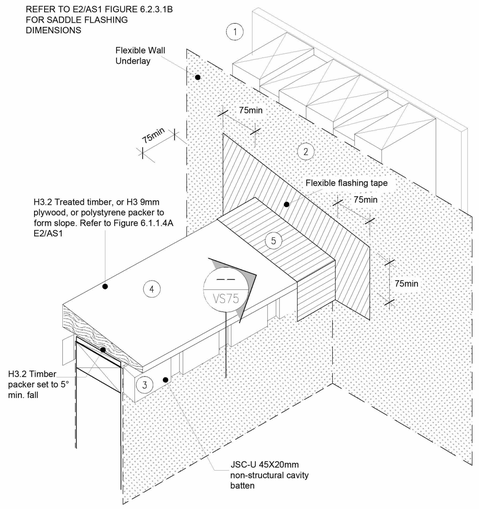
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SEQUENCE :

1. Framing
2. Wall Underlay
3. Parapet Cavity battens
4. Packer to form slope
5. Flexible Flashing tape

DETAIL NOTE :

REFER TO E2/AS1 FIGURE 6.2.3.1B FOR SADDLE FLASHING DIMENSIONS



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TYPE: VERTICAL SHIPLAP WB - 20MM CAVITY FIX
NAME: Parapet Saddle Flashing - Stage One
- DETAILS MAY BE SUBJECT TO CHANGE WITHOUT NOTICE

SCAN IT FOR MORE INFORMATION

DRAWING SCALE	ISSUE DATE
NTS	11/02/2026
DRAWING NUMBER	VERSION
JSC 20CF VS71a	2.6

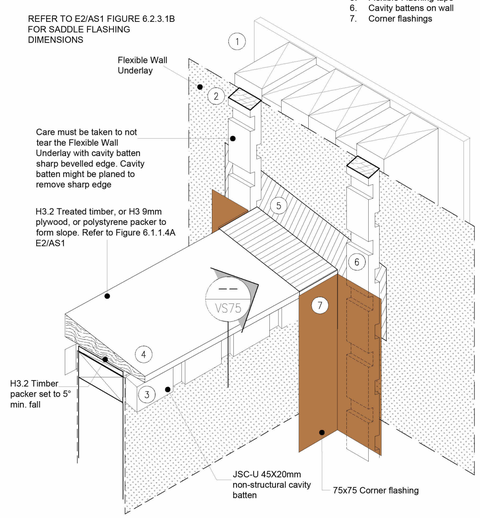
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SEQUENCE :

1. Framing
2. Wall Underlay
3. Parapet Cavity battens
4. Packer to form slope
5. Flexible Flashing tape
6. Cavity battens on wall
7. Corner flashings

DETAIL NOTE :

REFER TO E2/AS1 FIGURE 6.2.3.1B FOR SADDLE FLASHING DIMENSIONS



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TYPE: VERTICAL SHIPLAP WB - 20MM CAVITY FIX
NAME: Parapet Saddle Flashing - Stage Two
- DETAILS MAY BE SUBJECT TO CHANGE WITHOUT NOTICE

SCAN IT FOR MORE INFORMATION

DRAWING SCALE	ISSUE DATE
NTS	11/02/2026
DRAWING NUMBER	VERSION
JSC 20CF VS71b	2.6

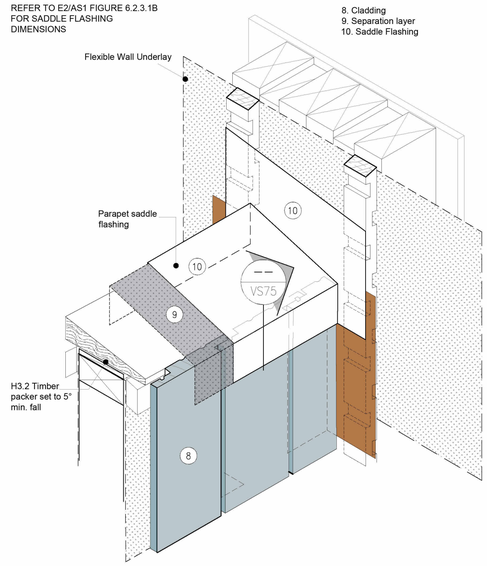
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DETAIL NOTE :

REFER TO E2/AS1 FIGURE 6.2.3.1B FOR SADDLE FLASHING DIMENSIONS

SEQUENCE :

8. Cladding
9. Separation layer
10. Saddle Flashing



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TYPE: VERTICAL SHIPLAP WB - 20MM CAVITY FIX
NAME: Parapet Saddle Flashing - Stage Three
- DETAILS MAY BE SUBJECT TO CHANGE WITHOUT NOTICE

SCAN IT FOR MORE INFORMATION

DRAWING SCALE	ISSUE DATE
NTS	11/02/2026
DRAWING NUMBER	VERSION
JSC 20CF VS71c	2.6

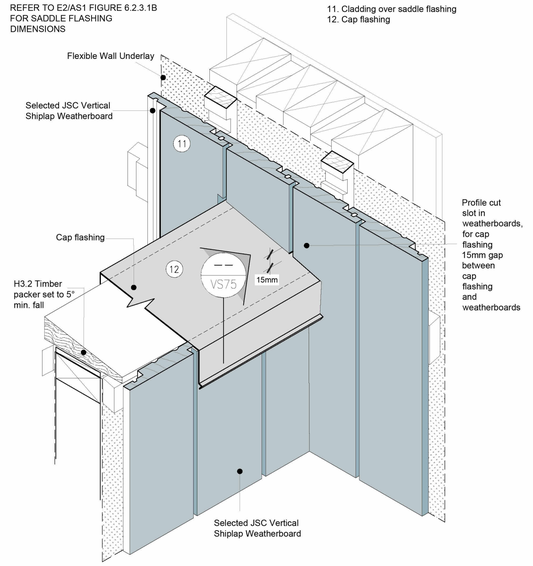
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DETAIL NOTE :

REFER TO E2/AS1 FIGURE 6.2.3.1B FOR SADDLE FLASHING DIMENSIONS

SEQUENCE :

11. Cladding over saddle flashing
12. Cap flashing



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CodeMark CMNZ30084

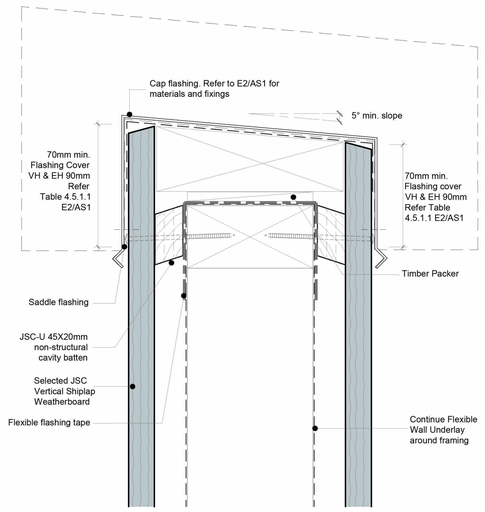
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TechHelp@jsc.co.nz | (09) 412 2812

TYPE: VERTICAL SHIPLAP WB - 20MM CAVITY FIX
NAME: Parapet Saddle Flashing - Staqe Four
- DETAILS MAY BE SUBJECT TO CHANGE WITHOUT NOTICE

SCAN IT FOR MORE INFORMATION

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DRAWING NUMBER	VERSION
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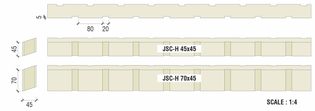
TYPE: VERTICAL SHIPLAP WB - 20MM CAVITY FIX
NAME: Parapet Detail
- DETAILS MAY BE SUBJECT TO CHANGE WITHOUT NOTICE

SCAN IT FOR MORE INFORMATION

DRAWING SCALE	ISSUE DATE
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DRAWING NUMBER	VERSION
JSC 20CF VS75	2.6

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HORIZONTAL STRUCTURAL CAVITY BATTENS FIXING

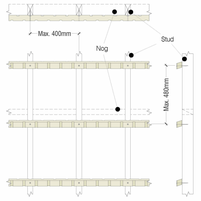


SCALE : 1:4

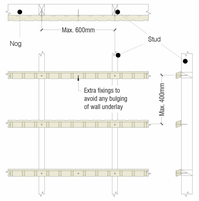
	Max. Stud Spacing	Nog Spacing	Cavity Batten Spacing	Wind Zones	Fixing Tension Required	Suitable *Fixing	Fixing Span
H1	400mm	Not required to be supported by a nog	480mm	up to Very High	0.5 kN/m	1,2,3	400mm over the studs
				Extra High	0.6 kN/m	1,2,3	
H2	600mm	800mm Alternating nogs behind every 2nd cavity batten	400mm	up to Very High	0.7 kN/m	1,2,3	300mm when nogs behind and 600mm when no nog behind
				Extra High	0.9 kN/m	2,3	
H3	600mm	Not required to be supported by a nog	480mm	up to Very High	0.7 kN/m	1,2,3	600mm over the studs
				Extra High	0.9 kN/m	2,3	

*Refer to Fixings

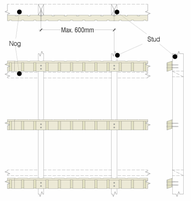
H1. JSC-H 45x45mm Cavity Batten
Studs @ 400mm | CB @ 480mm max.
In this scenario Cavity Battens are not required to be supported by a nog



H2. JSC-H 45x45mm Cavity Batten
Studs @ 600mm | CB @ 600mm max.
Alternating nogs behind every second cavity batten

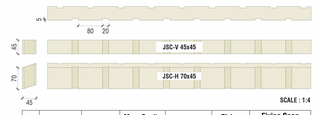


H3. JSC-H 70x45mm Cavity Batten
Studs @ 600mm | CB @ 480mm max.
In this scenario Cavity Battens are not required to be supported by a nog



SCALE : 1:10

VERTICAL STRUCTURAL CAVITY BATTENS FIXING

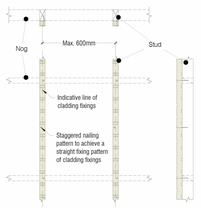


SCALE : 1:4

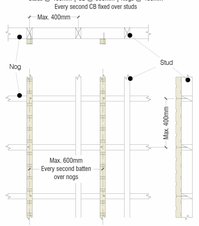
	Stud Spacing	Max. Nog Spacing	Max. Cavity Batten Spacing	Wind Zones	Fixing Tension Required	Fixing Span for *fixings	
						1	2 & 3
V1	600mm	No specific requirement for nogs	600mm	up to Very High	1.8kN/m	400mm	600mm
				Extra High	2.2 kN/m	300mm	500mm
V2	400mm	400mm	600mm Every second batten over studs	up to Very High	1.8kN/m	400mm	600mm
				Extra High	2.2 kN/m	N/A	400mm
V3	As per NZS 3604	600mm	600mm	up to Very High	0.7 kN/m	600mm	600mm
				Extra High	0.9 kN/m	N/A	600mm**

*Refer to Fixings
**Only for fixing type 3

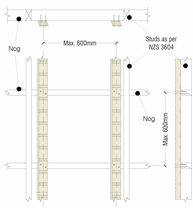
V1. JSC-V 45x45mm Cavity Batten
Studs @ 600mm | CB @ 600mm
No specific requirement for nogs



V2. JSC-V 45x45mm Cavity Batten
Studs @ 400mm | CB @ 600mm | Nogs @ 400mm
Every second CB fixed over studs



V3. JSC-H 70x45mm Cavity Batten
Nogs @ 600mm | CB @ 600mm
Studs as per NZS 3604



SCALE : 1:10

FIXINGS:
1. Single 90 x 3.15 Stainless Steel Annular grooved gun nail
2. Single 75 x 10g or 90 x 10g Wood screw
3. Double 90 x 3.15 Stainless Steel Annular grooved gun nail

DETAIL NOTES:
1. Cavity battens are profiled to JSC Specifications and are treated to H3.2 CCA as per NZS 3604
2. Wall Underlay and other building components are not shown to provide more clarity
3. Framing must be as per NZS 3604 or fit for purpose and other building elements may need to be accommodated
4. JSC structural cavity battens have not been evaluated for installation with other cladding types. The structural cavity battens are designed as an addition to the structural frame and their only function is to support the weatherboards.
5. Custom setup options may be available. Contact us to discuss your design requirements
6. Visit www.jsc.co.nz for weatherboard installation literature

JSC PREMIUM ARCHITECTURAL & BUILDING SOLUTIONS
jsc.co.nz
TechHelp@jsc.co.nz | (09) 412 2812

CodeMark CERTIFIED

TYPE: CAVITY BATTEN FIXING GUIDE
NAME: JSC STRUCTURAL CAVITY BATTEN FIXING TO TIMBER FRAMING
- TO BE READ IN CONJUNCTION WITH COMPLETE JSC CLADDING SYSTEM LITERATURE
- DETAILS MAY BE SUBJECT CHANGE WITHOUT NOTICE

DRAWING SCALE	ISSUE DATE
1:4 & 1:10	01/11/2023
DRAWING NUMBER	VERSION
JSC 40CB FIXING GUIDE	2.4

PROJECT NUMBER		PROJECT NAME & ADDRESS	SHEET TITLE			SHEET NUMBER	REVISION
1110	ORIGIN architecture + interiors 48 Fourth Ave, Kingsland, Auckland. www.originarchitecture.co.nz	PROPOSED DEVELOPMENT 11 St Pauls Court, Queenstown	SPEC SHEETS - JSC VERTICLAD	DESIGN: AM DRAWN: AM CHECKED: AM CURRENT REV: BUILDING CONSENT	SCALE: @A1 50%@A3	A432	1

10/09/2026 9:57:48 am

One-way FRR — timber or steel frame

Specification number	Performance	Specifications	
GBUW 60	**FRR** 60/60/60	**Lining**	2 layers 13mm GIB Fyreline® one side
		LB/NLB	Loadbearing

FRAMING AND WALL HEIGHT

Timber or steel frame designed to meet durability and structural criteria for strength and serviceability under dead and live loads.

The width of framing supporting the linings shall be nominally 35mm minimum.

The cavity depth shall be 90mm minimum.

Framing spacing shall be at 600mm centres maximum.

Timber frame height and dimensions as determined by NZS 3604 stud tables or specific design.

LINING (FIRE SIDE)

2 layers of 13mm GIB Fyreline® to one side of the frame.

Vertical or horizontal fixing permitted. For vertical fixing, full height sheets shall be used where possible.

Sheets shall be touch fitted.

All sheet joints must be formed over framing, except for longitudinal joints when the outer layer is fixed horizontally.

When sheet end butt joints are unavoidable, they shall be formed over framing.

Offset sheet joints between layers.

In steel-framed options, linings are installed hard to floor.

FASTENING THE LINING

Fasteners

Layer	Timber frame	Steel frame
Inner layer	32mm x 6g GIB® Grabber® High Thread Drywall Screws	25mm x 6g GIB® Grabber® Drywall Self Tapping Screws
Outer layer	51mm x 6g GIB® Grabber® High Thread Drywall Screws	41mm x 6g GIB® Grabber® Drywall Self Tapping Screws

Fastener centres

Inner layer: 600mm centres up each stud.

Outer layer: 300mm centres up each stud.

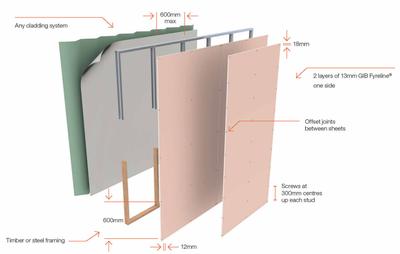
Place fasteners 12mm from longitudinal sheet edges and 18mm from sheet ends.

Place fasteners at 200mm centres along sheet end butt joints.

JOINTING

Inner layer: Unstopped.

Outer layer: All screw heads stopped and all sheet joints tape reinforced and stopped in accordance with the publication entitled "GIB® Site Guide".



One-way FRR – timber or steel frame

Specification	Performance	Specifications	
GWUW 60	**FRR 60/60/60**	**Lining**	2 x 13mm GIB Weatherline® one side
		LB/NLB	Load bearing

FRAMING

Timber or steel frame designed to meet durability and structural criteria for strength and serviceability under dead and live loads.

The width of framing supporting the linings shall be 35mm minimum.

The cavity depth shall be 90mm minimum.

Framing spacing shall be at 600mm centres maximum.

Timber frame height and dimensions as determined by NZS 3604 stud tables or specific design.

INSULATION

Inclusion of insulation is optional and depends on the building's thermal performance requirements. Mineral wool, glass wool or polyester fibrous insulation materials are acceptable.

WALL LINING / SHEATHING (FIRE SIDE)

2 layers of 13mm GIB Weatherline® to one side of the frame.

Vertical or horizontal fixing permitted. For vertical fixing, full height sheets shall be used where possible.

Sheet shall be touch fitted.

All sheet joints must be formed over framing, except for longitudinal joints when the outer layer is fixed horizontally.

All sheet joints must be staggered between layers.

** GIB Weatherline® Rigid Air Barrier Systems, 2021.*

FASTENING THE LINING / SHEATHING

Fasteners

Layer	Timber Frame	Steel Frame
Inner layer	41mm x 6g GIB® Grabber® Ceramic Coated High Thread Screws	32mm x 8g GIB® Grabber® Ceramic Coated Drill Point Screws
Outer layer	63mm x 8g GIB® Grabber® Ceramic Coated High Thread Screws	47mm x 8g GIB® Grabber® Ceramic Coated Drill Point Screws

Maximum fastener centres

Inner layer: 600mm centres up each stud.

Outer layer: 300mm centres up each stud.

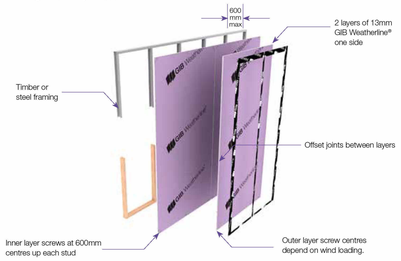
Note that outer layer GIB Weatherline® perimeter and intermediate fasteners are commonly at closer centres depending on Wind Loading requirements, see Table 4.*

Place fasteners at 12mm from bound sheet edges and 18mm from sheet ends and cut edges.

Place fasteners at 200mm centres along sheet end butt joints.

JOINTING

No plaster stopping required. Unless the entire surface is protected with a self-adhesive WRB, all joints and screw fixings must be taped with GIB Weatherline® Flashing Tape. No tape is required over mid-sheet fasteners under a structural cavity batten.



Two-way FRR — timber frame

Specification number	Performance	Specifications	
GBTL 60	**FRR** 60/60/60	**Lining**	1 layer 13mm GIB Fyreline® each side
	STC 36	**LB/NLB**	Loadbearing
	Rw 36		

FRAMING

Framing to comply with:

— NZBC B1 — Structure: AS1 Clause 3 — Timber (NZS 3604) or VM1 Clause 6 — Timber (NZS 3603)
— NZBC B2 — Durability: AS1 Clause 3.2 — Timber (NZS 3602)
— Studs at 600mm centres maximum
— Nogs at 1200mm centres maximum

WALL HEIGHTS AND FRAMING DIMENSIONS

Non-loadbearing — Framing dimensions and height as determined by NZS 3604 stud tables for non-loadbearing partitions.

Loadbearing — Framing dimensions and height as determined by NZS 3604 stud and top plate tables for loadbearing walls.

LINING

1 layer of 13mm GIB Fyreline® each side of the frame.

Vertical or horizontal fixing permitted. All sheet joints must be formed over solid timber framing. Sheets shall be touch fitted.

Vertical fixing — Stagger longitudinal sheet joints on opposite sides of the wall. When sheet end butt joints are unavoidable, they shall be formed over nogs and offset on opposite sides of the frame.

Horizontal fixing — Horizontal joints on opposite sides of the wall can be formed over the same row of nogs. Sheet end butt joints shall be formed over studs and offset on opposite sides of the frame.

FASTENING THE LINING

Fasteners

41mm x 6g GIB® Grabber® High Thread Drywall Screws.

Fastener centres

Place fasteners at 300mm centres to perimeter framing and intermediate studs.

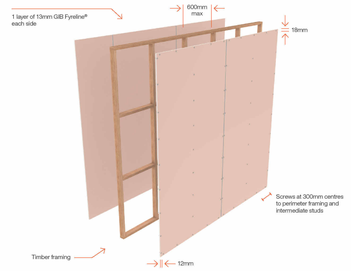
Place fasteners 50mm from sheet corners along plates. At wall corners place an additional fastener 50–60mm vertically, no closer than 10mm from plate-to-stud joints.

Place fasteners 12mm from longitudinal sheet edges and 18mm from sheet ends.

Place fasteners at 200mm centres along sheet end butt joints.

JOINTING

All fastener heads stopped and all sheet joints tape reinforced and stopped in accordance with the publication entitled "GIB® Site Guide".



Universal ceiling systems

Specification number	Performance	Specifications	
GBUC 60	**FRR** 60/60/60	**Lining**	2 layers 13mm GIB Fyreline®
		LB/NLB	Loadbearing

FRAMING

Timber or steel roof or floor/ceiling framing designed to meet structural criteria for strength and serviceability under dead and live loads.

The separation distance between the ceiling linings and any flooring or roofing material shall be 90mm minimum.

The width of framing members supporting the linings shall be nominally 35mm minimum. Framing spacing shall be at 600mm centres maximum.

In respect of the FRR for this particular system, nogs are required only at the perimeter of the fire rated ceiling.

If timber-framed construction applies, the nogs shall be 70mm x 35mm minimum.

CEILING LINING

2 layers of 13mm GIB Fyreline® shall be fixed at right angles to the underside of the framing members.

The joints of the second layer are offset 600mm from those in the first layer.

All sheet end butt joints must occur over solid framing.

Sheets shall be touch fitted.

FASTENING THE LINING

Fasteners

Layer	Timber frame	Steel frame
Inner layer	41mm x 6g GIB® Grabber® High Thread Drywall Screws	25mm x 6g GIB® Grabber® Self Tapping Drywall Screws
Outer layer	51mm x 7g GIB® Grabber® High Thread Drywall Screws	41mm x 6g GIB® Grabber® Self Tapping Drywall Screws

Fastener centres (both layers)

Place fasteners 12mm from longitudinal sheet edges and 18mm from sheet ends. This distance may be reduced to 12mm from sheet ends at butt joints on furring channels.

Place fasteners at 200mm centres around the ceiling perimeter, along each intermediate framing member and where sheet end butt joints occur.

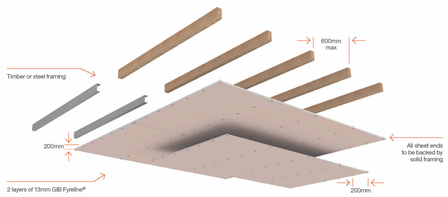
WALL/CEILING JUNCTIONS

The internal angle between the ceiling and walls must be protected by GIB-Cove® adhered with GIB-Cove® Bond, or boxed corners (square stopped) filled and taped, or sealed and protected by timber scotia in accordance with the publication entitled "GIB® Site Guide".

JOINTING

Inner layer: Unstopped.

Outer layer: All fastener heads stopped and all sheet joints tape reinforced and stopped in accordance with the publication entitled "GIB® Site Guide".



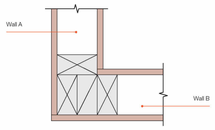
Wall junctions

Unless otherwise noted, the following junction details are intended for intersecting walls with equivalent Fire Resistance Rating (FRR) and preserve the FRR of the GIB® Fire Rated System to which they are applied.

These junction details may also be used in smoke separations provided any perimeter gaps greater than 0.5mm wide are sealed.

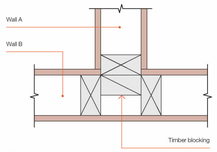
TIMBER FRAME (PLAN VIEW)

Walls A and B have equal FRR



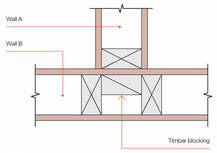
GFS080

If the difference in FRR between walls A and B is 30 minutes or less, framing at the junction is conventional



GFS082

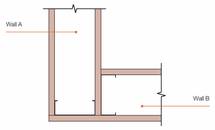
If the difference in FRR between walls A and B is greater than 30 minutes, the lining of the higher rated wall (in this case wall B) is continuous through the intersection



GFS084

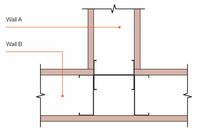
STEEL FRAME (PLAN VIEW)

Walls A and B have equal FRR



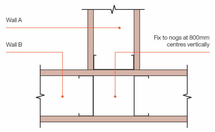
GFS081

If walls A and B have equal FRR, framing at the junction is conventional



GFS083

If walls A and B have a different FRR, the lining of the higher rated wall (in this case wall B) is continuous through the intersection



GFS085

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All Dimensions are to be site checked before construction and installation

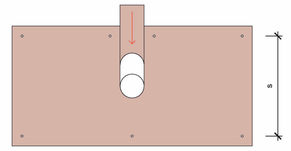
GIB® Fire Rated Systems

Wall to floor ceiling – Continuous FRR of the wall

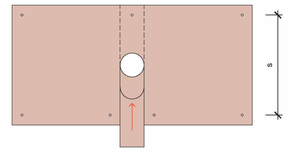
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Scale: 1 : 5	Reference: GFS101
Date: 07 Oct 2024	

GBUC UNIVERSAL SYSTEM INSTALLATION AROUND BUILDING SERVICES

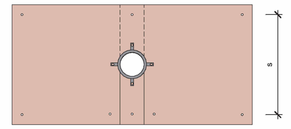
Step 1 - Inner or single layer
Inner or single layer fixed to framing as per GBUC universal system. Plasterboard 'cut-out' fixed to top timber plate or steel channel once fitted around building service. The single-layered system will require local reinforcing using plasterboard patches.



Step 2 - Outer layer
Outer layer fixed to framing as per GBUC universal system. Plasterboard 'cut-out' fixed to bottom timber plate or steel channel once fitted around building service.



Step 3 - Penetration seal installation
A suitable penetration seal installed as per manufacturer's instructions.



GFS283

Note: Maximum fastener spacing is 200mm. Insert additional fasteners if 's' exceeds 200mm.

Introduction

Penetrations in fire rated construction can allow spread of fire and smoke from one fire-cell to another if they are not correctly tested, specified or installed. Penetrations can compromise the FRR and in turn the health and safety of building occupants.

DETAILS FOR ONE-SIDED PENETRATIONS

The following pages give details for the installation of one-sided penetrations and show general principles of forming simple penetrations through the linings of a GIB® Fire Rated System.

Many of the details shown rely on plasterboard baffles to retain the system's FRR. The penetration solutions shown are suitable for an FRR up to 120/120/120 unless otherwise noted.

LINEAR GAP SEALS

Linear gaps between the linings which are backed by the wall framing can be filled with GIB Fire Soundseal®. The linear gaps can be nominally half the lining thickness but are limited to a maximum width of 10mm. The full depth of the lining is filled with GIB Fire Soundseal® at a width-to-depth ratio between 1:1 to 1:2. This application is suitable for maintaining the fire resistance of wall systems with an FRR up to and including 120 minutes.

When using double layer systems, install the first layer of GIB® plasterboard and seal the linear gap, then repeat for the second layer.

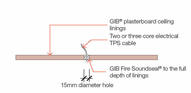
PROPRIETARY PENETRATION SEALS

More elegant proprietary penetration seals exist such as metal switch boxes with intumescent pads. Similarly, through penetrations such as for metal or plastic pipes, cable trays, ducts, etc. are not shown in this literature and rely on proprietary products and penetration seals.

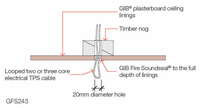
— The continuity and effectiveness of fire separations must be maintained around penetrations. Where a difference exists between the FRR of the penetration seal or closure and the FRR of the GIB® Fire Rated System, the lower FRR determines the performance of the element.
— For proprietary systems, contact the relevant penetration seal supplier.

SINGLE AND LOOPED CABLE PENETRATION FOR SURFACE-MOUNTED ELECTRICAL FIXTURES

Section view

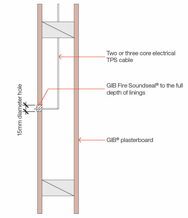


GFS240

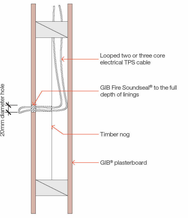


GFS243

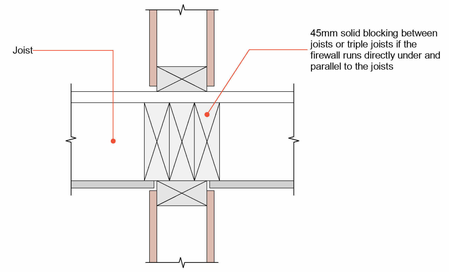
Section view



GFS241



GFS244



- The wall FRR exceeds 60 minutes, and
- The floor/ceiling has an FRR up to 60 minutes less than the wall

PROJECT NUMBER		PROJECT NAME & ADDRESS		SHEET TITLE				SHEET NUMBER	REVISION
1110	ORIGIN architecture + interiors 48 Fourth Ave, Kingsland, Auckland. www.originarchitecture.co.nz	PROPOSED DEVELOPMENT 11 St Pauls Court, Queenstown		SPEC SHEETS - FRR		DESIGN: AM DRAWN: AM CHECKED: AM	SCALE: @A1 50%@A3	A440	1
						CURRENT REV: BUILDING CONSENT			

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Stahlton Rib and Infill details

Figures below show a number of options for partitions running along and across the Stahlton Ribs.

Where the partition abuts the underside of the timber infill additional protection as per the table below is required between the Stahlton Ribs to minimise timber char and cover possible shrinkage gaps between the timber planks which can permit sound transmission as well as the passage of flame and hot gases.

Required FRR	Minimum timber infill protection
30 min	1 layer 13mm GIB® Standard
60 min	1 layer 13mm GIB Fyreline® or 2 layers 10mm GIB Fyreline®
90 min	1 layer 16mm GIB Fyreline® or 2 layers 13mm GIB Fyreline®
120 min	1 layer 19mm GIB Fyreline® or 2 layers 13mm GIB Fyreline®

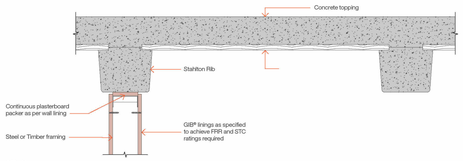
Alternatively, a design engineer may assist with assessing char of the timber infill for the required time of the FRR. This is often acceptable as there is a substantial depth of timber infill and the concrete slab provides a heat sink. However, shrinkage gaps between the timber planks must still be addressed.

Note that timber shrinkage occurs over time and that gaps between the timber planks may not reach their full width until the building has been in service for some time.

Alternatively, cut the timber infill partially and extend the partition to the underside of the concrete topping, provided the Stahlton supplier verifies this method.

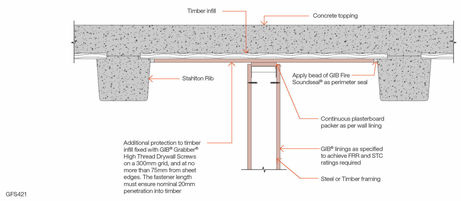
Note that the partition head must be revised to align with generic deflection head details if floor deflection has to be accommodated. Refer to page 102 for more details.

JUNCTION TO THE UNDERSIDE OF STAHLTON RIB



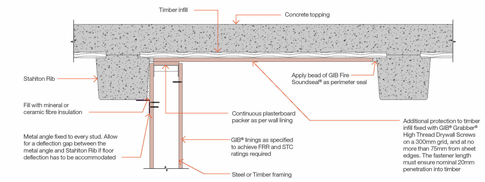
GFS420

JUNCTION TO THE UNDERSIDE OF TIMBER INFILL



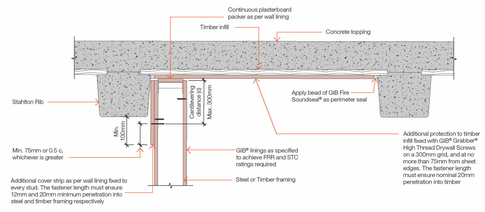
GFS421

LIMITED ACCESS FOR THE HIGHEST FIXING – OPTION 1



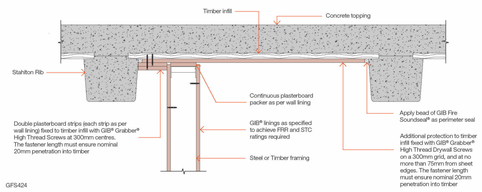
GFS422

LIMITED ACCESS FOR THE HIGHEST FIXING – OPTION 2



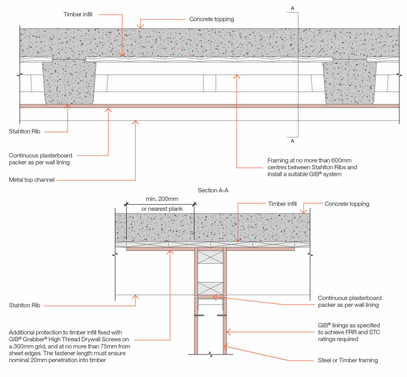
GFS423

LIMITED ACCESS FOR THE HIGHEST FIXING – OPTION 3



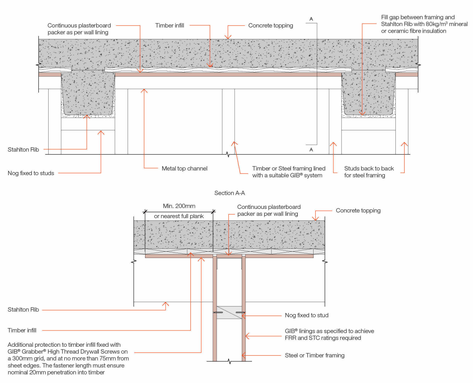
GFS424

DETAIL FOR WALL ACROSS STAHLTON RIB - OPTION 1

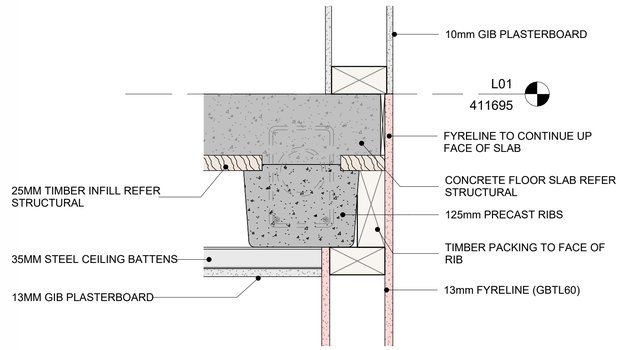


GFS425

DETAIL FOR WALL ACROSS STAHLTON RIB - OPTION 2

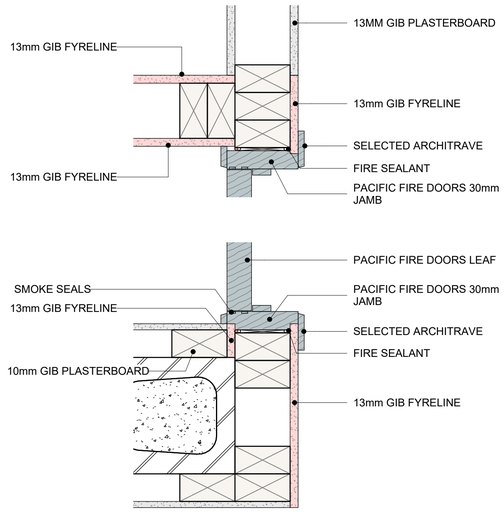


GFS426



2 / A151 FRR DETAIL - STAIRS L01

1 : 5



PACIFIC FIRE DOORS SPEC:

-/60/60SM RATED. (TB60 DOOR)

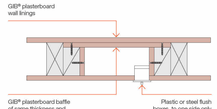
- SINGLE LEAF - PAINT QUALITY, 7mm HARDWOOD CLASHING
- "F" JAMB (ARCHITRAVE)
- SMOKE SEALS TO JAMBS
- DROP SEAL TO BOTTOM

1 / A200 FRR DETAIL - FIRE DOOR

1 : 5

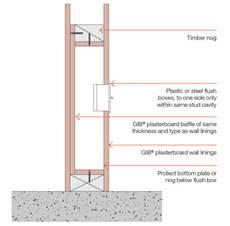
FLUSH BOXES IN TIMBER STUD WALLS

Plan view



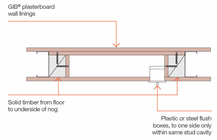
GFS260

Section view



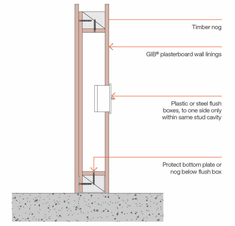
FLUSH BOXES IN METAL STUD WALLS

Plan view



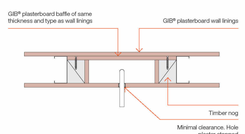
GFS261

Section view



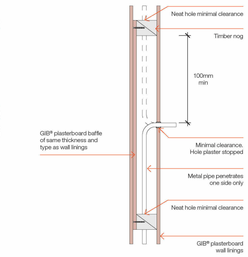
METAL PIPE IN STEEL STUD WALL

Plan view



GFS265

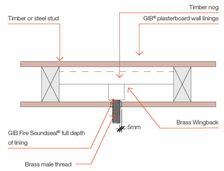
Section view



Note: This detail applies to metal pipe only.

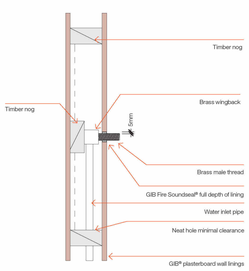
WINGBACK IN TIMBER / STEEL STUD WALL

Plan view



Note: For metal plumbing pipes or an FRR exceeding 90 minutes, install a single layer GIB® plasterboard baffle of the same thickness and type as the wall linings (shown dotted). Secure the baffle with GIB® Grabber® Laminator screws at no more than 300mm centres installed from the wall lining side

Section view

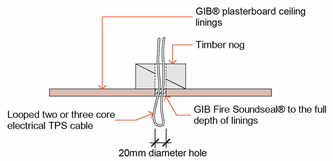


GFS266

PROJECT NUMBER		PROJECT NAME & ADDRESS	SHEET TITLE			SHEET NUMBER	REVISION
1110	ORIGIN architecture + interiors 48 Fourth Ave, Kingsland, Auckland. www.originarchitecture.co.nz	PROPOSED DEVELOPMENT 11 St Pauls Court, Queenstown	SPEC SHEETS - FRR	DESIGN: AM DRAWN: AM CHECKED: AM CURRENT REV: BUILDING CONSENT	SCALE 1 : 5@A1 50%@A3	A441	1

10/09/2026 9:57:57 am

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All Dimensions are to be site checked before construction and installation

GIB® Fire Rated Systems

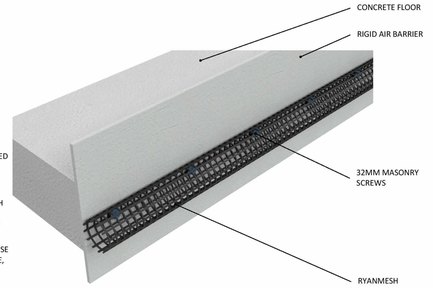
Penetrations - Looped Cable - Ceiling

Issue:-	
Scale: 1 : 5	Reference
Date: 07 Oct 2024	GFS243

INSTALLATION INSTRUCTIONS

1. ENSURE THE APERTURE IS CLEAN AND FREE OF DUST AND DEBRIS.
2. CUT THE RYANMESH TO LENGTH IF REQUIRED.
3. POSITION THE RYANMESH INTO PLACE WITHIN THE PLANE OF THE FLOOR / SLAB EDGE. THE OVERLAPPED JOIN SHOULD BE UP AGAINST THE FLOOR / SLAB EDGE AND THE PRECUT FIXING HOLES SHOULD BE PERPENDICULAR TO THE FLOOR / SLAB EDGE.
4. FIX THE RYANMESH TO THE CONCRETE FLOOR WITH MINIMUM M6 32MM MASONRY SCREWS*, THROUGH THE PRECUT HOLES, 75MM FROM EACH EDGE AND AT CENTRES NOT EXCEEDING 350MM.
5. IF THE RYANMESH NEEDS TO BE CUT TO LENGTH, USE A 16MM SPADE BIT TO CREATE A NEW FIXING HOLE, 75MM FROM THE EDGE.
6. WHERE TWO LENGTHS OF RYANMESH NEED TO BE JOINED, BUTT JOIN THEM TOGETHER EDGE TO EDGE.

*** RYANFIRE RECOMMENDS USING STAINLESS STEEL FIXINGS WHEREVER POSSIBLE.**



Products: RYANMESH
Approvals: AS 1530.4/AS 4072.1
BK: 108
Ref: PF22011
ID: A, B

Scenario: Linear gap seal to concrete floor / Ventilated cavity seal

Construction: 120mm thick concrete floor

Void Size: Up to 50mm wide, unlimited length

Fire Integrity: 120 minutes
Fire Insulation: 60 minutes } Gaps up to 25mm

Fire Integrity: 60 minutes
Fire Insulation: 30 minutes } Gaps up to 50mm

Ryanmesh is designed for use within cavity systems that have been fire tested and proven to achieve a suitable performance to a relevant local standard and has been deemed suitable for perimeter cladding within the relevant building design code.

Web based drawings are for example only. Fire performance of any system is dependant on, but not limited to size of opening, substrate, if penetrations are passing through, type, size and number. Please refer to Ryanfire technical department for detailed and specific fire performance information.

RYANFIRE
PASSIVE FIRE SPECIALISTS

Client

Job Title

Drawing Title

Ryanmesh slab edge/floor seal Concrete floor

Scale: **NTS**	Date: **July 2024**
Sheet Size: **A3**	Drawn By
Drawing Number: **V52.5**	Rev: **6.0**

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Any misuse of these drawings will result in legal proceedings.

All errors and omissions excepted - the information contained within this drawing is believed to be correct on the date of publication, and is based upon tested and certified solutions. The policy of **Ryanfire Products** is one of constant improvement. Installers must therefore ensure that they are following the latest published drawings, test evidence and instructions. Whilst **Ryanfire Products** will endeavour to keep its publications up to date, the accuracy of the information contained within this drawing may be affected by pertinent changes in the law or regulatory requirements and alterations or amendments to the specification of **the manufactured** products. Terms and conditions of sale apply.

RYANFIRE Technical Support: info@ryanfire.co.nz- Tel 09 443 0362

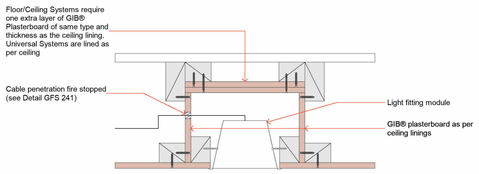
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All Dimensions are to be site checked before construction and installation.

GIB® Fire Rated Systems

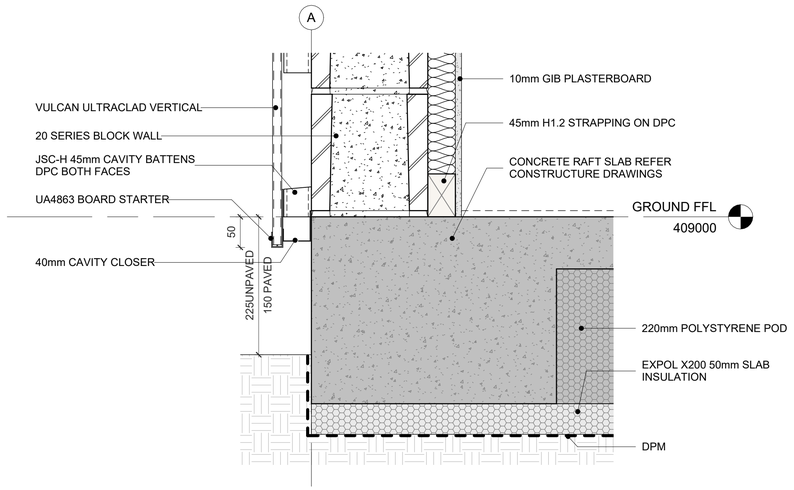
Penetrations - Frame Fixed Light Fitting

Scale: 1 : 5	Reference
Date: 07 Oct 2024	GFS282

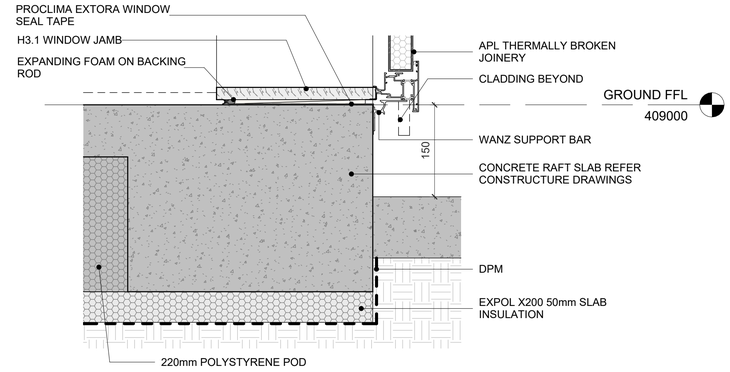


PROJECT NUMBER			PROJECT NAME & ADDRESS	SHEET TITLE			SHEET NUMBER	REVISION
1110	ORIGIN architecture + interiors	48 Fourth Ave, Kingsland, Auckland. www.originarchitecture.co.nz	PROPOSED DEVELOPMENT 11 St Pauls Court, Queenstown	SPEC SHEETS - FRR	DESIGN: AM DRAWN: AM CHECKED: AM CURRENT REV: BUILDING CONSENT	SCALE: @A1 50%@A3	A442	1

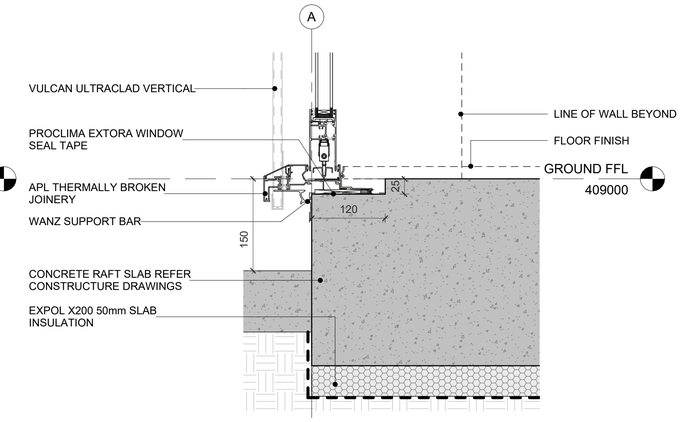
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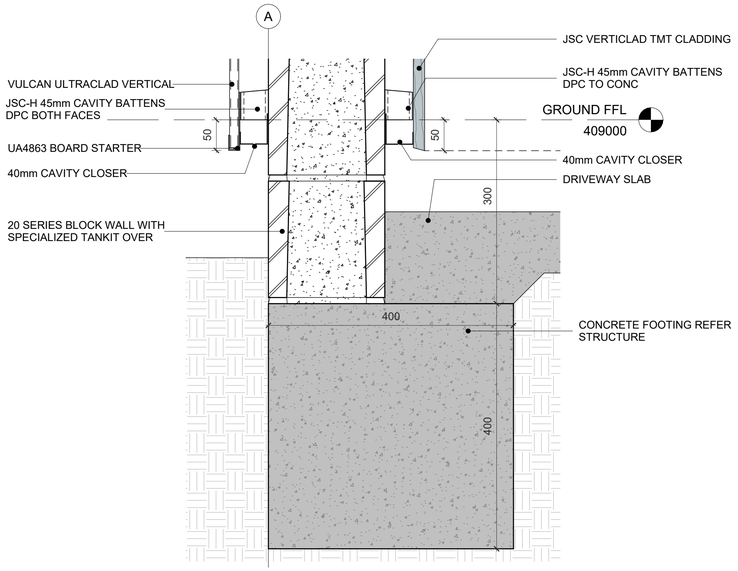
1 A351 SLAB EDGE DETAIL - ULTRACLAD
1 : 5



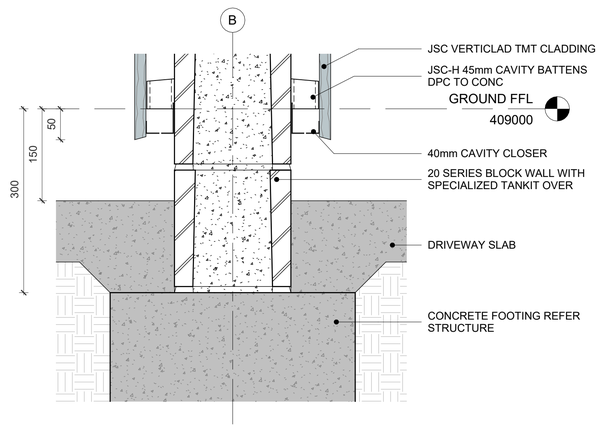
2 A351 SLAB EDGE DETAIL - FRONT DOOR
1 : 5



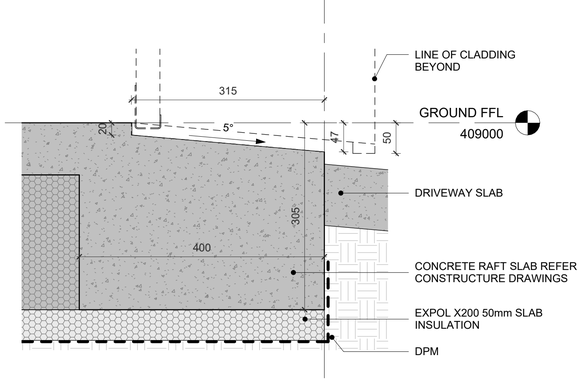
6 A151 SLAB EDGE DETAIL - SLIDER
1 : 5



4 A151 SLAB DETAIL - WING WALL - GRID A
1 : 5



5 A151 SLAB DETAIL - WING WALL - GRID B
1 : 5



3 A352 SLAB EDGE DETAIL - GARAGE DOOR
1 : 5

VULCAN CLADDING 45mm BATTEN FIXINGS

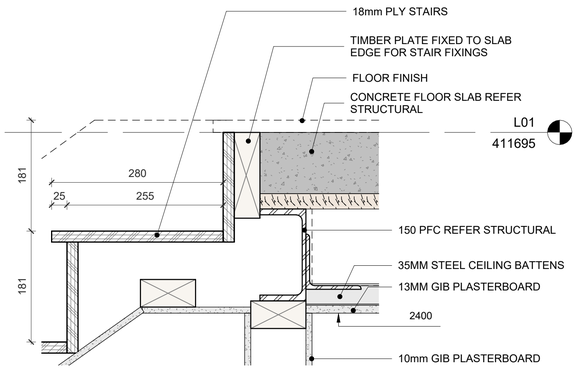
- BATTEN TO MASONRY WALL - 8mm RAMSET WERCS ANKASCREW @ 600CRS MAX
- VULCAN CLADDING TO 45mm BATTEN - 50 x 3.3 mm AISI-302Cu stainless steel screws (AS PER VULCAN BRANZ APPRAISAL)

JSC 45mm BATTEN FIXINGS

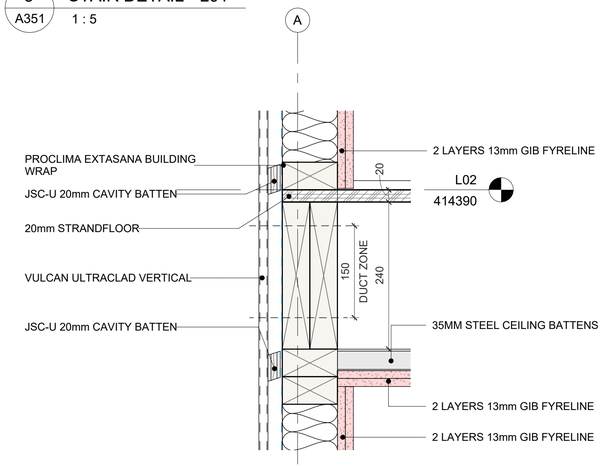
- BATTEN TO MASONRY WALL - 8mm RAMSET WERCS ANKASCREW @ 600CRS MAX
- CLADDING TO 45mm BATTEN - ANNULAR GROOVED NAIL WITH 35mm EMBEDMENT INTO CAVITY BATTEN

PROJECT NUMBER 1110	ORIGIN architecture + interiors	48 Fourth Ave, Kingsland, Auckland. www.originarchitecture.co.nz	PROJECT NAME & ADDRESS PROPOSED DEVELOPMENT 11 St Pauls Court, Queenstown	SHEET TITLE DETAILS	DESIGN: AM / DRAWN: AM / CHECKED: AM / CURRENT REV: BUILDING CONSENT	SCALE 1 : 5@A1 / 50%@A3	SHEET NUMBER A501	REVISION 1

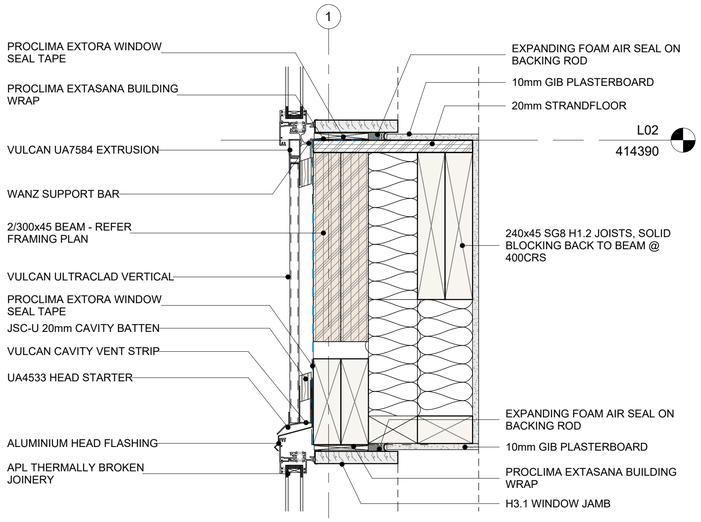
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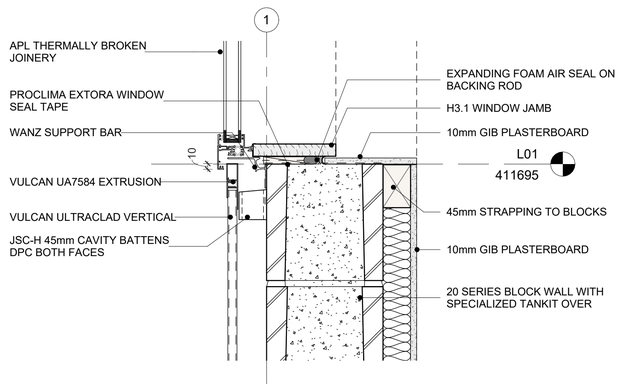
5 STAIR DETAIL - L01
A351 1 : 5

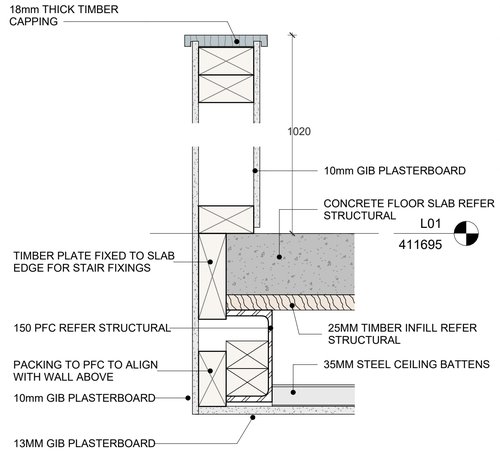


1 MIDFLOOR DETAIL - L02 - ULTRACLAD
A351 1 : 5



3 MIDFLOOR DETAIL AT STAIRS
A351 1 : 5





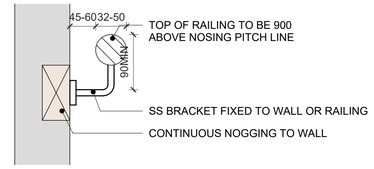
8 STAIR DETAIL - LOW WALL
A205 1 : 5

VULCAN CLADDING 45mm BATTEN FIXINGS

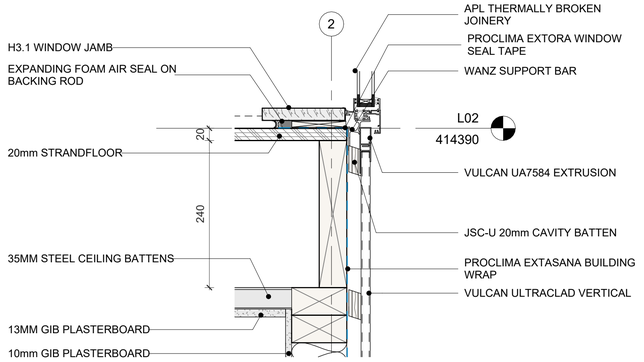
- BATTEN TO MASONRY WALL - 8mm RAMSET WERCS ANKASCREW @ 600CRS MAX
- VULCAN CLADDING TO 45mm BATTEN - 50 x 3.3 mm AISI-302Cu stainless steel screws (AS PER VULCAN BRANZ APPRAISAL)

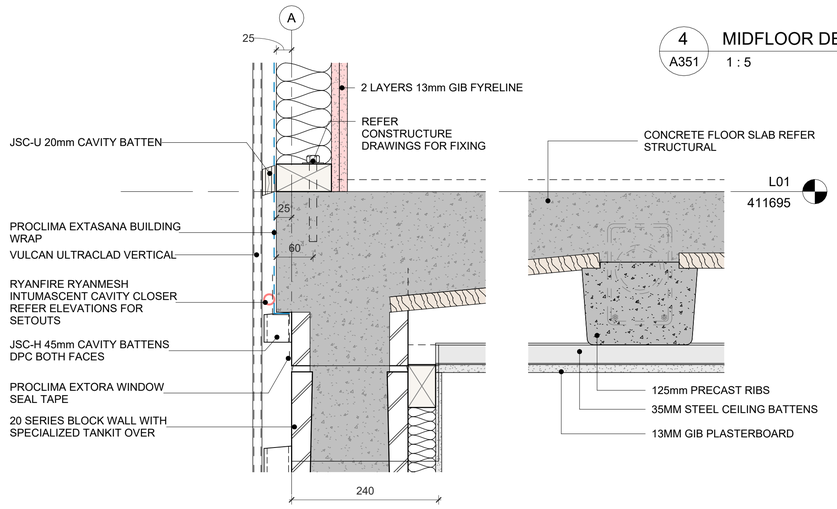
JSC 45mm BATTEN FIXINGS

- BATTEN TO MASONRY WALL - 8mm RAMSET WERCS ANKASCREW @ 600CRS MAX
- CLADDING TO 45mm BATTEN - ANNULAR GROOVED NAIL WITH 35mm EMBEDMENT INTO CAVITY BATTEN



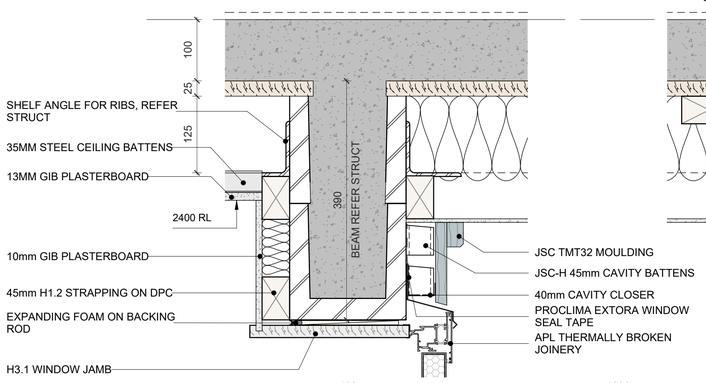
9 TYP HANDRAIL DETAIL
1 : 5





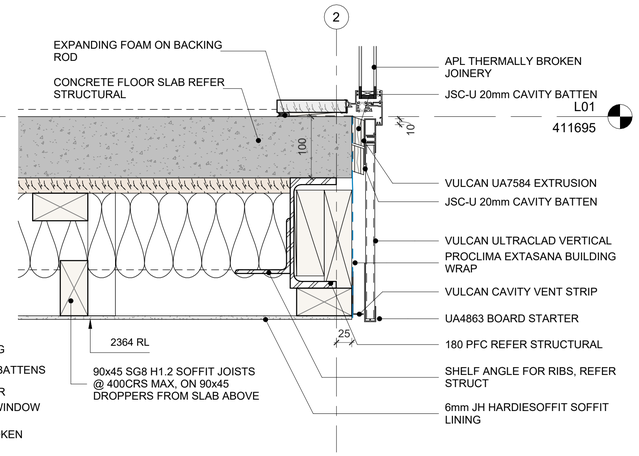
2 MIDFLOOR DETAIL - L01 - ULTRACLAD
A351 1 : 5

4 MIDFLOOR DETAIL - STAIR WINDOW
A351 1 : 5



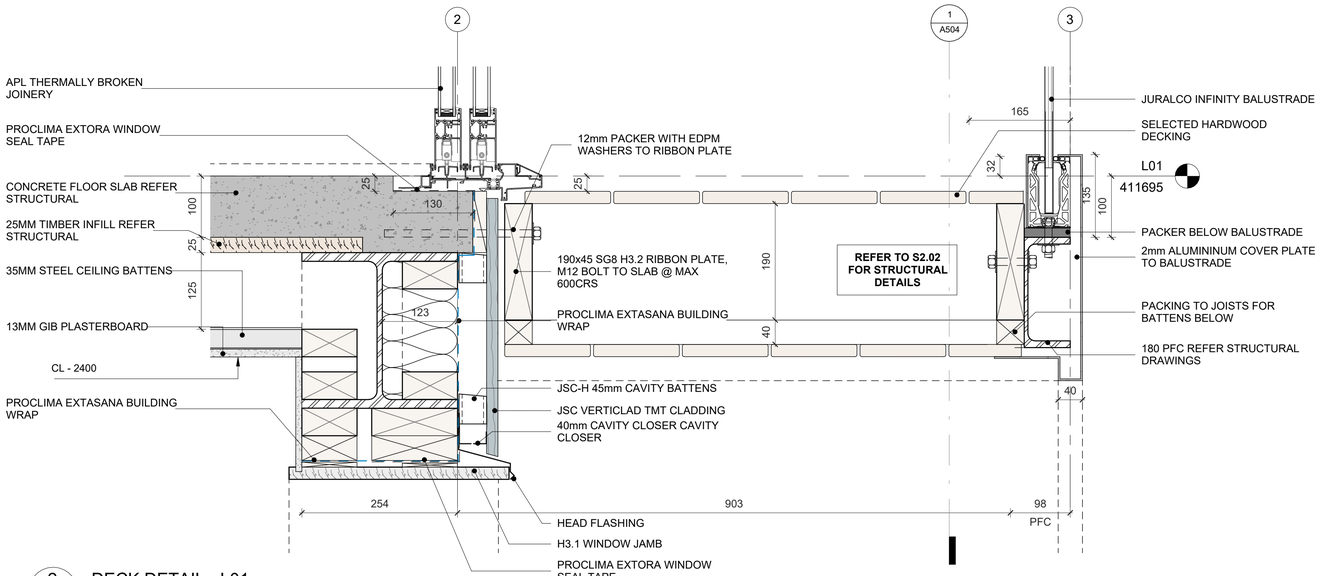
7 SOFFIT DETAIL L00
A351 1 : 5

6 MIDFLOOR DETAIL L02 - WINDOW SILL
A351 1 : 5

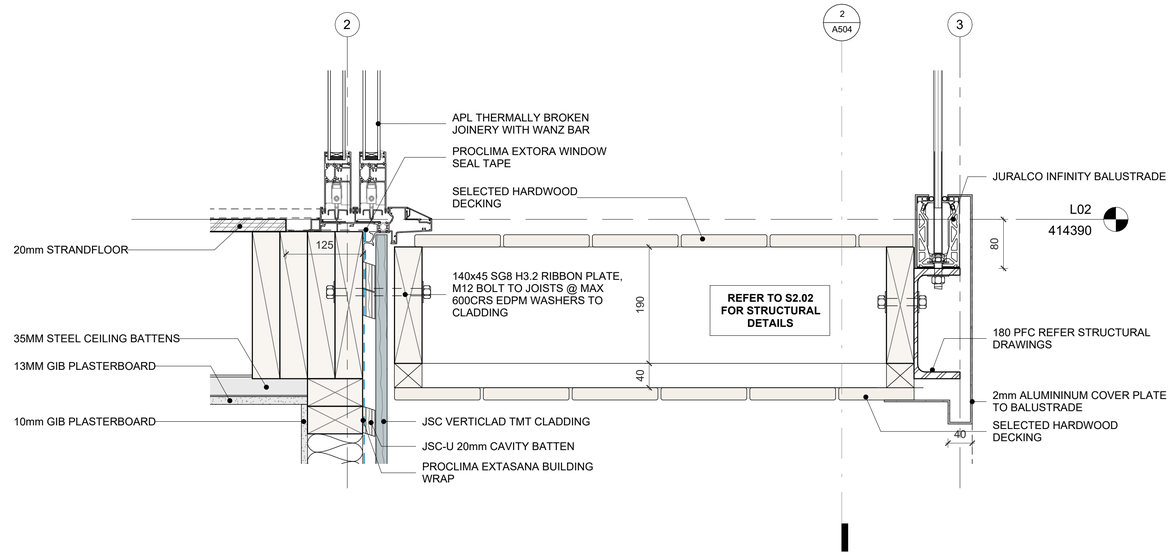


PROJECT NUMBER 1110	ORIGIN architecture + interiors	48 Fourth Ave, Kingsland, Auckland. www.originarchitecture.co.nz	PROJECT NAME & ADDRESS PROPOSED DEVELOPMENT 11 St Pauls Court, Queenstown	SHEET TITLE DETAILS	DESIGN: AM DRAWN: AM CHECKED: AM CURRENT REV: BUILDING CONSENT	SCALE 1 : 5@A1 50%@A3	SHEET NUMBER A502	REVISION 1

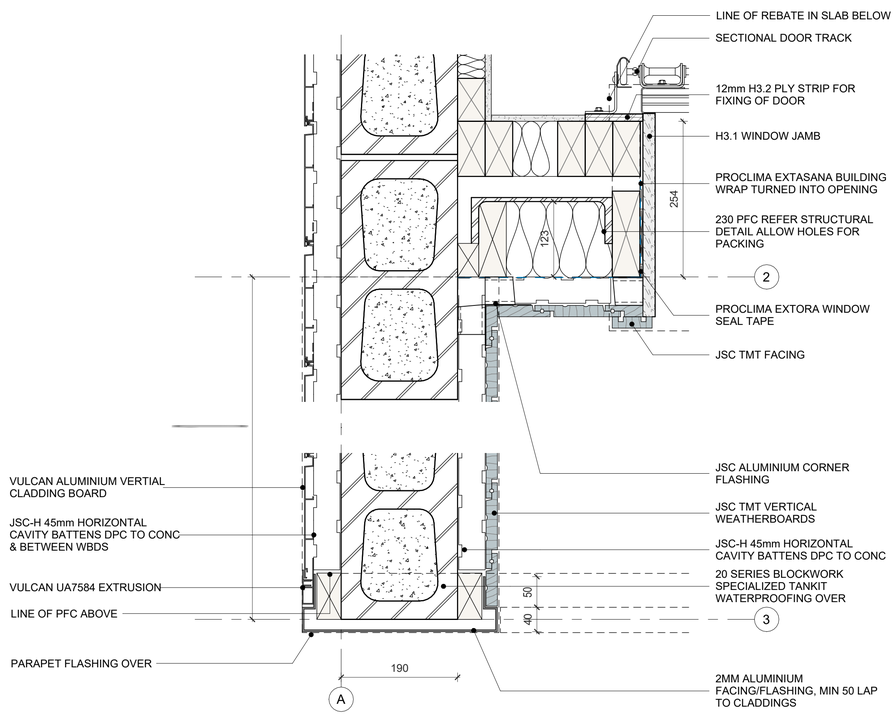
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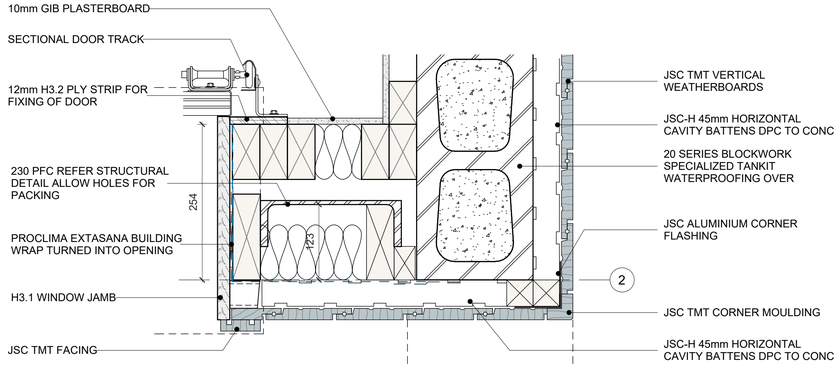
2 A352 DECK DETAIL - L01
1 : 5



1 A352 DECK DETAIL - L02
1 : 5



3 A200 WING WALL DETAIL L00 GRID A
1 : 5



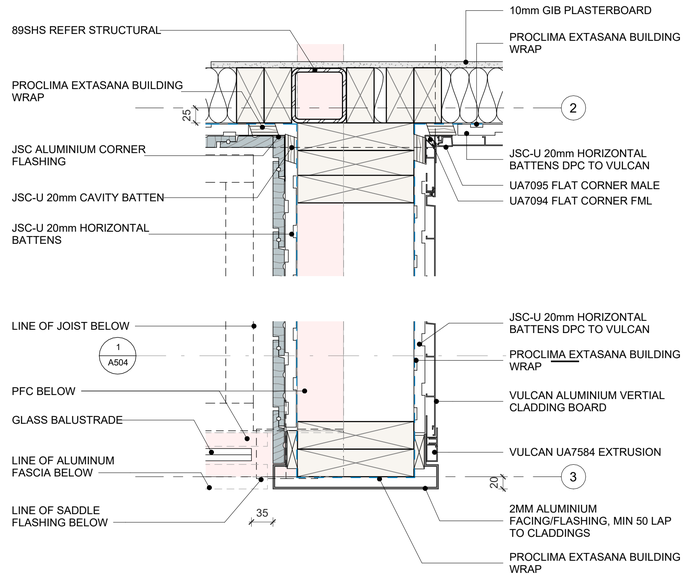
4 A200 GARAGE DOOR DETAIL - L00
1 : 5

VULCAN CLADDING 45mm BATTEN FIXINGS

- BATTEN TO MASONRY WALL - 8mm RAMSET WERCS ANKASCREW @ 600CRS MAX
- VULCAN CLADDING TO 45mm BATTEN - 50 x 3.3 mm AISI-302Cu stainless steel screws (AS PER VULCAN BRANZ APPRAISAL)

JSC 45mm BATTEN FIXINGS

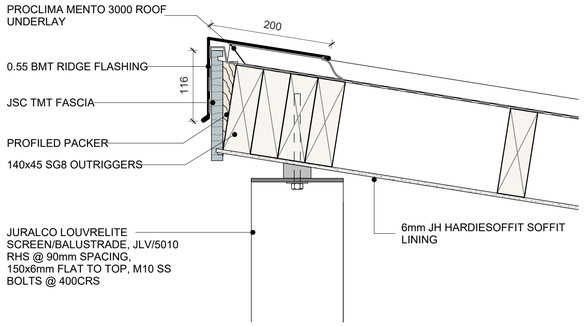
- BATTEN TO MASONRY WALL - 8mm RAMSET WERCS ANKASCREW @ 600CRS MAX
- CLADDING TO 45mm BATTEN - ANNULAR GROOVED NAIL WITH 35mm EMBEDMENT INTO CAVITY BATTEN



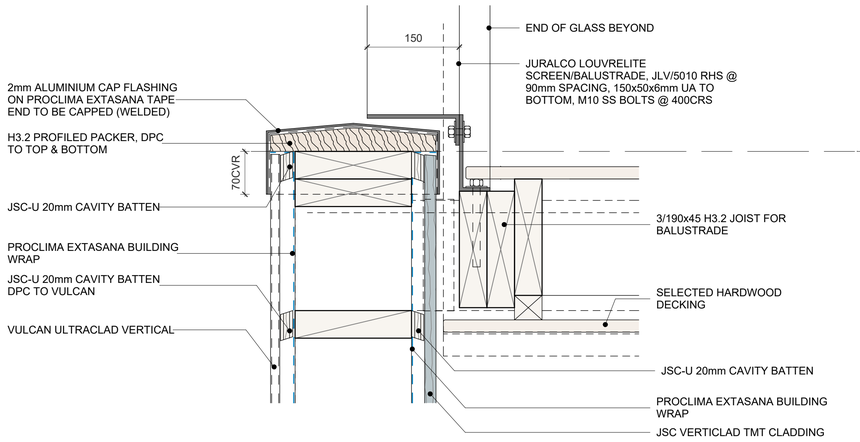
5 A205 WING WALL DETAIL - L01
1 : 5

PROJECT NUMBER: 1110	ORIGIN architecture + interiors	48 Fourth Ave, Kingsland, Auckland. www.originarchitecture.co.nz	PROJECT NAME & ADDRESS: PROPOSED DEVELOPMENT, 11 St Pauls Court, Queenstown	SHEET TITLE: DETAILS	DESIGN: AM / DRAWN: AM / CHECKED: AM / CURRENT REV: BUILDING CONSENT	SCALE: 1 : 5@A1, 50%@A3	SHEET NUMBER: A503 / REVISION: 1

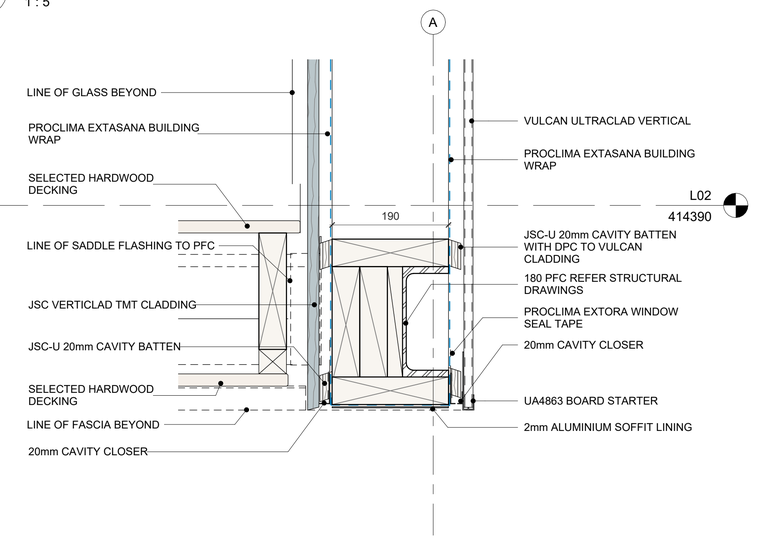
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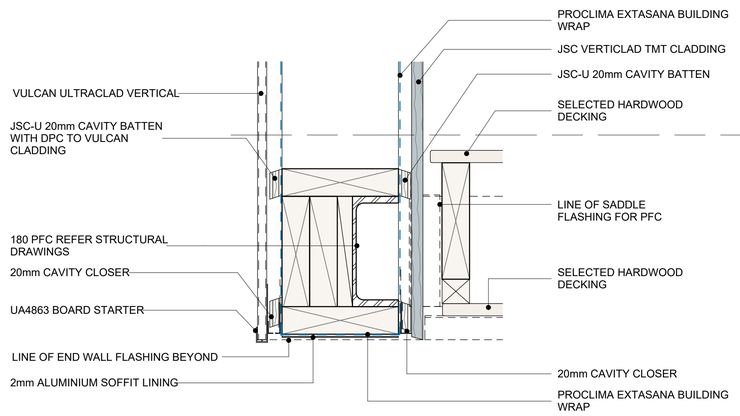
3 APEX DETAIL - SCREEN
1 : 5

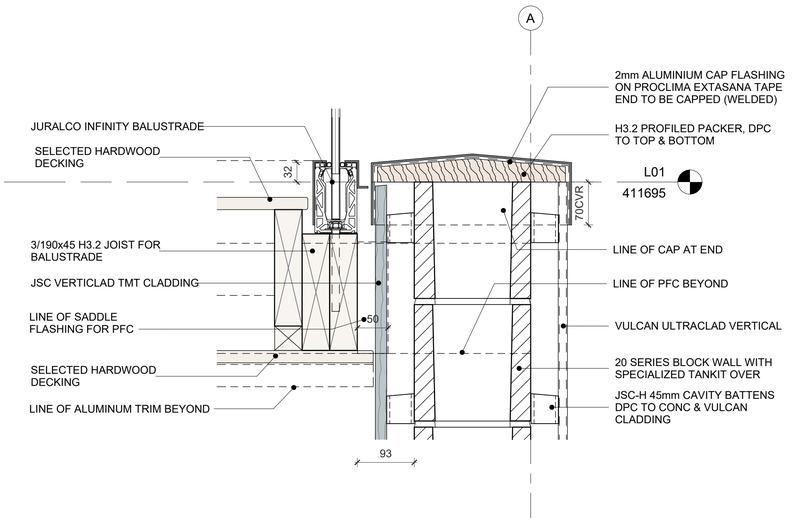


4 EAVE DETAIL - BALCONY
1 : 5



2 DECK ENDS DETAIL - L02
A503 1 : 5





1 DECK EDGE DETAILS - L00
A503 1 : 5

VULCAN CLADDING 45mm BATTEN FIXINGS

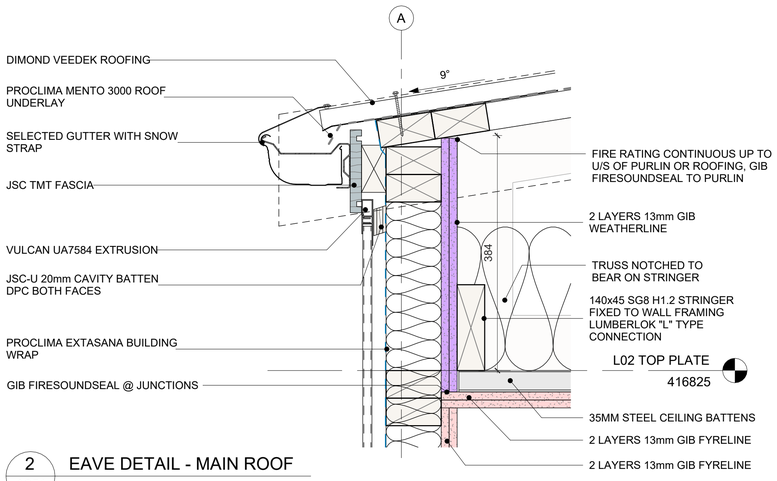
- BATTEN TO MASONRY WALL - 8mm RAMSET WERCS ANKASCREW @ 600CRS MAX
- VULCAN CLADDING TO 45mm BATTEN - 50 x 3.3 mm AISI-302Cu stainless steel screws (AS PER VULCAN BRANZ APPRAISAL)

JSC 45mm BATTEN FIXINGS

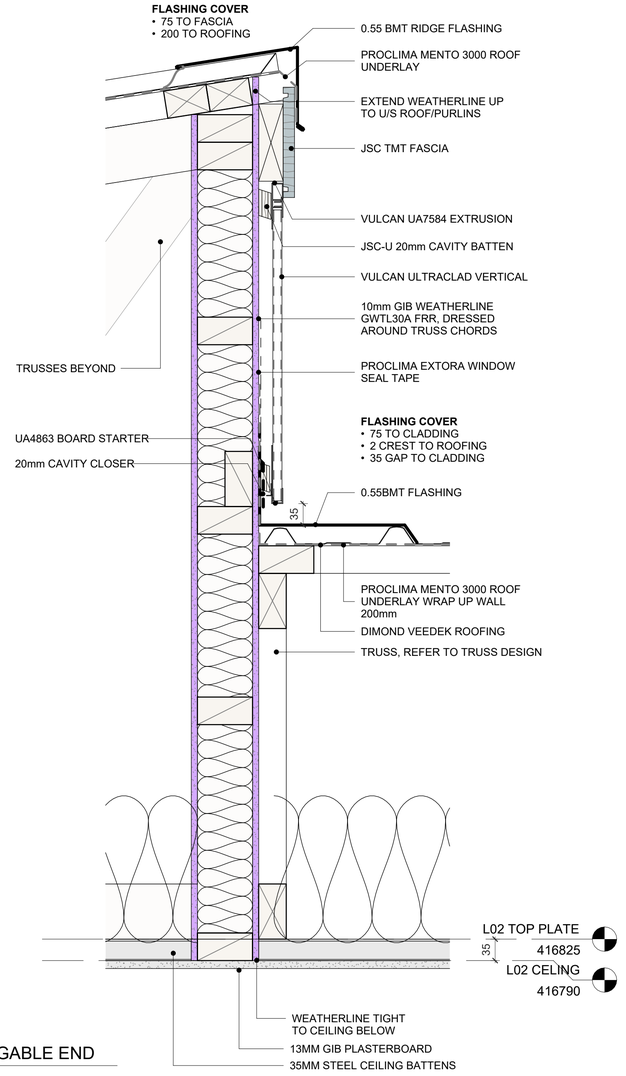
- BATTEN TO MASONRY WALL - 8mm RAMSET WERCS ANKASCREW @ 600CRS MAX
- CLADDING TO 45mm BATTEN - ANNULAR GROOVED NAIL WITH 35mm EMBEDMENT INTO CAVITY BATTEN

PROJECT NUMBER: 1110	ORIGIN architecture + interiors	48 Fourth Ave, Kingsland, Auckland. www.originarchitecture.co.nz	PROJECT NAME & ADDRESS: PROPOSED DEVELOPMENT 11 St Pauls Court, Queenstown	SHEET TITLE: DETAILS	DESIGN: AM / DRAWN: AM / CHECKED: AM / CURRENT REV: BUILDING CONSENT	SCALE: 1 : 5@A1, 50%@A3	SHEET NUMBER: A504	REVISION: 1

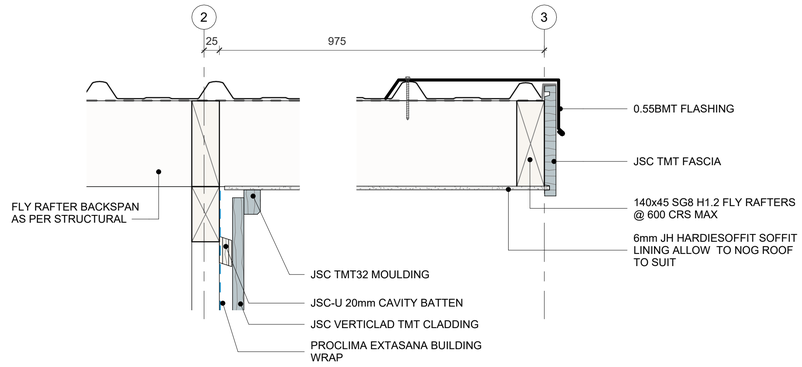
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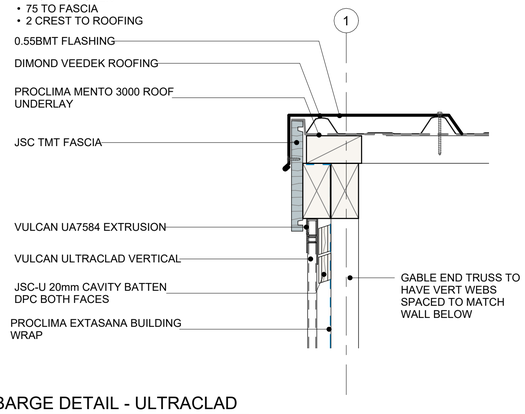
2 A351 EAVE DETAIL - MAIN ROOF 1 : 5



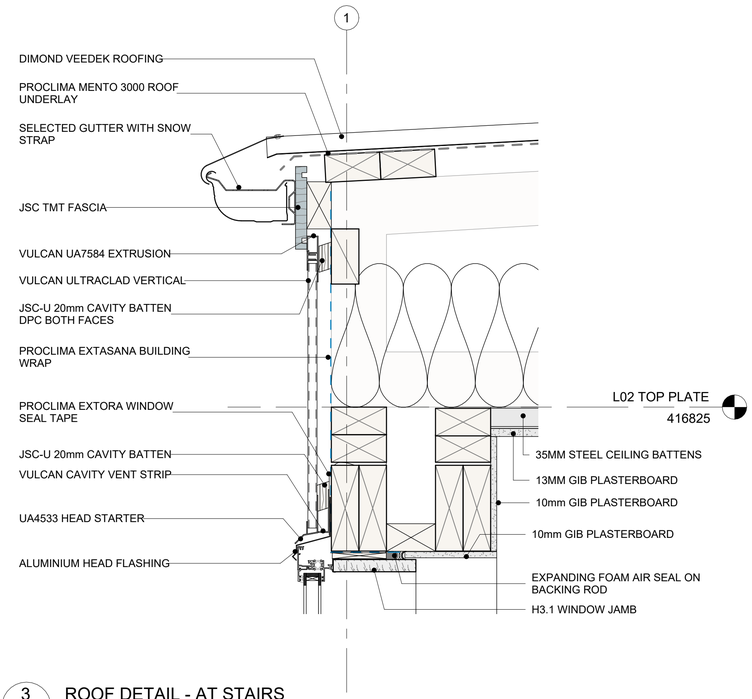
1 A351 FRR DETAIL - GABLE END 1 : 5



5 A352 ROOF DETAIL - CANTILEVER 1 : 5



4 A352 BARGE DETAIL - ULTRACLAD 1 : 5



3 A351 ROOF DETAIL - AT STAIRS 1 : 5

VULCAN CLADDING 45mm BATTEN FIXINGS

- BATTEN TO MASONRY WALL - 8mm RAMSET WERCS ANKASCREW @ 600CRS MAX
- VULCAN CLADDING TO 45mm BATTEN - 50 x 3.3 mm AISI-302Cu stainless steel screws (AS PER VULCAN BRANZ APPRAISAL)

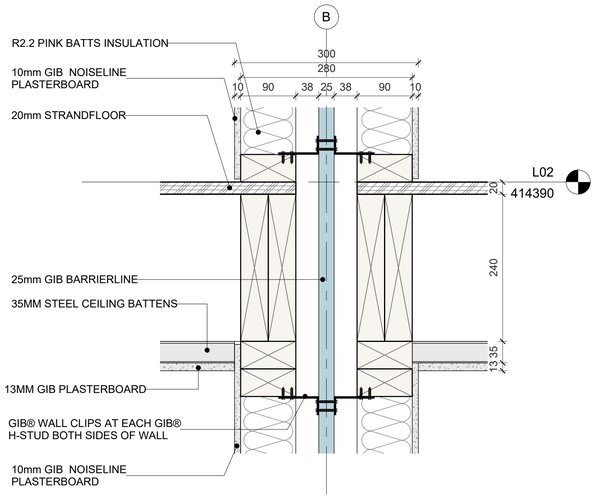
JSC 45mm BATTEN FIXINGS

- BATTEN TO MASONRY WALL - 8mm RAMSET WERCS ANKASCREW @ 600CRS MAX
- CLADDING TO 45mm BATTEN - ANNULAR GROOVED NAIL WITH 35mm EMBEDMENT INTO CAVITY BATTEN

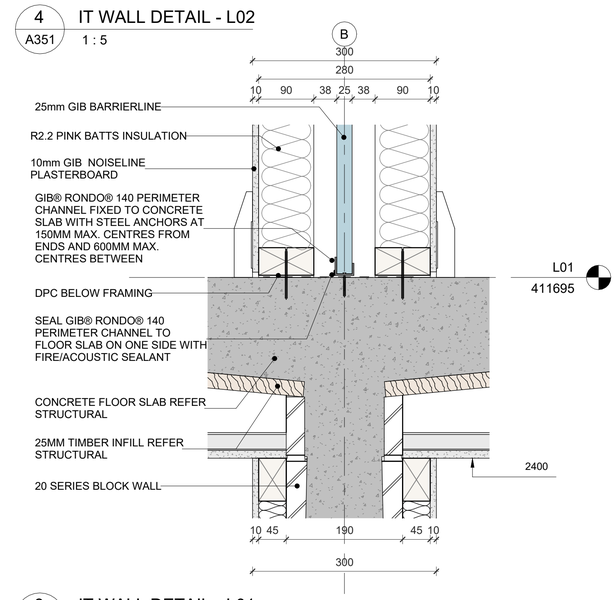
PROJECT NUMBER 1110	ORIGIN architecture + interiors	48 Fourth Ave, Kingsland, Auckland. www.originarchitecture.co.nz	PROJECT NAME & ADDRESS PROPOSED DEVELOPMENT 11 St Pauls Court, Queenstown	SHEET TITLE DETAILS	DESIGN: AM / DRAWN: AM / CHECKED: AM / CURRENT REV: BUILDING CONSENT	SCALE 1 : 5@A1 / 50%@A3	SHEET NUMBER A505	REVISION 1

10/09/2026 9:58:11 am

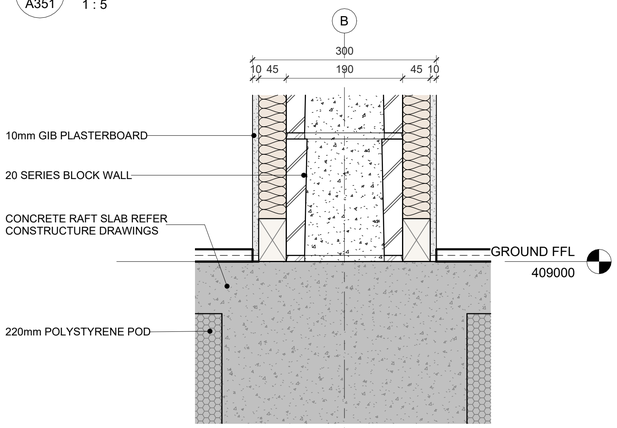
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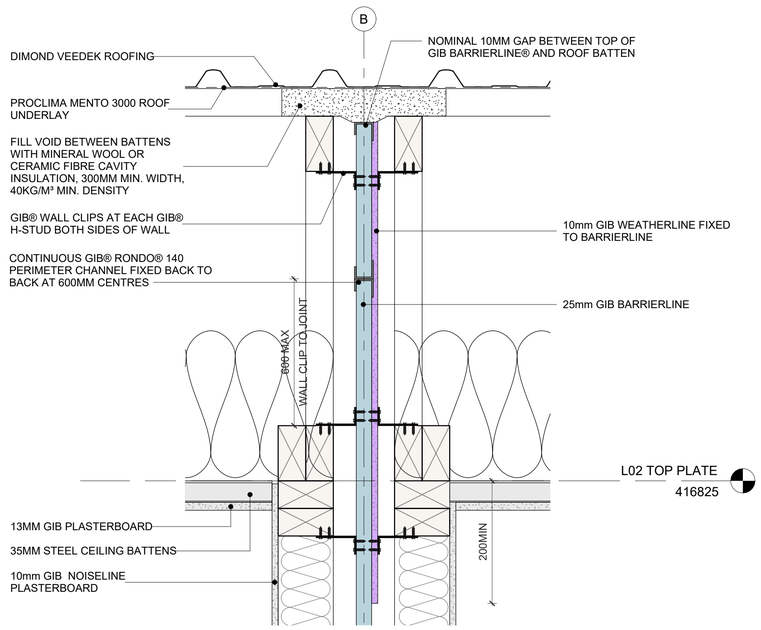
4 A351 IT WALL DETAIL - L02 1 : 5



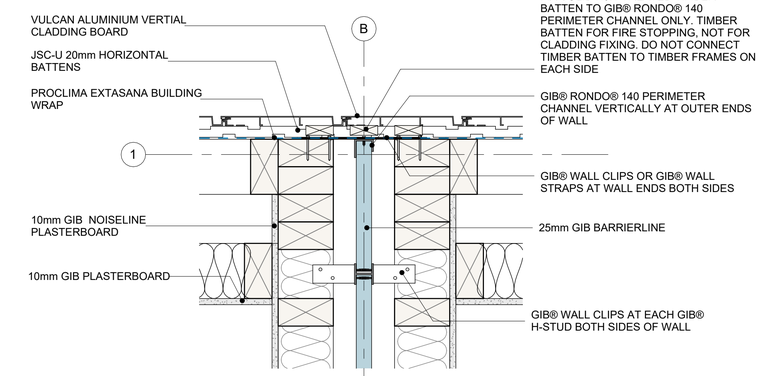
3 A351 IT WALL DETAIL - L01 1 : 5



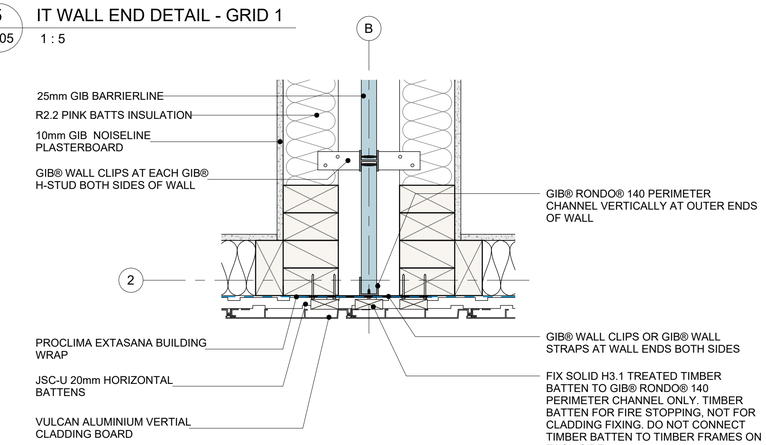
2 A351 IT WALL DETAIL - L00 1 : 5



1 A351 IT WALL DETAIL - ROOF 1 : 5

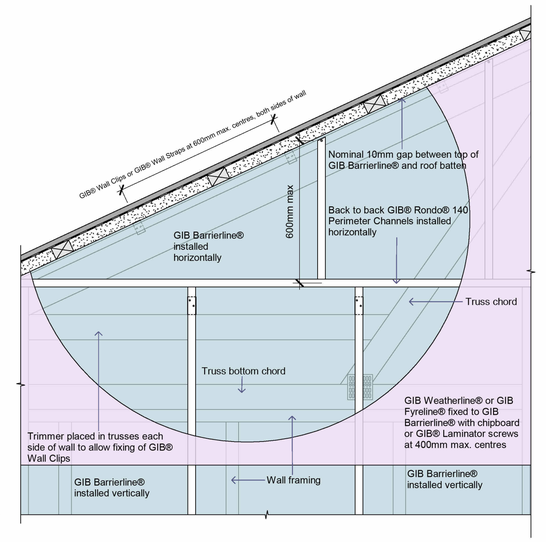


5 A205 IT WALL END DETAIL - GRID 1 1 : 5



6 A205 IT WALL END DETAIL - GRID 2 1 : 5

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All Dimensions are to be site checked before construction and installation

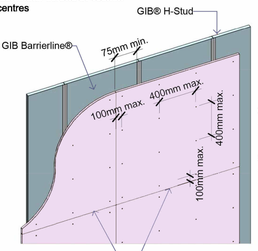
GIB® Intertenancy Barrier Systems

Roof Void Detail with Horizontal Sheeting (Side Elevation)

File: GNS113 Roof Void Detail with Horizontal Sheeting (Side Elevation)	
Issue: -	
Scale: 1 : 10	Reference
Date: 10 Feb 2023	GNS113

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GIB Weatherline® or GIB Fyreline® fixed to GIB Barrierline® with chipboard or GIB® Laminator screws at 400mm max. centres



60 minute FRR :
- 13mm GIB Weatherline®, or
- 13mm GIB Fyreline®

30 minute FRR :
- 10mm GIB Weatherline®, or
- 13mm GIB Fyreline®

Stopping of joints is not required

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All Dimensions are to be site checked before construction and installation

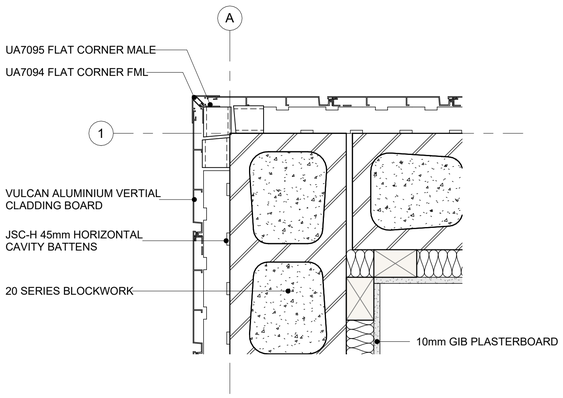
GIB® Intertenancy Barrier Systems

Fixing Detail for GIB Weatherline® or GIB Fyreline® Laminate

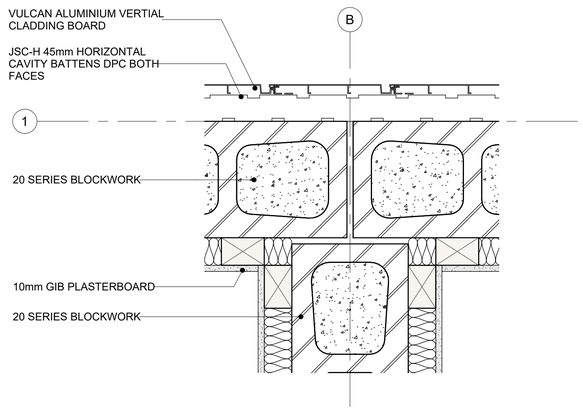
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Issue: 1001	
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PROJECT NUMBER: 1110	ORIGIN architecture + interiors — 48 Fourth Ave, Kingsland, Auckland. www.originarchitecture.co.nz	PROJECT NAME & ADDRESS: PROPOSED DEVELOPMENT, 11 St Pauls Court, Queenstown	SHEET TITLE: DETAILS	DESIGN: AM, DRAWN: AM, CHECKED: AM, CURRENT REV: BUILDING CONSENT; SCALE: 1 : 5@A1, 50%@A3	SHEET NUMBER: A506	REVISION: 1

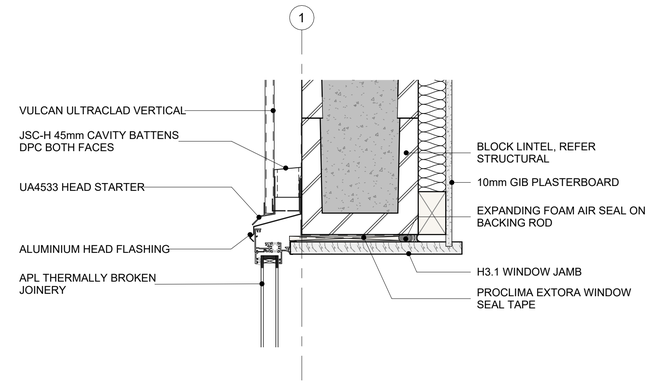
10/09/2026 9:58:14 am



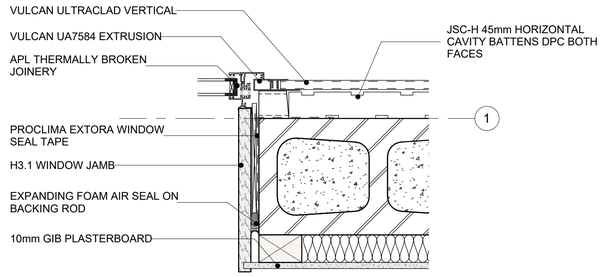
2 A200 EXTERNAL CORNER DETAIL - L00
1 : 5

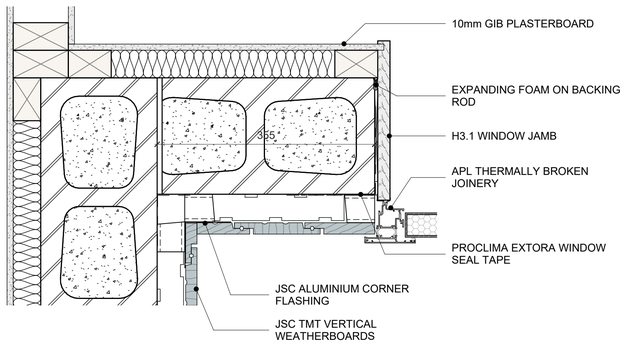


1 A200 PLAN DETAIL - L00 IT WALL END
1 : 5

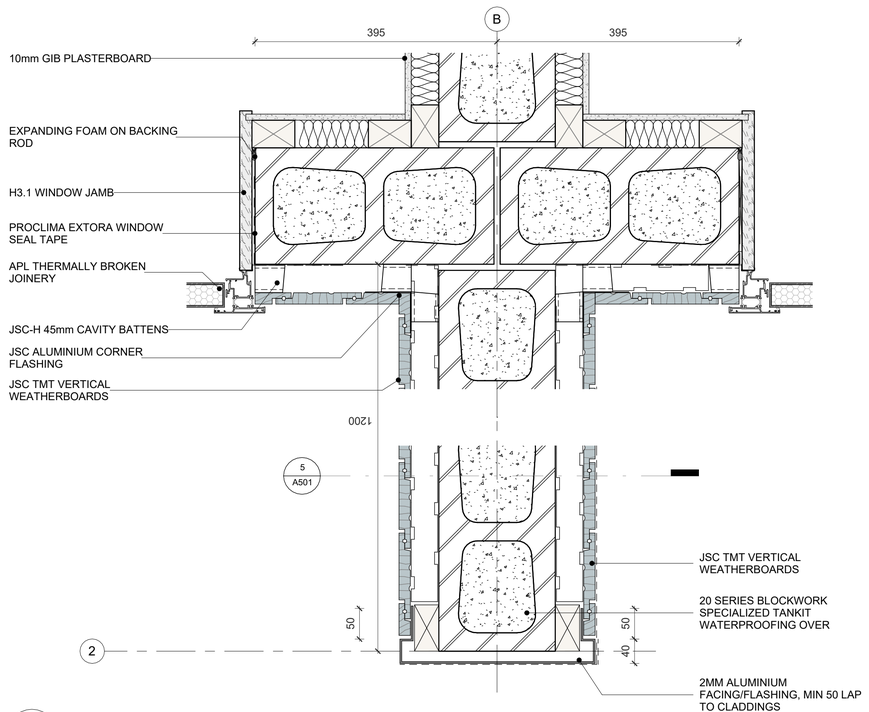


6 A352 WINDOW HEAD - L00 ULTRACLAD
1 : 5



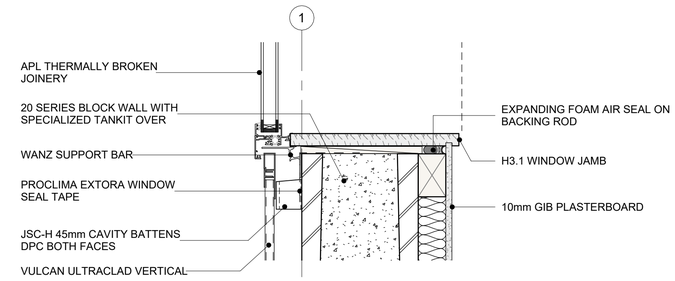


4 A200 PLAN DETAIL - FRONT DOOR
1 : 5



3 A200 WING WALL DETAIL - GRID B
1 : 5

7 A200 WINDOW JAMB - L00 ULTRACLAD
1 : 5



5 A352 WINDOW SILL - L00 ULTRACLAD
1 : 5

VULCAN CLADDING 45mm BATTEN FIXINGS

- BATTEN TO MASONRY WALL - 8mm RAMSET WERCS ANKASCREW @ 600CRS MAX
- VULCAN CLADDING TO 45mm BATTEN - 50 x 3.3 mm AISI-302Cu stainless steel screws (AS PER VULCAN BRANZ APPRAISAL)

JSC 45mm BATTEN FIXINGS

- BATTEN TO MASONRY WALL - 8mm RAMSET WERCS ANKASCREW @ 600CRS MAX
- CLADDING TO 45mm BATTEN - ANNULAR GROOVED NAIL WITH 35mm EMBEDMENT INTO CAVITY BATTEN

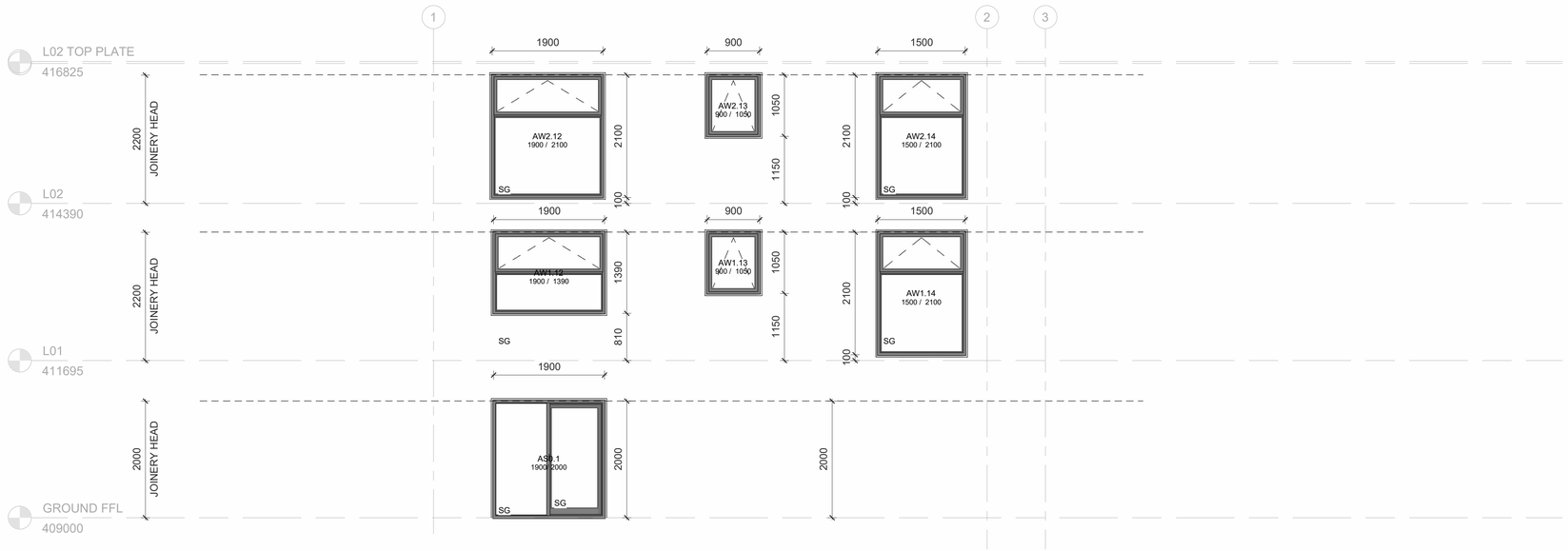
PROJECT NUMBER 1110	ORIGIN architecture + interiors	48 Fourth Ave, Kingsland, Auckland. www.originarchitecture.co.nz	PROJECT NAME & ADDRESS PROPOSED DEVELOPMENT 11 St Pauls Court, Queenstown	SHEET TITLE DETAILS	DESIGN: AM / DRAWN: AM / CHECKED: AM / CURRENT REV: BUILDING CONSENT	SCALE 1 : 5@A1 / 50%@A3	SHEET NUMBER A507	REVISION 1

10/09/2026 9:58:16 am



2 / A151 ELEVATION 1 - JOINERY SCHEDULE

1 : 50



1 / A151 ELEVATION 2 - JOINERY SCHEDULE

1 : 50

GLAZING NOTES :

ALL GLAZING TO COMPLY WITH NZS 4223 PART 3

B A T H R O O M G L A Z I N G :
- GRADE A SAFETY GLASS IN ACCORDANCE TO TABLE 3 .1 REFER TO CLAUSE 3 0 8 .
- ALL GLASS PANELS OR DOORS WITH ONE UNFRAMED OR TWO OPPOSITE UNFRAMED
- EDGES SHALL BE OF TOUGHENED SAFETY GLASS NOT LESS THAN 5MM T H I C K .
- IN BATHROOMS, GLASS PANELS OF DOORS WITH TWO ADJACENT OR THREE OR MORE
- UNFRAMED EDGES SHALL BE OF TOUGHENED SAFETY GLASS NOT LESS THAN 6 M M
- THICKNESS.
- FRAMLESS GLASS SHOWER DOORS USING PIVOTS OR HINGES SHALL BE
- TOUGHENED SAFETY GLASS OF NOT LESS THAN 6 M M T H I C K N E S S .

DOORS :
GRADE A SAFETY GLASS IN ACCORDANCE TO TABLE 3 .1

FRAMED SIDEPANELS
GRADE A SAFETY GLASS IN ACCORDANCE TO TABLE 3 .1 , CLAUSE 3 0 3 .1

F R A M E D S I D E P A N E L S
REFER TO CLAUSE 3 0 7 .1 .1 5MM MIN THICK IN ACCORDANCE WITH COLUMN 2
TABLE 3 .2

SG - TOUGHENED SAFTEY GLASS
FXD - FIXED PANEL
RS - RESTRICTOR STAY, MAX OPENING 10mm

STRUCTURAL ENGINEERING:

ALL STRUCTURAL ENGINEERING BY **CONSTRUCTURE**, REFER TO CALCULATIONS & PS1

TIMBER TREATMENT

UNLESS OTHERWISE NOTED, TIMBER TREATMENT FOR NEW TIMBER FRAMING TO BE AS FOLLOWS:
EXTERNAL & INTERNAL WALLS H1.2 (ENCLOSED)

- PILES: H5
- BEARERS ENCLOSED H1.2
- JOISTS ENCLOSED H1.2
- ROOF FRAMING H1.2
- BEARERS DECK H3.2
- JOIST DECK H3.2
- POST DECK H5
- WEATHERBOARDS (PINE) H3.1 - PAINT FINISH

NOTE:
FOR FURTHER INFORMATION CONCERNING TIMBER TREATMENT REFER TO NZBC, CLAUSE B2, NZS 3602 AND NZS 3640. FROM NZBC E2 / AS1 - 9.4.9 FINISHES

WHERE A PROTECTIVE FINISH IS REQUIRED BY NZS 3602, ALL TIMBER SURFACES, INCLUDING END GRAIN AND LAPS, SHALL BE SEALED BY PRIMING. TWO COATS OF EXTERIOR GRADE PAINT SHALL BE APPLIED, AFTER PRIMING, TO ALL EXPOSED SURFACES. PAINT SYSTEMS SHALL COMPLY WITH ANY OF PARTS 7, 8, 9 OR 10 OF AS 3730.

NEW WORK NOTES:

- ALL NEW FRAMING TO BE A MINIMUM OF SG8
- JOINERY FABRICATOR TO SITE MEASURE ALL OPENINGS AND TO CONFIRM DIMENSIONS WITH OWNER PRIOR TO FABRICATION OF JOINERY. DIMENSIONS SHOWN ARE ROUGH OPENING ONLY.
- ALL WORK SHALL COMPLY WITH THE NZ BUILDING CODE.
- THE CONTRACTOR SHALL EXAMINE THE SITE TOGETHER WITH THE DRAWINGS AND OTHER CONTRACT DOCUMENTS AND SHALL VERIFY ALL CONDITIONS, LEVELS AND DIMENSIONS PRIOR TO THE START OF ANY WORKS ON SITE.
- IF THERE ARE ANY DISCREPANCIES THE DESIGNER IS TO BE NOTIFIED IMMEDIATELYAND APPROPRIATE AMENDMENTS TO DRAWINGS MADE PRIOR TO WORKS COMMENCING.
- ALL FIXINGS 'EXPOSED' AND/OR WITHIN 600MM OF FINISHED GROUND LEVEL TO BE STAINLESS STEEL IN ACCORDANCE WITH NZS 3604 TABLE 4.1.
- DPC TO ALL PILE / BEARER CONNECTIONS LESS THAN 300MM TO THE FINISHED GROUND LEVEL.
- REFER TO BRACING PLAN FOR DETAILS OF WALL BRACING.
- REFER SEPARATE SET-OUT PLAN FOR DIMENSIONS & SETOUTS.

INTERIOR DESIGN

THESE PLANS ARE TO BE READ IN CONJUNCTION WITH INTERIOR DESIGN LAYOUTS AND PLANS.

STRUCTURAL STEEL NOTES:

ALL STEEL WORK TO BE COATED USING SYSTEM COMPLIANT WITH SNZTS3404:2018.

SURFACE SPECIFIC ATMOSPHERIC CORROSIVITY CATEGORIES ARE AS FOLLOWS:

- EXTERNAL EXPOSED - C4
- EXTERNAL SHELTERED - C5-M
- EXTERNAL WET- C5-5
- INTERNAL- C1

REFER TO SPECIFICATION AND SNZTS3404:2018 TABLES 2 TO 8.

GALV. TO TREATED TIMBER ISSUE:
- TREATED TIMBER AND GALVANISED STEEL TO BE KEPT SEPARATED BY EITHER A DPC LAYER OR BY APPLYING AN EPOXY PAINT TO THE STEELWORK

GALV. AND STAINLESS STEEL
- GALV. AND STAINLESS STEEL TO BE ISOLATED WITH NYLON WASHERS AND SLEEVES.

SYMBOLS LEGEND

(S) SMOKE ALARMS - INTERCONNECTED SMOKE DETECTORS TO COMPLY WITH NZS:4514/2021 (HEAT DETECTOR TO KITCHEN AREAS)

(R) RANGE HOOD - MIN 50L/S (150Ø)

(F) BATH FAN - MIN 25L/S FLOW (120Ø)

SECTION LEGEND

SOFFITS
6mm JAMES HARDIESOFFIT

JOINERY PROFILE
THERMALLY BROKEN RESIDENTIAL SUITE (MIN R0.5)

GLASS
DOUBLE GLAZED, ARGON FILLED LOW E3.

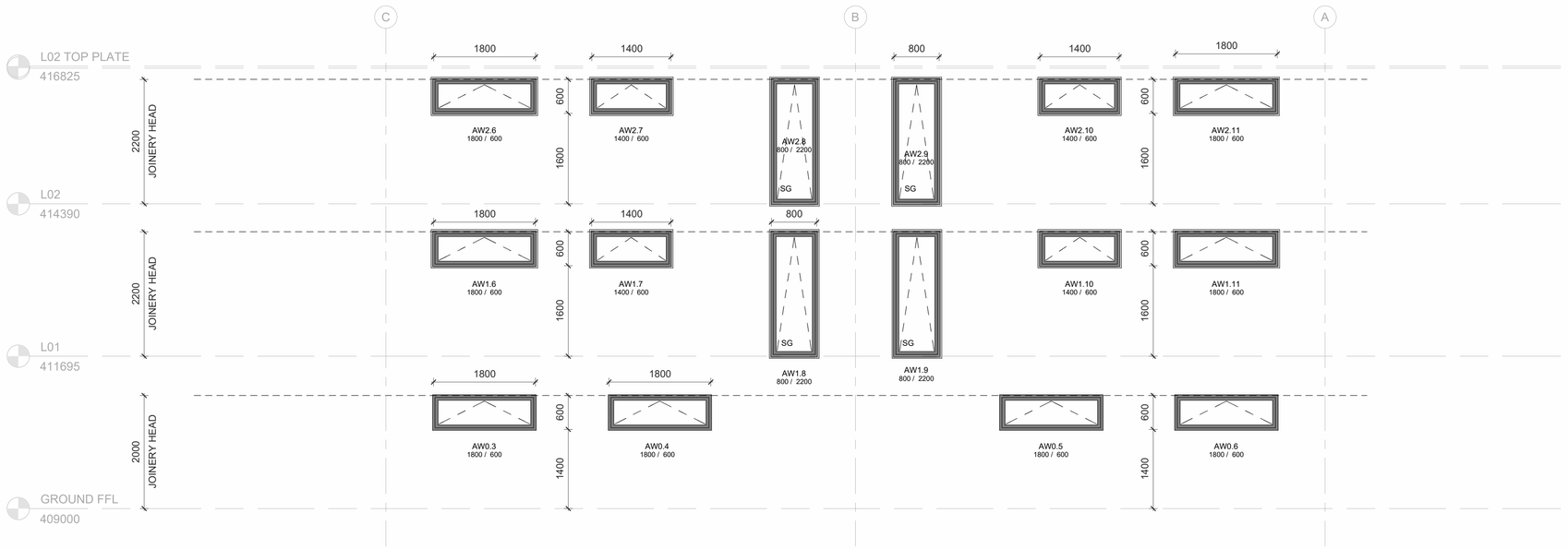
JAMB LINERS
19mm H3.1 PRE PRIMED PINE WITH 60x10 SINGLE BEVEL ARCHITRAVES.

CEILING INSULATION
PINK BATTS SUPERBATTS R7.0 275mm

DPM
MIN 250uM THICK POLYTHENE

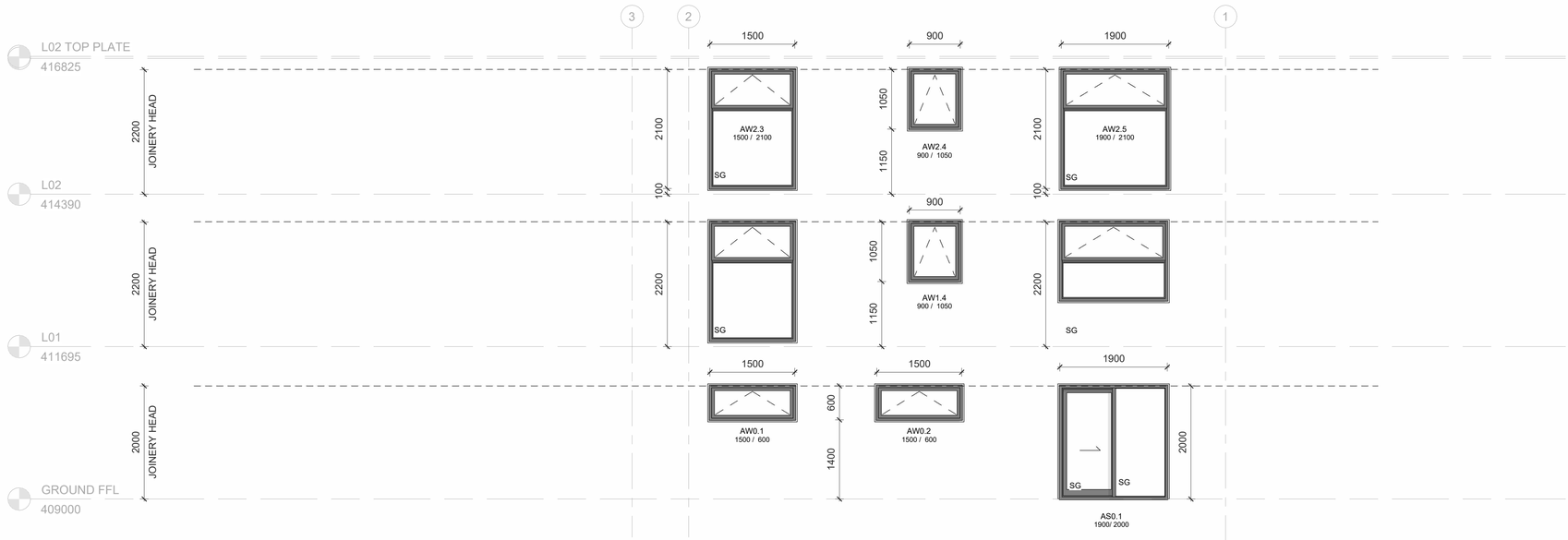
PROJECT NUMBER: 1110	ORIGIN architecture + interiors	48 Fourth Ave, Kingsland, Auckland. www.originarchitecture.co.nz	PROJECT NAME & ADDRESS: PROPOSED DEVELOPMENT, 11 St Pauls Court, Queenstown	SHEET TITLE: EXTERIOR JOINERY 1	DESIGN: AM / DRAWN: AM / CHECKED: AM / CURRENT REV: BUILDING CONSENT	SCALE: 1 : 50@A1, 50%@A3	SHEET NUMBER: A901 / REVISION: 1

10/09/2026 9:58:24 am



1 A151 ELEVATION 3 - JOINERY SCHEDULE

1 : 50



2 A151 ELEVATION 4 - JOINERY SCHEDULE

1 : 50

GLAZING NOTES :

ALL GLAZING TO COMPLY WITH NZS 4223 PART 3

B A T H R O O M G L A Z I N G :
- GRADE A SAFETY GLASS IN ACCORDANCE TO TABLE 3 .1 REFER TO CLAUSE 3 0 8 .
- ALL GLASS PANELS OR DOORS WITH ONE UNFRAMED OR TWO OPPOSITE UNFRAMED
- EDGES SHALL BE OF TOUGHENED SAFETY GLASS NOT LESS THAN 5MM T H I C K .
- IN BATHROOMS, GLASS PANELS OF DOORS WITH TWO ADJACENT OR THREE OR MORE
- UNFRAMED EDGES SHALL BE OF TOUGHENED SAFETY GLASS NOT LESS THAN 6 M M
- THICKNESS.
- FRAMLESS GLASS SHOWER DOORS USING PIVOTS OR HINGES SHALL BE
- TOUGHENED SAFETY GLASS OF NOT LESS THAN 6 M M T H I C K N E S S .

DOORS :
GRADE A SAFETY GLASS IN ACCORDANCE TO TABLE 3 .1

FRAMED SIDEPANELS
GRADE A SAFETY GLASS IN ACCORDANCE TO TABLE 3 .1 , CLAUSE 3 0 3 .1

F R A M E D S I D E P A N E L S
REFER TO CLAUSE 3 0 7 .1 .1 5MM MIN THICK IN ACCORDANCE WITH COLUMN 2
TABLE 3 .2

SG - TOUGHENED SAFTEY GLASS
FXD - FIXED PANEL
RS - RESTRICTOR STAY, MAX OPENING 10mm

STRUCTURAL ENGINEERING:

ALL STRUCTURAL ENGINEERING BY **CONSTRUCTURE** REFER TO CALCULATIONS & PS1

TIMBER TREATMENT

UNLESS OTHERWISE NOTED, TIMBER TREATMENT FOR NEW TIMBER FRAMING TO BE AS FOLLOWS: EXTERNAL & INTERNAL WALLS H1.2 (ENCLOSED)

- PILES: H5
- BEARERS ENCLOSED H1.2
- JOISTS ENCLOSED H1.2
- ROOF FRAMING H1.2
- BEARERS DECK H3.2
- JOIST DECK H3.2
- POST DECK H5
- WEATHERBOARDS (PINE) H3.1 - PAINT FINISH

NOTE:
FOR FURTHER INFORMATION CONCERNING TIMBER TREATMENT REFER TO NZBC, CLAUSE B2, NZS 3602 AND NZS 3640. FROM NZBC E2 / AS1 - 9.4.9 FINISHES

WHERE A PROTECTIVE FINISH IS REQUIRED BY NZS 3602, ALL TIMBER SURFACES, INCLUDING END GRAIN AND LAPS, SHALL BE SEALED BY PRIMING. TWO COATS OF EXTERIOR GRADE PAINT SHALL BE APPLIED, AFTER PRIMING, TO ALL EXPOSED SURFACES. PAINT SYSTEMS SHALL COMPLY WITH ANY OF PARTS 7, 8, 9 OR 10 OF AS 3730.

NEW WORK NOTES:

- ALL NEW FRAMING TO BE A MINIMUM OF SG8
- JOINERY FABRICATOR TO SITE MEASURE ALL OPENINGS AND TO CONFIRM DIMENSIONS WITH OWNER PRIOR TO FABRICATION OF JOINERY. DIMENSIONS SHOWN ARE ROUGH OPENING ONLY.
- ALL WORK SHALL COMPLY WITH THE NZ BUILDING CODE.
- THE CONTRACTOR SHALL EXAMINE THE SITE TOGETHER WITH THE DRAWINGS AND OTHER CONTRACT DOCUMENTS AND SHALL VERIFY ALL CONDITIONS, LEVELS AND DIMENSIONS PRIOR TO THE START OF ANY WORKS ON SITE.
- IF THERE ARE ANY DISCREPANCIES THE DESIGNER IS TO BE NOTIFIED IMMEDIATELYAND APPROPRIATE AMENDMENTS TO DRAWINGS MADE PRIOR TO WORKS COMMENCING.
- ALL FIXINGS 'EXPOSED' AND/OR WITHIN 600MM OF FINISHED GROUND LEVEL TO BE STAINLESS STEEL IN ACCORDANCE WITH NZS 3604 TABLE 4.1.
- DPC TO ALL PILE / BEARER CONNECTIONS LESS THAN 300MM TO THE FINISHED GROUND LEVEL.
- REFER TO BRACING PLAN FOR DETAILS OF WALL BRACING.
- REFER SEPARATE SET-OUT PLAN FOR DIMENSIONS & SETOUTS.

INTERIOR DESIGN

THESE PLANS ARE TO BE READ IN CONJUNCTION WITH INTERIOR DESIGN LAYOUTS AND PLANS.

STRUCTURAL STEEL NOTES:

ALL STEEL WORK TO BE COATED USING SYSTEM COMPLIANT WITH SNZTS3404:2018.

SURFACE SPECIFIC ATMOSPHERIC CORROSIVITY CATEGORIES ARE AS FOLLOWS:

- EXTERNAL EXPOSED - C4
- EXTERNAL SHELTERED - C5-M
- EXTERNAL WET- C5-5
- INTERNAL- C1

REFER TO SPECIFICATION AND SNZTS3404:2018 TABLES 2 TO 8.

GALV. TO TREATED TIMBER ISSUE:
- TREATED TIMBER AND GALVANISED STEEL TO BE KEPT SEPARATED BY EITHER A DPC LAYER OR BY APPLYING AN EPOXY PAINT TO THE STEELWORK

GALV. AND STAINLESS STEEL
- GALV. AND STAINLESS STEEL TO BE ISOLATED WITH NYLON WASHERS AND SLEEVES.

SYMBOLS LEGEND

- (S) SMOKE ALARMS - INTERCONNECTED SMOKE DETECTORS TO COMPLY WITH NZS:4514/2021 (HEAT DETECTOR TO KITCHEN AREAS)
- (R) RANGE HOOD - MIN 50L/S (150Ø)
- (F) BATH FAN - MIN 25L/S FLOW (120Ø)

SECTION LEGEND

SOFFITS
6mm JAMES HARDIESOFFIT

JOINERY PROFILE
THERMALLY BROKEN RESIDENTIAL SUITE (MIN R0.5)

GLASS
DOUBLE GLAZED, ARGON FILLED LOW E3.

JAMB LINERS
19mm H3.1 PRE PRIMED PINE WITH 60x10 SINGLE BEVEL ARCHITRAVES.

CEILING INSULATION
PINK BATTS SUPERBATTS R7.0 275mm

DPM
MIN 250uM THICK POLYTHENE

PROJECT NUMBER: 1110	ORIGIN architecture + interiors	48 Fourth Ave, Kingsland, Auckland. www.originarchitecture.co.nz	PROJECT NAME & ADDRESS: PROPOSED DEVELOPMENT, 11 St Pauls Court, Queenstown	SHEET TITLE: EXTERIOR JOINERY 2	DESIGN: AM / DRAWN: AM / CHECKED: AM / CURRENT REV: BUILDING CONSENT	SCALE: 1 : 50@A1, 50%@A3	SHEET NUMBER: A902	REVISION: 1

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