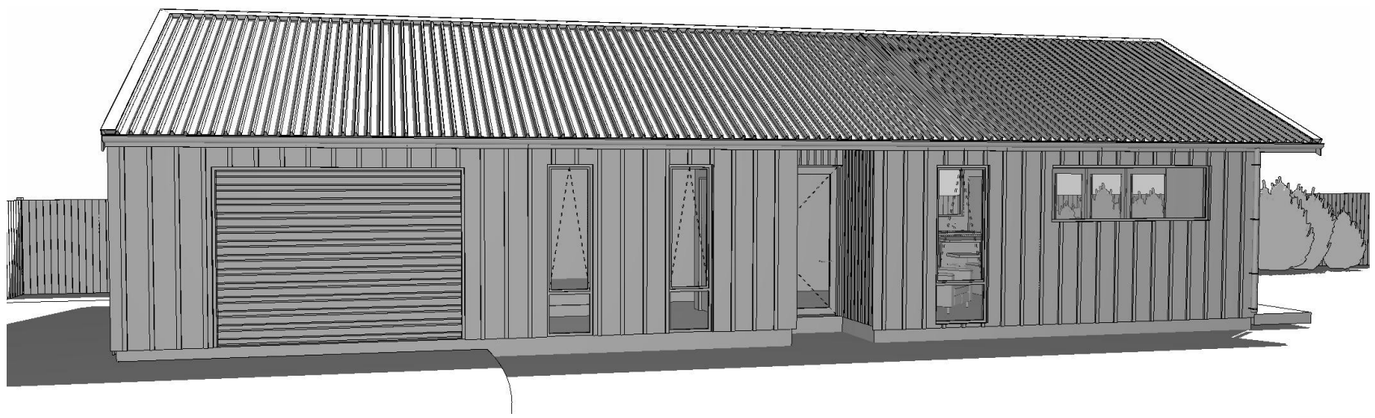
ALTA
DESIGN



18 Pennycook Pl
Residential Flat
Building Consent (Draft)

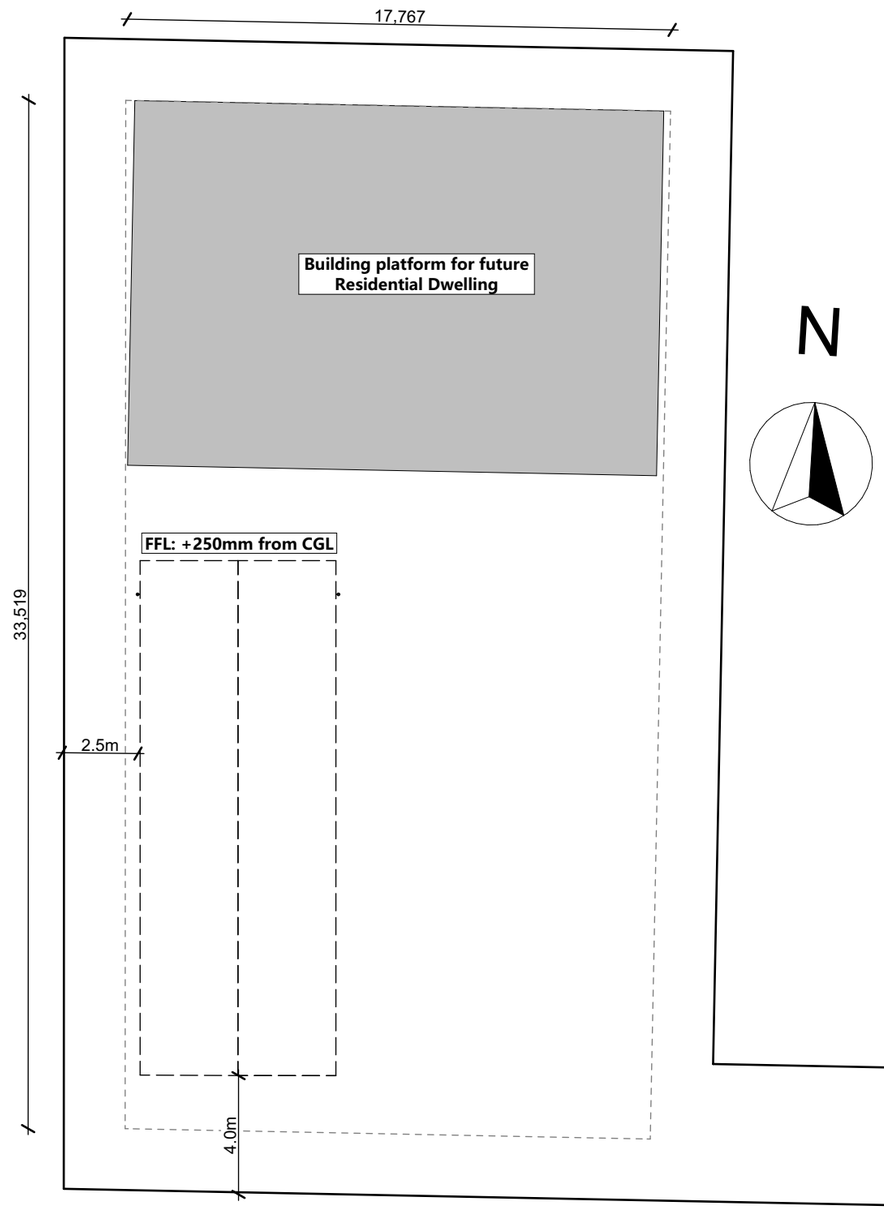
ALTA DESIGN 02722622335 tim@altadesign.nz	**Residential Flat** Site Address: 18 Pennycook Pl, Hawea. Wanaka Client: Tansy Moulton and Mitch Bond Phone: 0277790586 E-mail: tansymoulton@hotmail.com	Drawing set: Building Consent (Draft) Sheet Number: 3.1 Sheet Title Cover Page Issued: 27/10/2026

Construction Sheet Index

Layout ID	Layout Name
3.1	Cover Page
3.2	Site Plan
3.3	Floor Plan
3.4	Elevations 1
3.5	Elevations 2
3.6	Foundation Plan
3.7	Foundation Details
3.8	Foundation Details
3.9	Foundation Details
3.10	Foundation Details
3.11	Sections I
3.12	Sections II
3.13	Roof Plan
3.14	Framing Plan
3.15	Bracing Plan
3.16	Plumbing Plan
3.17	E2 Details
3.18	E2 Details
3.19	E2 Details
3.20	E3 (Watersplash) Details
3.21	Window/Door Schedule

Property Information

Address:	18 Pennycook Pl, Hawea. Wanaka
Legal Description:	LOT 164 DP 516462
Planning Zone:	Suburban Residential
Wind Zone:	Very High
Earthquake Zone:	Zone 3
Corrosion Zone:	Zone B
Snow Zone:	N5



1 Site Plan 1:200

Site Safety

Ensure that all safeguards have been provided to prevent injury or damage prior to beginning demolition and construction. All Site Fences & Hoardings to comply with NZBC F5/AS1.

Where demolition work includes contact with or removal of material containing asbestos, conform with the Health and Safety at Work (Asbestos) Regulations 2016,
WorkSafe requirements including WorkSafe Management and Removal of Asbestos (Approved CoP).

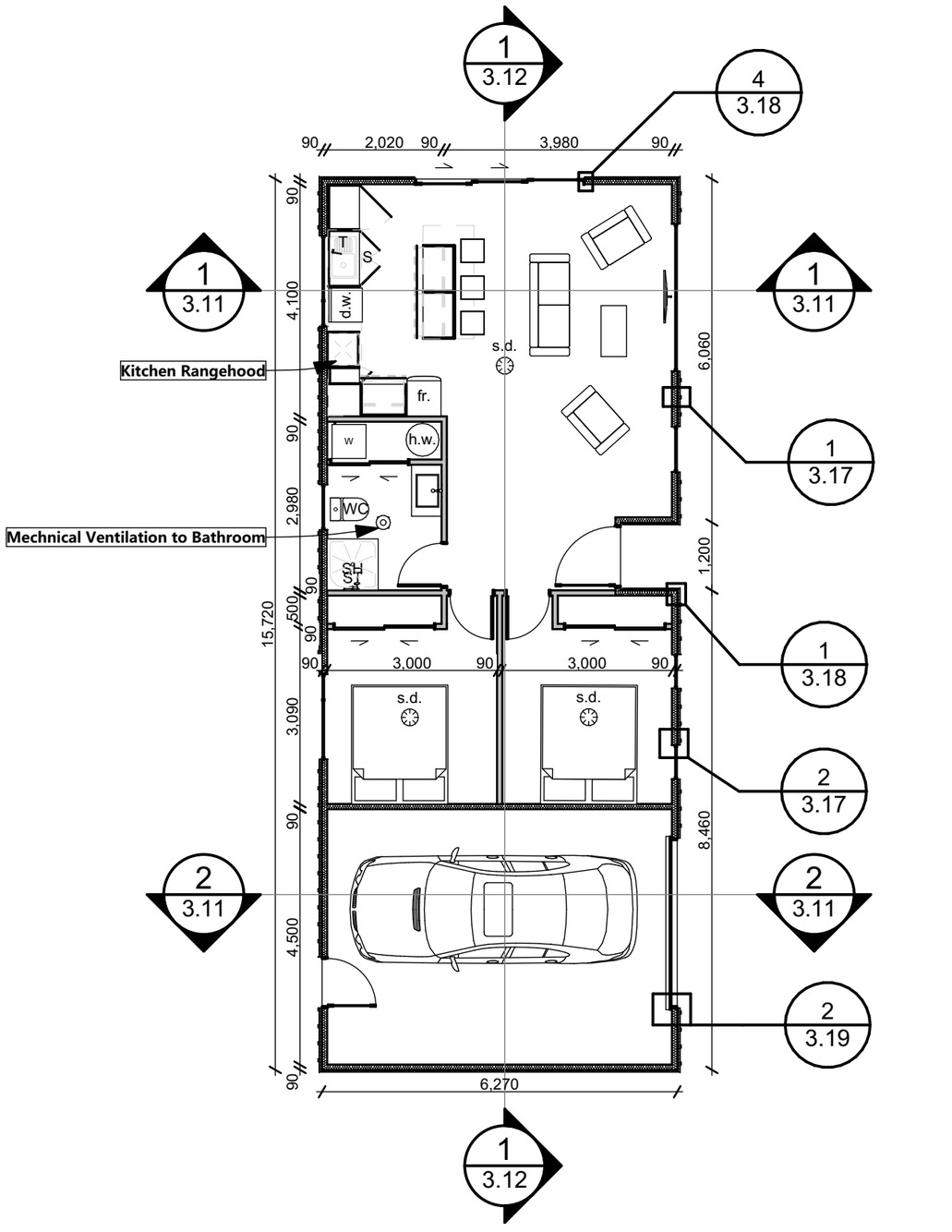
For guidance, refer to WorkSafe New Zealand, linked here: https://worksafe.govt.nz/topic-and-industry/asbestos/working-with-asbestos/

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Residential Flat

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Client: Tansy Moulton and Mitch Bond
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E-mail: tansymoulton@hotmail.com

Drawing set:	Building Consent (Draft)
Sheet Number:	3.2
Sheet Title	Site Plan
Issued:	27/10/2026



1 Floor Plan 1:100

Smoke Alarms (F7/AS1)
Type 1 System
-Interconnected Smoke Alarm System in accordance with NZS4514:2021
-The smoke alarms shall be either hard wired or battery powered.
-Either wireless or hard-wired, so that when one activates, all alarms sound
Location of Smoke Alarms:
All bedrooms/ sleeping areas, living spaces, hallways and landings

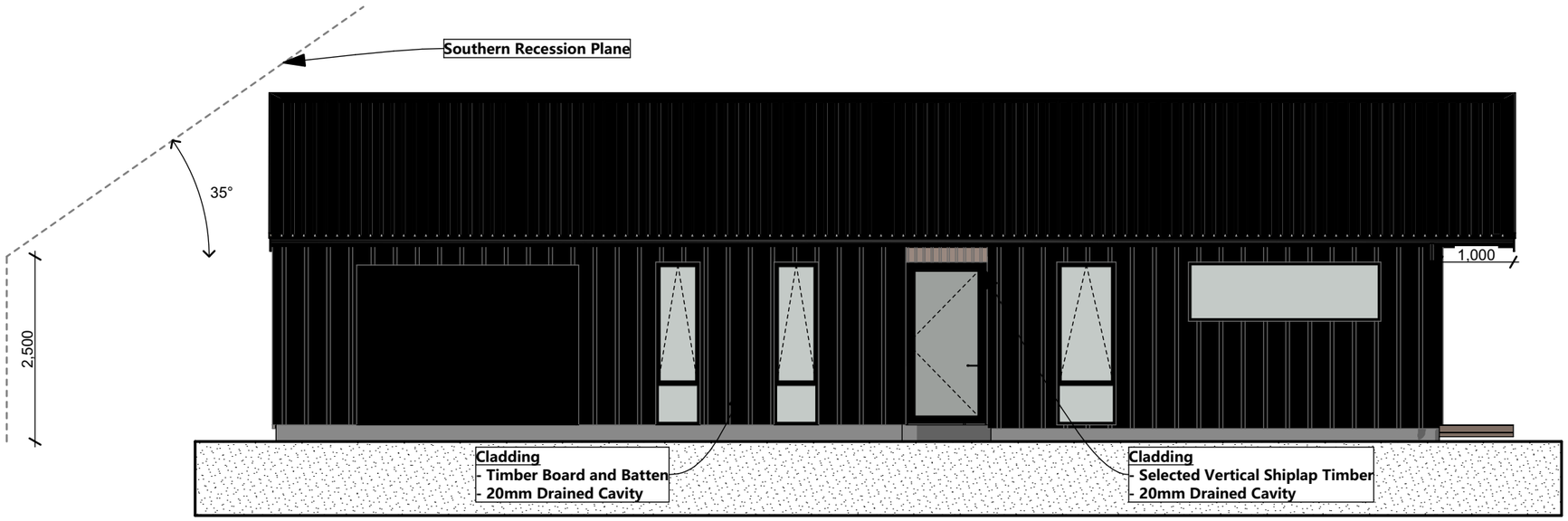
Project Details
Slab: Insulslab Concrete Floor System
Framing: 90x45mm H1.2 SG8 (See Manufacturers Frame and Truss docs)
Trusses: H1.2 SG8 (See Manufacturers Frame and Truss docs)
Cladding: H.3.1 Plywood (Shadow Clad Natural Texture)
LMA Vertical Shiplap Timber on 20mm Castellated Cavity batten
Interior Lining
Living Area: Ceiling-12mm Decrotive Plywood
Walls- 10mm Standard Plasterboard
Bedrooms: Ceiling-13mm Standard Plasterboard
Walls- 10mm Standard Plasterboard
Bathroom: Ceiling-13mm Gib Aqualine Plasterboard
Walls- 10mm Gib Aqualine Plasterboard
Garage: Ceiling-TBC by owner
Walls- 10mm Standard Plasterboard (Bracing elements)
Electrical: All work as per G9 AS/1
Lighting: See G8 AS/1

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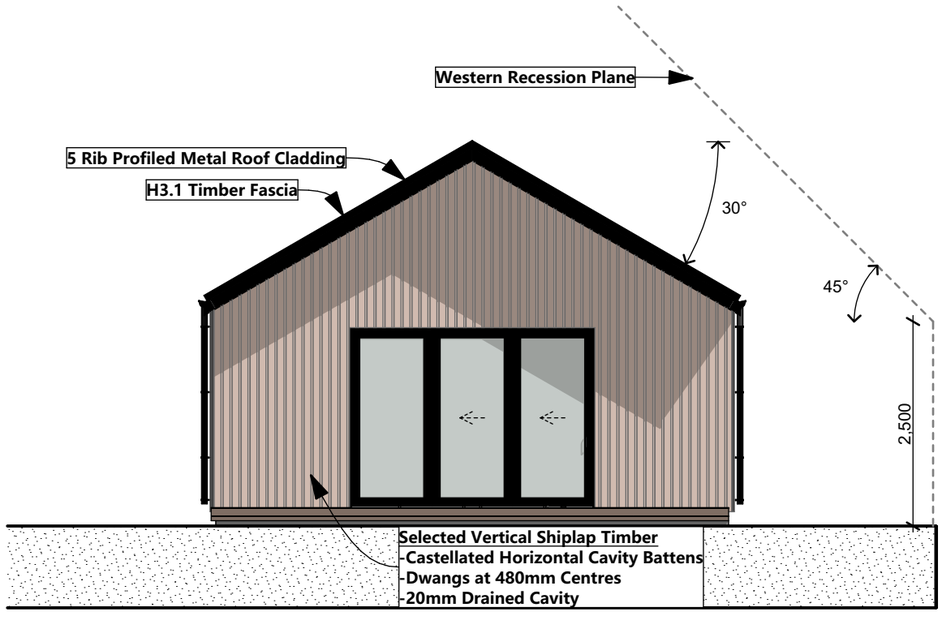
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Sheet Number:	3.3
Sheet Title	Floor Plan
Issued:	27/10/2026



Risk Factor	Description	Risk	Score
Wind Zone	Very High	H	2
Number of Storeys	Single Storey	L	0
Roof/Wall Intersection Design	Partly exposed (e.g. hip and gable roof with no eaves)	M	1
Eaves Width	0-100mm wide	VH	5
Envelope Complexity	Moderately complex shape with no more than 2 cladding types.	M	1
Deck Design	None	L	0
		Total Score: 9	
Selected Cladding:	Plywood sheet over nominal 20mm drained cavity		

1 East Elevation 1:75

Risk Factor	Description	Risk	Score
Wind Zone	Very High	H	2
Number of Storeys	Single Storey	L	0
Roof/Wall Intersection Design	Partly exposed (e.g. hip and gable roof with no eaves)	M	1
Eaves Width	0-100mm wide	VH	5
Envelope Complexity	Simple L-shape with single cladding type.	L	0
Deck Design	None	L	0
		Total Score: 8	
Selected Cladding:	Rusticated timber weatherboard over nominal 20mm drained cavity		



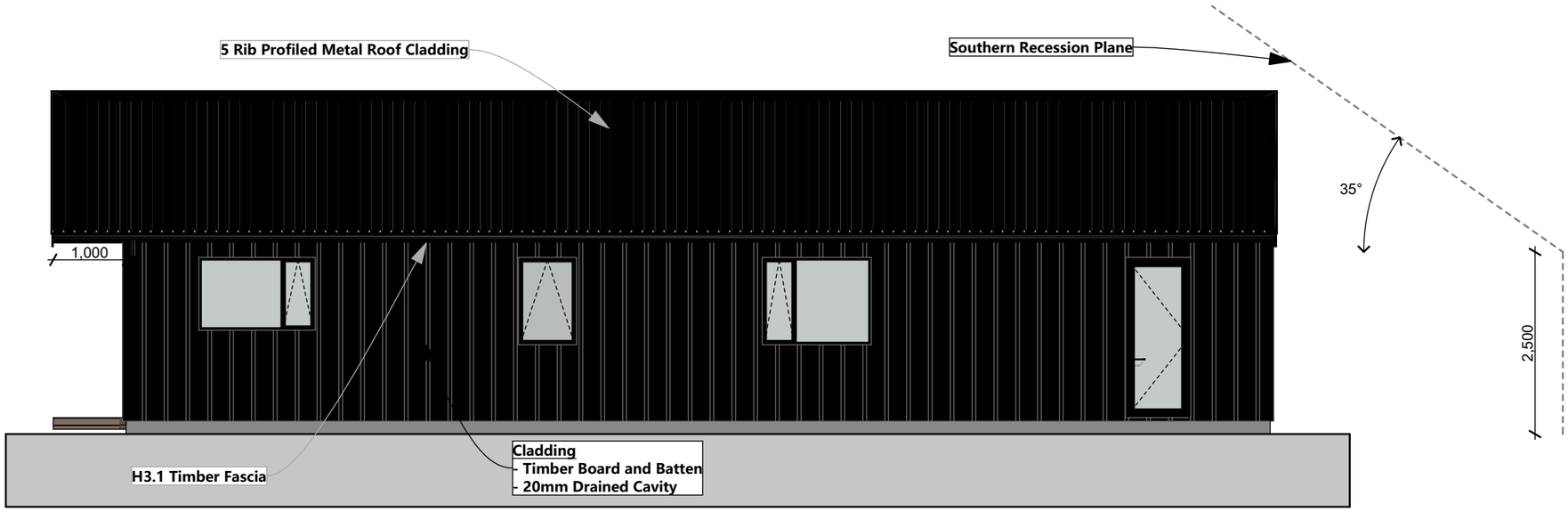
2 North Elevation 1:75

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Site Address: 18 Pennycook Pl, Hawea. Wanaka
Client: Tansy Moulton and Mitch Bond
Phone: 0277790586
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Drawing set:	Building Consent (Draft)
Sheet Number:	3.4
Sheet Title	Elevations 1
Issued:	27/10/2026



1 West Elevation 1:75

Risk Factor	Description	Risk	Score
Wind Zone	Very High	H	2
Number of Storeys	Single Storey	L	0
Roof/Wall Intersection Design	Partly exposed (e.g. hip and gable roof with no eaves)	M	1
Eaves Width	0-100mm wide	VH	5
Envelope Complexity	Simple rectangular with single cladding type.	L	0
Deck Design	None	L	0
		Total Score:	**8**
Selected Cladding:	Plywood sheet over nominal 20mm drained cavity		

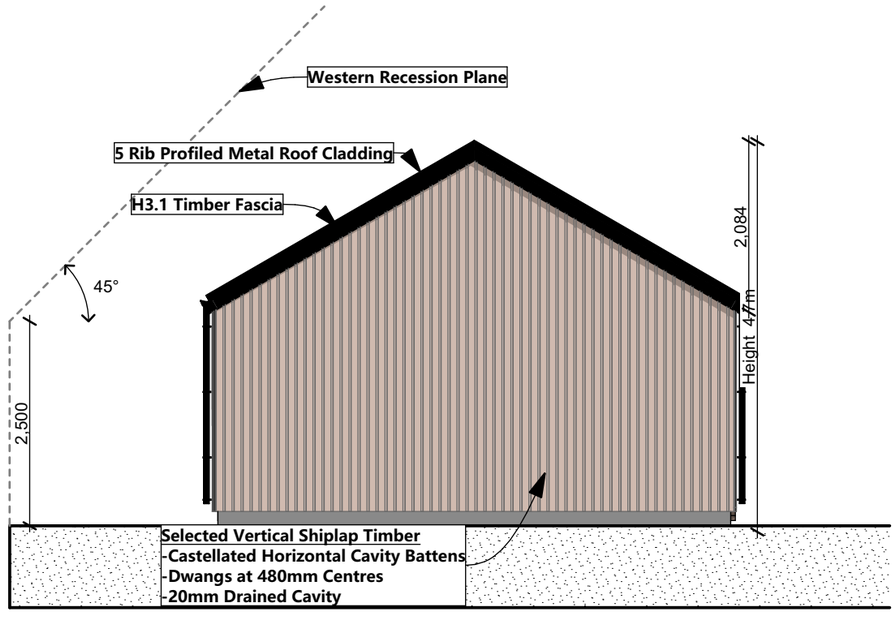
Risk Factor	Description	Risk	Score
Wind Zone	Very High	H	2
Number of Storeys	Single Storey	L	0
Roof/Wall Intersection Design	Partly exposed (e.g. hip and gable roof with no eaves)	M	1
Eaves Width	0-100mm wide	VH	5
Envelope Complexity	Simple rectangular with single cladding type.	L	0
Deck Design	None	L	0
		Total Score:	**8**
Selected Cladding:	Vertical Shiplap Timber over 20mm Drained Cavity		

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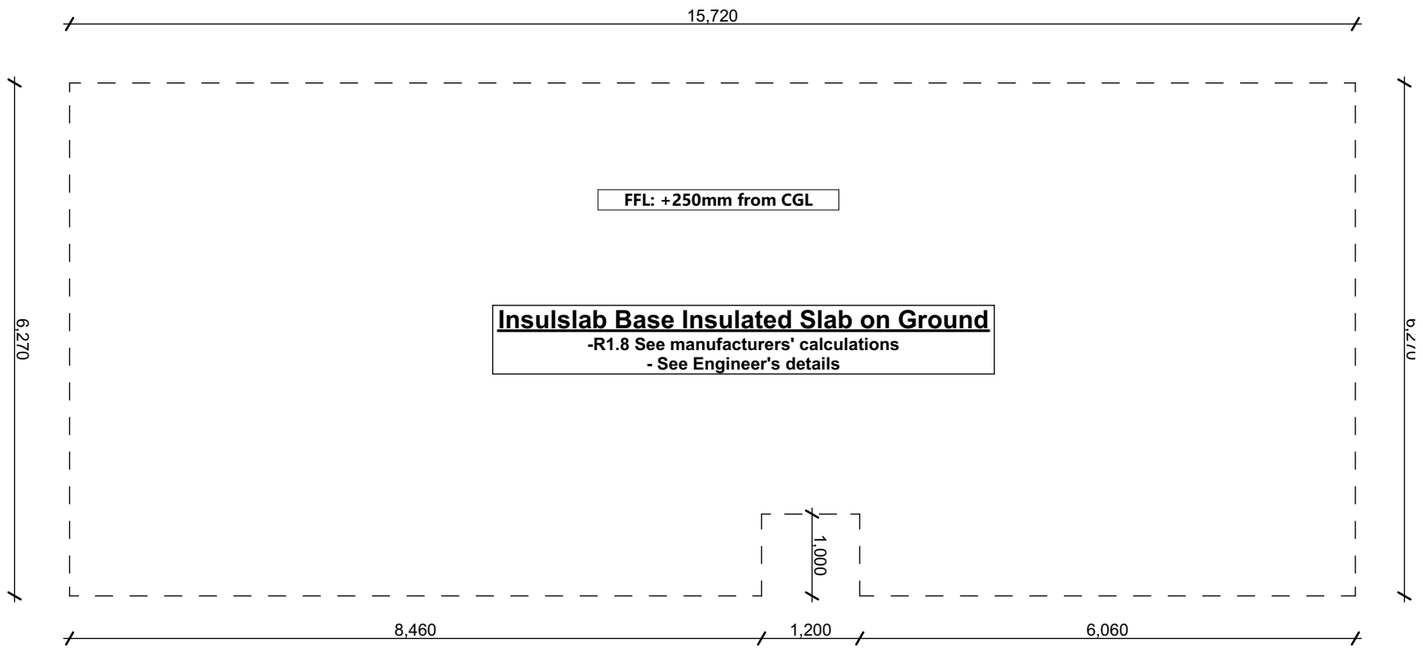
Drawing set:	Building Consent (Draft)
Sheet Number:	3.5
Sheet Title	Elevations 2
Issued:	27/10/2026



2 South Elevation 1:75

Good Ground
All *foundations* shall bear upon solid bottom in undisturbed *good ground* material.

Remove topsoil to good ground as defined by NZS3604:2015 Section 3.



1 Foundation Plan 1:75

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Phone: 0277790586
E-mail: tansymoulton@hotmail.com

Drawing set:	Building Consent (Draft)
Sheet Number:	3.6
Sheet Title	Foundation Plan
Issued:	27/10/2026

GENERAL

1. Do not scale from drawings. These drawings are to be read in conjunction with the architectural drawings and all other related documents. Refer to architectural drawings for dimensions, rebates & recesses.

2. Contact the architect/engineer if any discrepancies are found.

3. Under no circumstances shall polystyrene spacers be used. Use recommended spacers as per details provided.

4. DPM shall be in accordance with NZS3604 (polyethylene sheet, min. 0.25mm). Do not use multiple layers. All penetrations through the DPM shall be sealed.

5. A layer of sand blinding or granular fines (GAP7) shall be placed and screeded over the building platform. The maximum thickness of this layer shall be no more than 50mm.

6. Edge beams and/or thickenings may be wider than shown (as necessary to accommodate off-cuts/wastage etc.). Add an additional HD12 in the bottom for every 100mm of additional concrete width.

CONCRETE

1. All concrete work and materials shall conform to NZS3109 and applicable building consent authority regulations.

2. Allow for shrinkage control saw cuts as per NZS3604:2011. See Architects drawings and specs for any special considerations. No shrinkage control saw cuts are to be installed to suspended concrete midfloor.

3. Where concrete polishing that requires grinding or removal of concrete layer is made to the floor, the floor thickness shall be increased such that the final topping depth is no less than that specified on the plans after all polishing. Highly recommended for supplementary sawcuts on polished or exposed concrete to be placed in 3m bays with length to width ratio of no more 1:1.5, to mitigate possible cracking, locations to be confirmed by architect/ agen tprior to concrete pour to ensure no adverse impact on services or other features if the foundation. Highly recommended to engage concrete specialist for advice on concrete placement, curing, and polishing, in order to achieve desirable finish with minimal cracking.

4. Where underfloor heating is installed, floor topping shall be increased to **125mm and mesh upgraded to SE72**. Close attention and careful planning shall be taken to ensure no damage to underfloor heating (e.g. layout avoiding load bearing wall, sawcuts, etc.).

5. Unless otherwise noted, concrete shall be:

20MPa minimum or 25MPa minimum within 'exposure zone D' (if in doubt, confirm with local BCA)

REINFORCEMENT

1. Unless otherwise specified, all reinforcement shall be Ductility Class E, in accordance with NZS 4671.

2. All bend diameters shall comply with NZS 3109. Re-bending of reinforcement is not permitted. 'Spot' welding of reinforcement is not permitted.

3. All mesh reinforcement shall be Ductility Class E as per NZS4671

4. Unless otherwise specified by proprietary product specifications, mesh shall be lapped a minimum of 250mm or by a grid plus 50mm, whichever is greater.

5. Unless otherwise specified on plans, minimum covers are:
   exposed to earth: 75mm
   exposed to edge: 50mm
   protected by damp proofing: 50mm

6. Unless otherwise specified, reinforcement laps are:

Reinforcement Grade	Nomination	min. lap when less than 300mm of concrete below steel	min. lap when more than 300mm of concrete below steel	concrete strength (MPa)
300	'D'	40Ø or min. 600mm (whichever is greater)	52Ø or min. 600mm (whichever is greater)	all blockfill, 20 and 25
500	'HD'	70Ø	91Ø	all blockfill
500	'HD'	56Ø	73Ø	20
500	'HD'	50Ø	65Ø	25

*Note: for lap of vertical bars, use values for "when less than 300mm of concrete below steel"

SITE CONDITIONS

1. Design based on soils report/assessment
By: Ground Consulting Limited
Ref: R2646-5A
Dated: 20 November 2017

Specifically: Design based on all unsuitable material removed and uniform soils across building platform with a minimum ultimate bearing capacity of 200kPa, subject to engineer's confirmation.

2. Building platform, where filled above natural Existing Ground Level (EGL), shall be extended min. 1000mm beyond the building footprint. Fill shall be placed and compacted in accordance to NZS 4431:2022. All fills shall be reviewed by author of geotechnical report or suitably qualified geotechnical engineer.

3. Where compacted fill (to replace excavated material) is required to form building platform, the excavation and backfill shall be extended past the building edge by at least the same depth that is being excavated or as per note 2 above, whichever is greater. Backfill shall be placed and compacted in accordance to NZS 4431:2022.

4. Confirm position & depth of all public pipes on the site, prior to any works. If different to the site plan then Wilton Joubert Ltd. shall be contacted.

5. Building foundation shall be outside of 45° influence line from the bottom of any public pipes, unless otherwise allowed for and shown in WJL Foundation Plan.

6. Building foundation shall be outside of 1V:1.5H influence line from the bottom of any retaining wall, unless otherwise allowed for and shown in WJL Foundation Plan.

7. Building foundation shall be outside of 1V:1.5H influence line from the bottom of any private underground tank and pumps, unless otherwise allowed for and shown in WJL Foundation Plan.

8. Any excavation done for private drainage trenches MUST be backfilled and recompacted strictly as per NZBC Acceptable Solution G13/AS2.

INSPECTIONS

1. Check the BUILDING CONSENT CONDITIONS for any inspections that are required by the Building Consent Authority (BCA).

2. It is increasingly common for building consent authorities to require a "PS4" for specifically designed structures. For Wilton Joubert Ltd. to issue this, we need to carry out inspections as per the building consent requirements. Ring Wilton Joubert Ltd. local office to arrange a booking.
NO INSPECTION EQUALS NO PS4 ISSUED.

3. Recommended Inspections:

- Site cut to suitable subgrade *(This may be carried out by Wilton Joubert Ltd. or by the author of the geotechnical report *).*

- Compaction and depth of fill *(This may be carried out by Wilton Joubert Ltd. or by the author of the geotechnical report *).*

- Concrete pre-pour of foundations (& any other structural elements).

If geotechnical report was written by others, Wilton Joubert Ltd. shall be given the opportunity to review all available geotechnical reports and reserve the right to pass on any geotechnical inspections to author of geotechnical report.

It is the building consent applicant's (or authorised agent) responsibility to ensure that Wilton Joubert Ltd. is notified in advance of the required inspection. We cannot issue PS4 for items we did not inspect. Bookings should be made 48 hours prior to the desired time of inspection. The following are required at the time of booking:

- Building consent number MUST be provided at time of booking.

- Building consent documentation and consent conditions MAY be requested for review prior to inspection, particularly for geotechnical inspection requests where geotechnical report was written by others.

- Building consent documentation and consent conditions MUST be available on site for inspection.

- Do not scale from Drawings.
- All structural drawings are to be read in conjunction with architectural and all other relevant documentation. Any discrepancies shall be notified prior to any construction or fabrication.
- Prior to any works, the position & depth of all public pipes on the site shall be confirmed by authorized/qualified personnel. If different to the plans provided, Wilton Joubert Ltd. shall be contacted for possible redesigns.

No.	DESCRIPTION	DATE

REVISION

WILTON JOUBERT
Consulting Engineers
Northland: 09 945 4188 Christchurch: 021 824 063
Auckland: 09 527 0196 Southern Lakes: 03 443 62
www.wiltonjoubert.co.nz

SITE ADDRESS:

Proposed Residence:
Lot 164
18 Pennycook Place
Lake Hawea
Otago

SHEET TITLE:

Cover Page

DESIGNED BY:	RA	DRAWN BY:	MH
CHECKED BY:	DL	REVISED BY:	MH
DATE:	14-10-2026	OFFICE:	Lunn Ave
DRAWING SCALE:	1:100	ORIGINAL DRAWING SIZE:	A3
Original Job #:	**Job # 150125**	Sheet #:	**S0.1**
Revision Job #:			

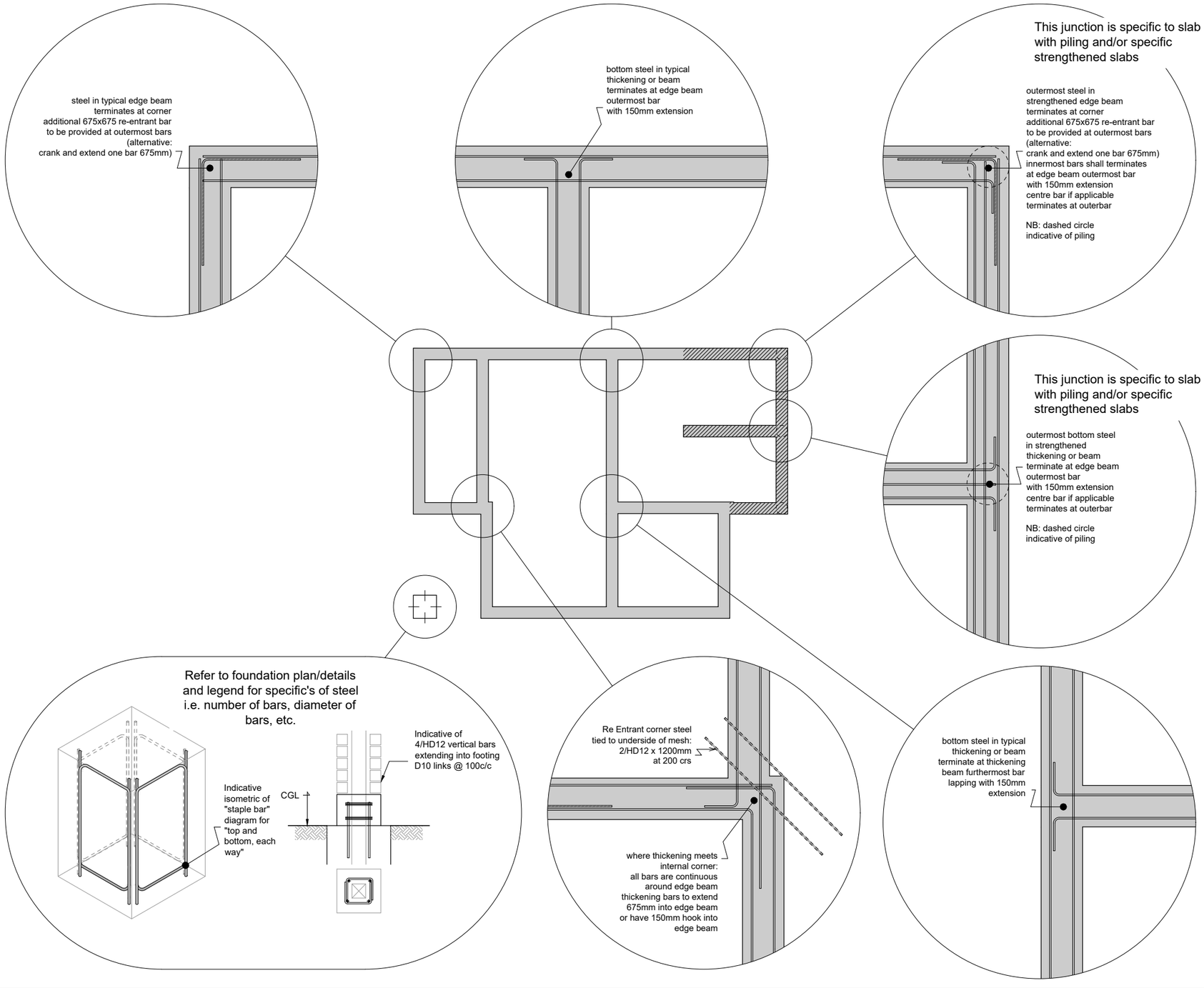
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ALTA DESIGN
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tim@altadesign.nz

Residential Flat

Site Address: 18 Pennycook Pl, Hawea. Wanaka
Client: Tansy Moulton and Mitch Bond
Phone: 0277790586
E-mail: tansymoulton@hotmail.com

Drawing set:	Building Consent (Draft)
Sheet Number:	3.7
Sheet Title	Foundation Details
Issued:	27/10/2026



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REVISION

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Consulting Engineers
Northland: 09 945 4188 Christchurch: 021 824 063
Auckland: 09 527 0196 Southern Lakes: 03 443 6209
www.wiltonjoubert.co.nz

SITE ADDRESS:

Proposed Residence:
Lot 164
18 Pennycook Place
Lake Hawea
Otago

SHEET TITLE:

Typical Steel Detailing

DESIGNED BY:	RA	DRAWN BY:	MH
CHECKED BY:	DL	REVISED BY:	MH
DATE:	14-10-2026	OFFICE:	Lunn Ave
DRAWING SCALE:	1:100 & 1:25	ORIGINAL DRAWING SIZE:	A3
Original Job #:	Job # 150125	Sheet #:	S0.2
Revision Job #:			

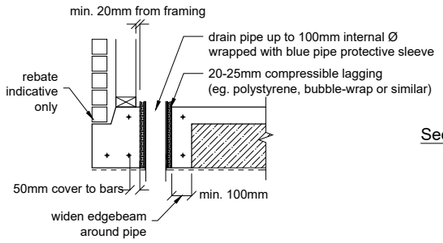
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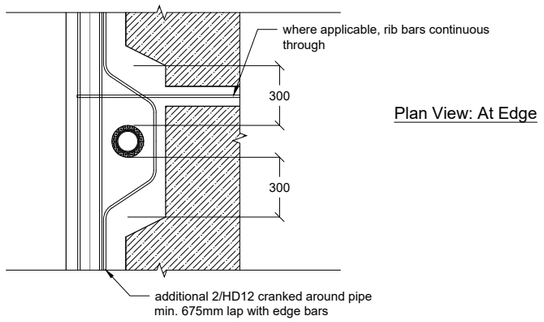
Residential Flat

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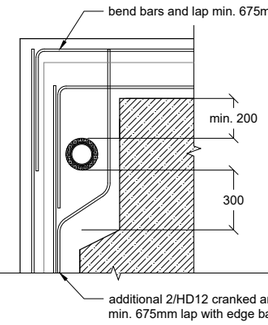
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Sheet Title	Foundation Details
Issued:	27/10/2026



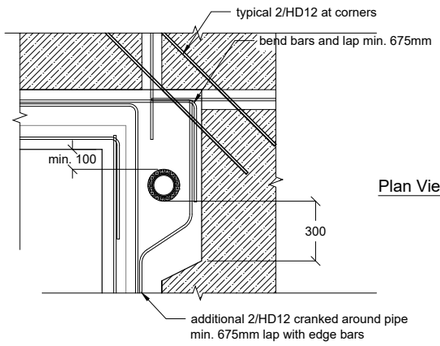
Section View: At Edge



Plan View: At Edge



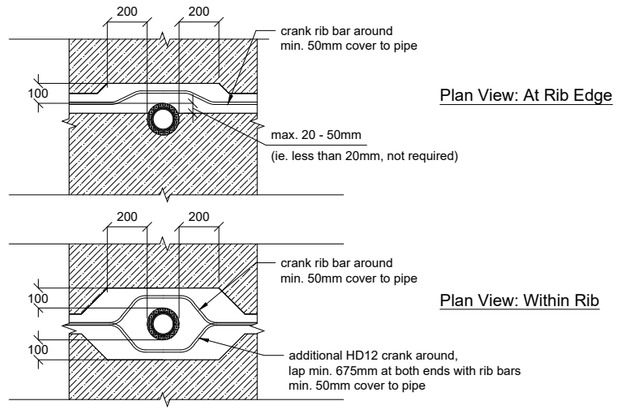
Plan View: At Open Corner



Plan View: At Closed Corner

Typical Detail Around Pipes

Raftfloor Edge Beam

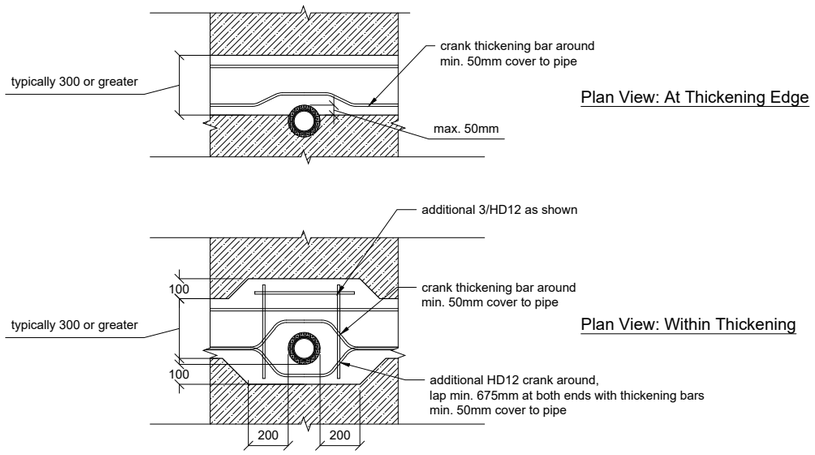


Plan View: At Rib Edge

Plan View: Within Rib

Typical Detail Around Pipes

Raftfloor Internal Ribs



Plan View: At Thickening Edge

Plan View: Within Thickening

Typical Detail Around Pipes

Raftfloor Internal Thickenings

NOTES:

These details are applicable where plumbing/services are conveyed underground.
Services are to be taken through polystyrene pods as much as possible. If this is unavoidable, it may be taken through ribs/thickenings, provided the details (or similar in principle) on this sheet are used.

All service trench backfill shall be properly compacted.

Member sizes and reinforcing shown are indicative only, details shown on raftslab plan & details shall take precedence over the details shown here.

- Do not scale from Drawings.
- All structural drawings are to be read in conjunction with architectural and all other relevant documentation. Any discrepancies shall be notified prior to any construction or fabrication.
- Prior to any works, the position & depth of all public pipes on the site shall be confirmed by authorized/qualified personnel. If different to the plans provided, Wilton Joubert Ltd. shall be contacted for possible redesigns.

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SITE ADDRESS:

**Proposed Residence:
Lot 164
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Lake Hawea
Otago**

SHEET TITLE:

Typical Pipe Penetration Details

DESIGNED BY: RA	DRAWN BY: MH
CHECKED BY: DL	REVISED BY: MH
DATE: 14-10-2026	OFFICE: Lunn Ave
DRAWING SCALE: 1:100 & 1:25	ORIGINAL DRAWING SIZE: A3
Original Job #: Job # 150125	Sheet #: S0.3
Revision Job #:	

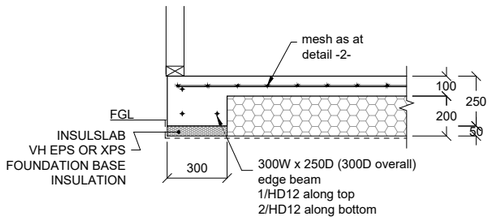
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Residential Flat

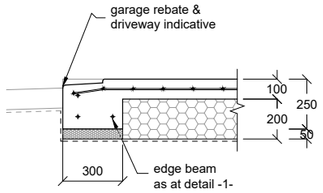
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Drawing set:	Building Consent (Draft)
Sheet Number:	3.9
Sheet Title	Foundation Details
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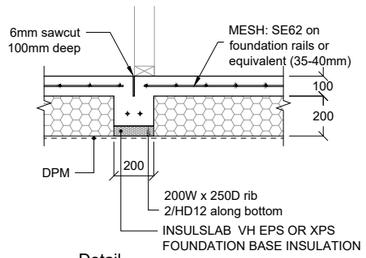
1 Detail

Edge Beam - 300
Scale 1:25



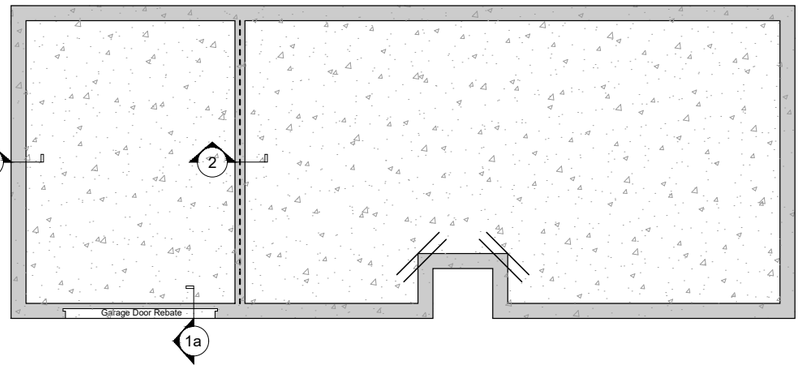
1a Detail

Edge Beam - 300
Scale 1:25
- allow for rebate as required
- maintain appropriate steel cover



2 Detail

Internal Rib - 200
with Sawcut
Scale 1:25



Insulslab Foundation Plan

Scale 1:100

Legend:

Re Entrant corner steel
2/HD12 x 1200mm
at 200 crs

6mm sawcut
100mm deep
(do not cut into edge beam)

- Do not scale from Drawings.
- All structural drawings are to be read in conjunction with architectural and all other relevant documentation. Any discrepancies shall be notified prior to any construction or fabrication.
- Prior to any works, the position & depth of all public pipes on the site shall be confirmed by authorized/qualified personnel. If different to the plans provided, Wilton Joubert Ltd. shall be contacted for possible redesigns.

No.	DESCRIPTION	DATE

REVISION

WILTON JOUBERT
Consulting Engineers
Northland: 09 945 4188 Christchurch: 021 824 063
Auckland: 09 527 0196 Southern Lakes: 03 443 6209
www.wiltonjoubert.co.nz

SITE ADDRESS:

Proposed Residence:
Lot 164
18 Pennycook Place
Lake Hawea
Otago

SHEET TITLE:

Insulslab Foundation Plan & Details

DESIGNED BY: RA	DRAWN BY: MH
CHECKED BY: DL	REVISED BY: MH
DATE: 14-10-2026	OFFICE: Lunn Ave
DRAWING SCALE: 1:100	ORIGINAL DRAWING SIZE: A3
Original Job #: Job # 150125	Sheet #: S1.1
Revision Job #:	

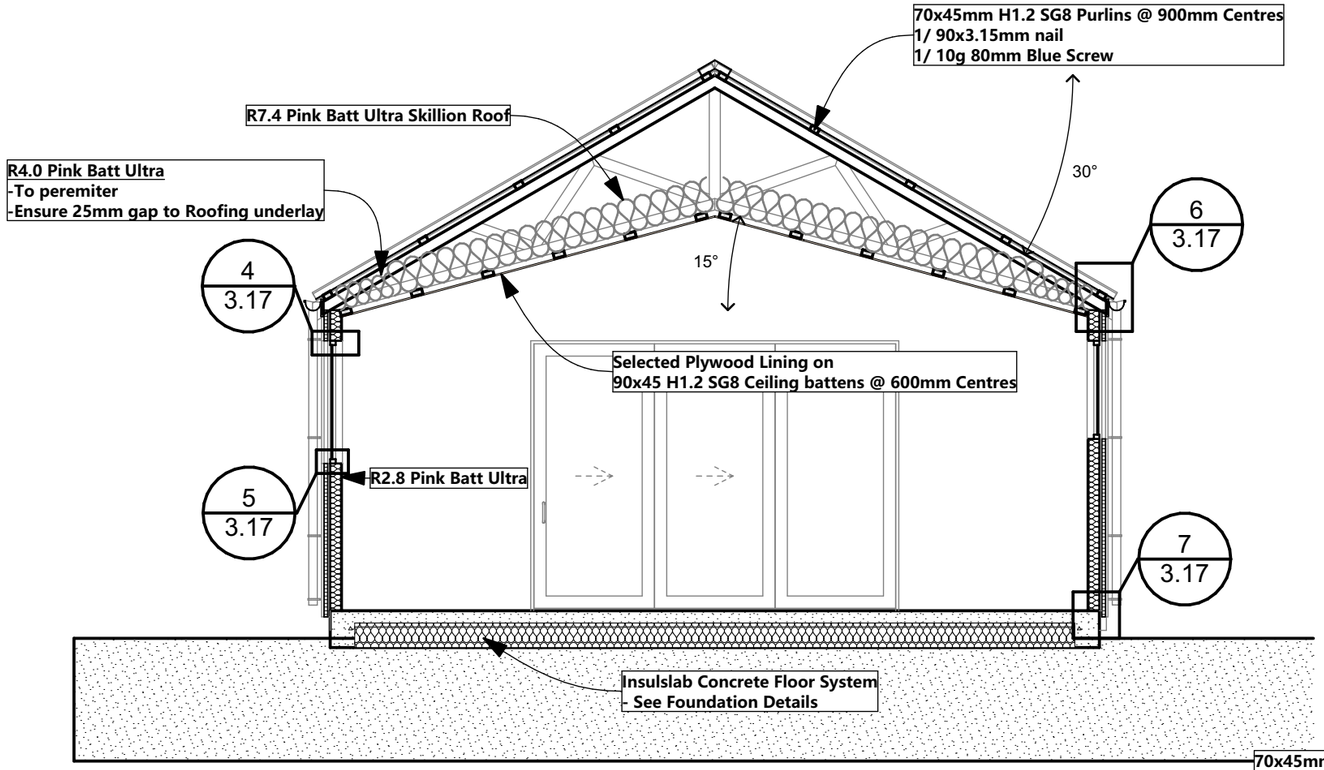
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tim@altadesign.nz

Residential Flat

Site Address: 18 Pennycook Pl, Hawea. Wanaka
Client: Tansy Moulton and Mitch Bond
Phone: 0277790586
E-mail: tansymoulton@hotmail.com

Drawing set:	Building Consent (Draft)
Sheet Number:	3.10
Sheet Title	Foundation Details
Issued:	27/10/2026



1 Section A 1:50

H1 Schedule Method Calculations

	Total Wall Area	Total Glazing	Percentage	Allowed
East	38.0m²	6m²	15.7%	
South	15.5m²	0m²	0%	
West	38m²	14m²	36.8%	
Combined	**91.5m²**	**20m²**	**21.8%**	**OK**
North	18m²	6.6m²	36.6%	
Total	**109.5m²**	**26.6m²**	**24.3%**	**OK**

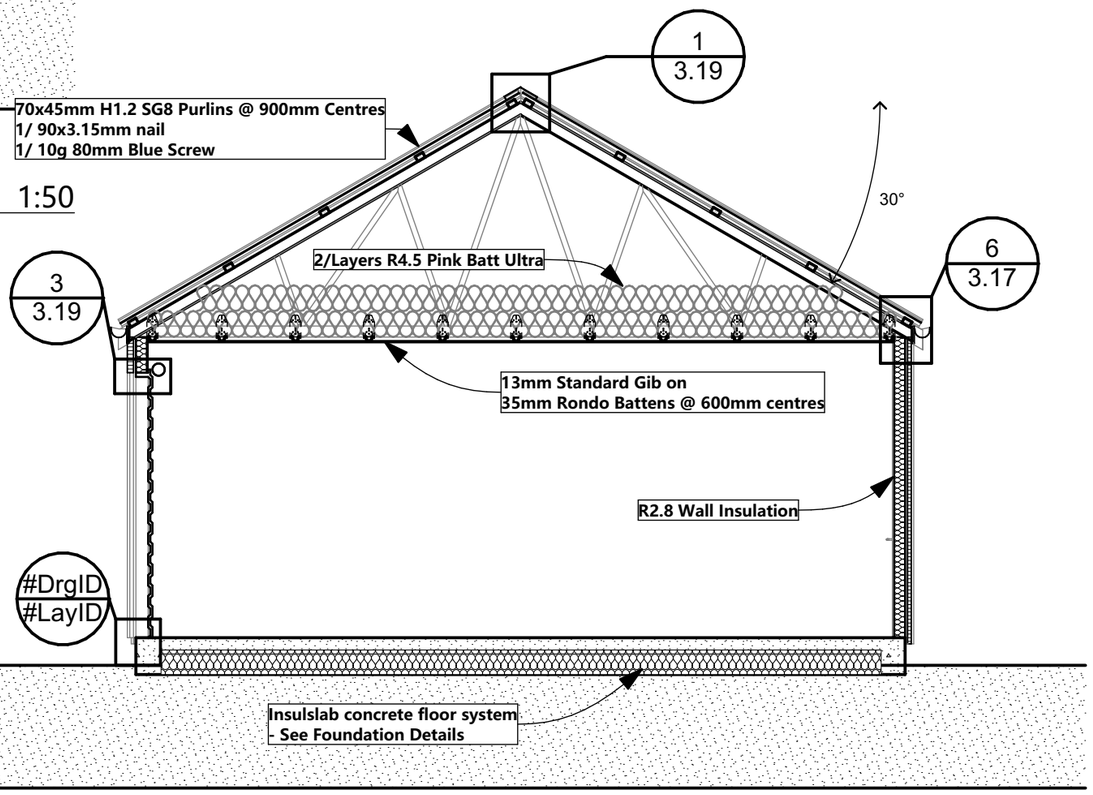
All building elements to comply with Table 2.1.2.2b H1/AS1
See Supporting Documents for Consuruction R-Calculations

TABLE 2.1.2.2A: Minimum construction R-values for heated ceilings, walls or floors

Paragraph 2.1.2.2 a), 2.1.3.1

Building element	Construction R-values (m²·K/W)[1],[2],[3]					
	Climate zone 1	Climate zone 2	Climate zone 3	Climate zone 4	Climate zone 5	Climate zone 6
Heated ceiling[4]	R6.6	R6.6	R6.6	R6.6	R6.6	R6.6
Heated wall	R2.9	R2.9	R2.9	R2.9	R2.9	R2.9
Heated floor	R2.5	R2.5	R2.5	R2.8	R3.0	R3.0

Insulation Notes:
Reduce Layer within 500mm of Walls.
Substitutions allowed if R-Values are maintained.
For compression R- values see Manufactures Specifications.
Min. 25mm gap between roof insulation and roofing underlay



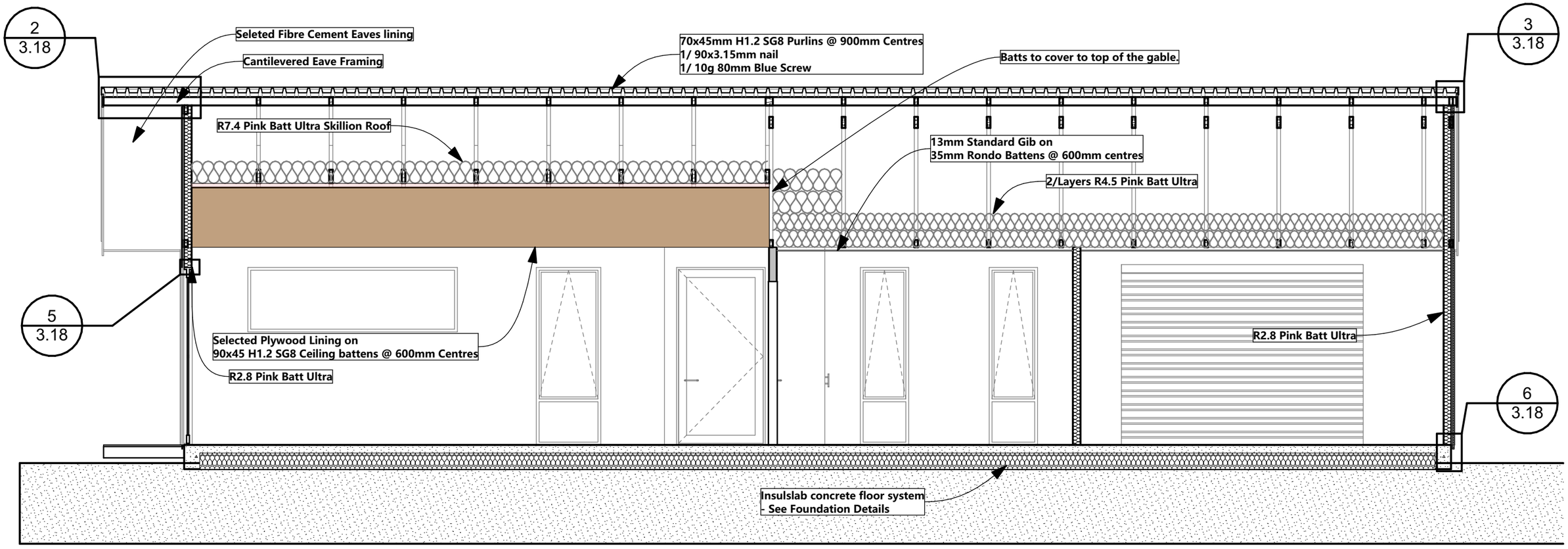
2 Section B 1:50

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Drawing set:	Building Consent (Draft)
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Sheet Title	Sections I
Issued:	27/10/2026



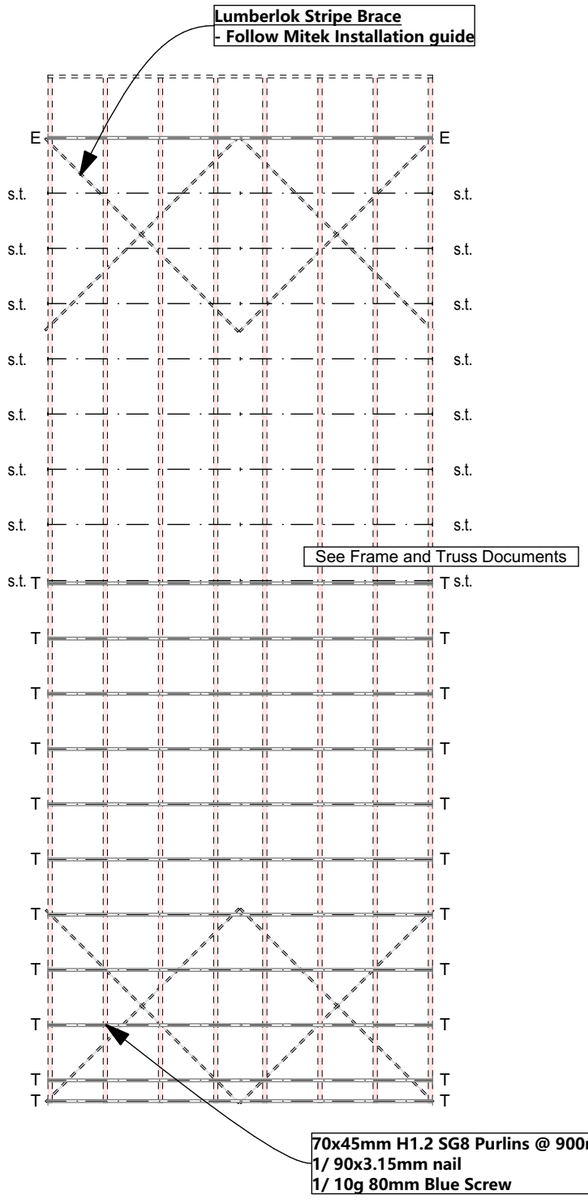
1 Section C 1:50

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Sheet Number:	3.12
Sheet Title	Sections II
Issued:	27/10/2026

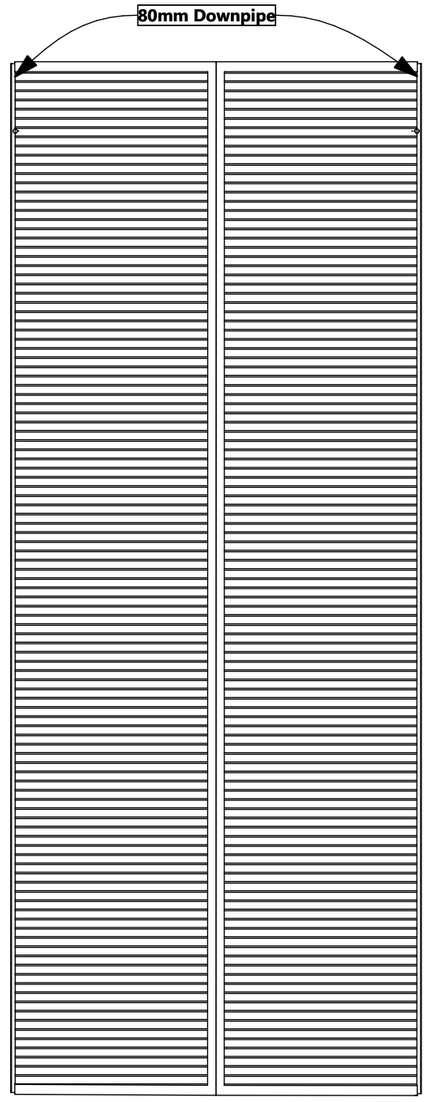


1 Roof Framing 1:100

Gutter:
Gutter size to comply with Table 15 E1/AS1
Roof Area 47m^2 = Min. 5400mm^2 Cross Sectional Area.
Materials per Table 6 E1/AS1

Cladding: Coloursteel Endura 5 Rib Profile Metal cladding.
Either G300 or G550 Trough Profile
Min 0.4BMT
Colour coat selected to comply with Table 20 E2/AS1

Flashing Materials: All flashing to be Min. 0.55 BMT Colour Coated Steel to comply with Table 20 E2/AS1.



2 Roof Cladding 1:100

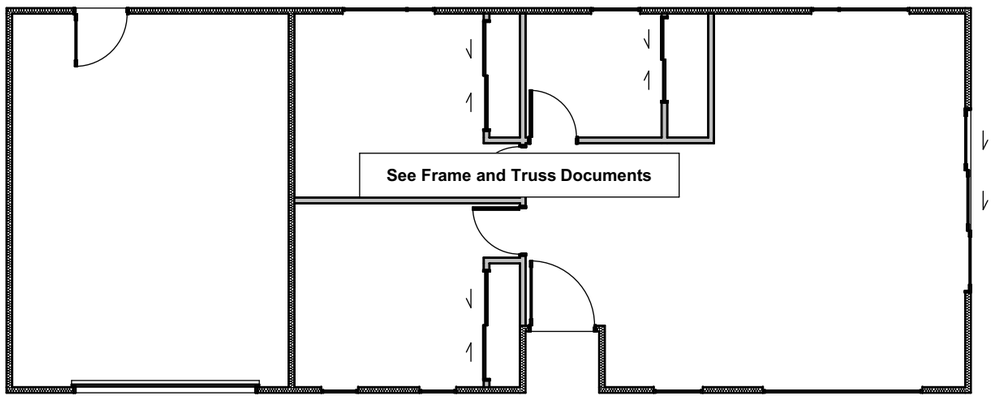
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Drawing set:	Building Consent (Draft)
Sheet Number:	3.13
Sheet Title	Roof Plan
Issued:	27/10/2026

Framing Notes
-Wall Framing:Bottom Plates: 90mm x 45mm H1.2 SG8 Timber
Studs and Trimmers: 90mm x 45mm H1.2 SG8 Timber
Double Top Plates: 90mm x 45mm H1.2 SG8 Timber
Internal Framing: 90mm x45mm H1.2 SG8 Timber
-Studs @ Max 600mm Centres
-Nogg or Dwangs at 800mm Centres
-Nailing of members as per table on page.
-Wall Heights: Standard 2465mm or as required.
-DPM to all bottom plates



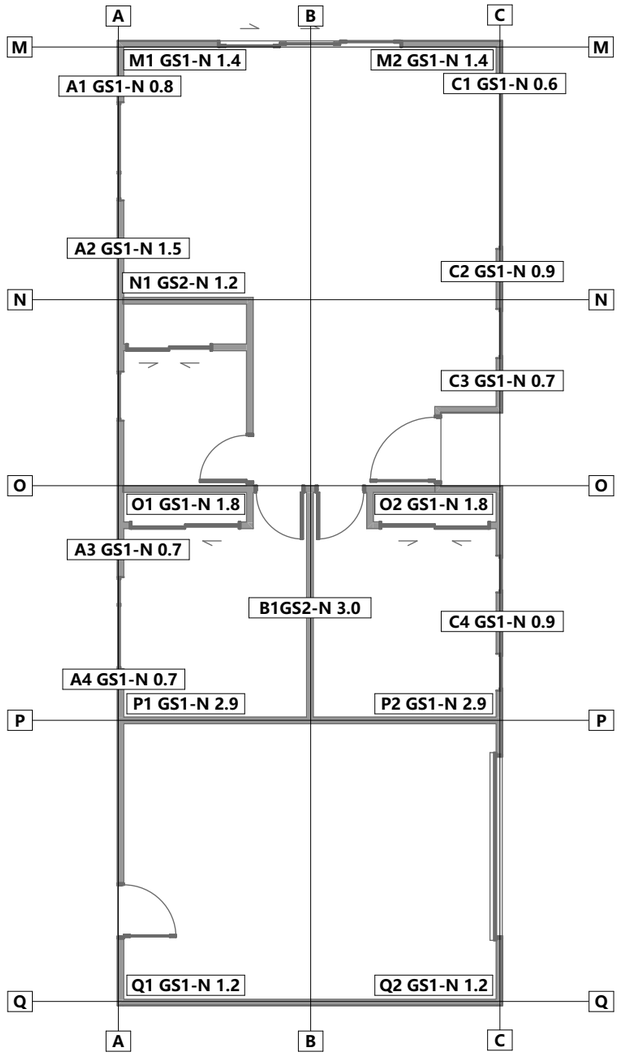
1 Framing Plan 1:100

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Drawing set:	Building Consent (Draft)
Sheet Number:	3.14
Sheet Title	Framing Plan
Issued:	27/10/2026



GIB EzyBrace® Systems specification GS1-N

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

WALL FRAMING

Wall framing to comply with;

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

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

BOTTOM PLATE FIXING

Timber floor

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

Concrete floor

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

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

WALL LINING

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

PERMITTED ALTERNATIVES

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

FASTENING THE LINING

Fasteners

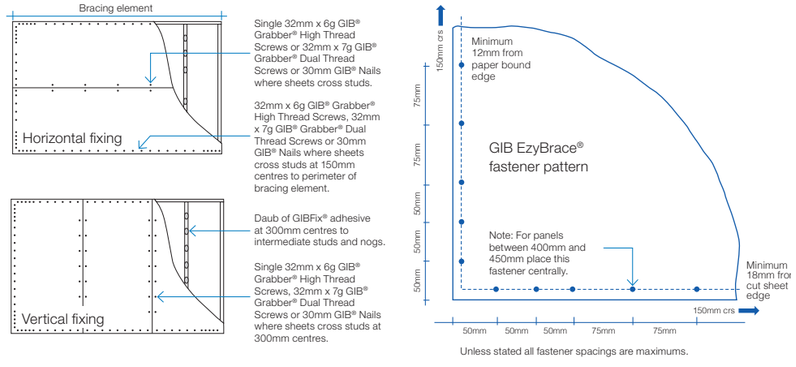
32mm x 6g GIB® Grabber® High Thread Screws, 32mm x 7g GIB® Grabber® Dual Thread Screws or 30mm GIB® Nails. If using the GIBFix® Angle use only 32mm x 7g GIB® Grabber® Dual Thread Screws.

Fastener centres

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

JOINTING

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



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 GS2-N

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

WALL FRAMING

Wall framing to comply with;

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

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

BOTTOM PLATE FIXING

Timber Floor

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

Concrete floor

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

WALL LINING

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

PERMITTED ALTERNATIVES

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

FASTENING THE LINING

Fasteners

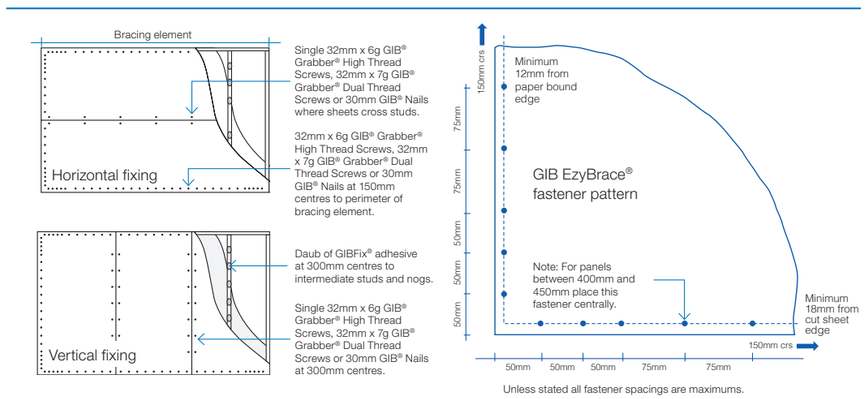
32mm x 6g GIB® Grabber® High Thread Screws,32mm x 7g GIB® Grabber® Dual Thread Screws or 30mm GIB® Nails. If using the GIBFix® Angle use only 32mm x 7g GIB® Grabber® Dual Thread Screws.

Fastener centres

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

JOINTING

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



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

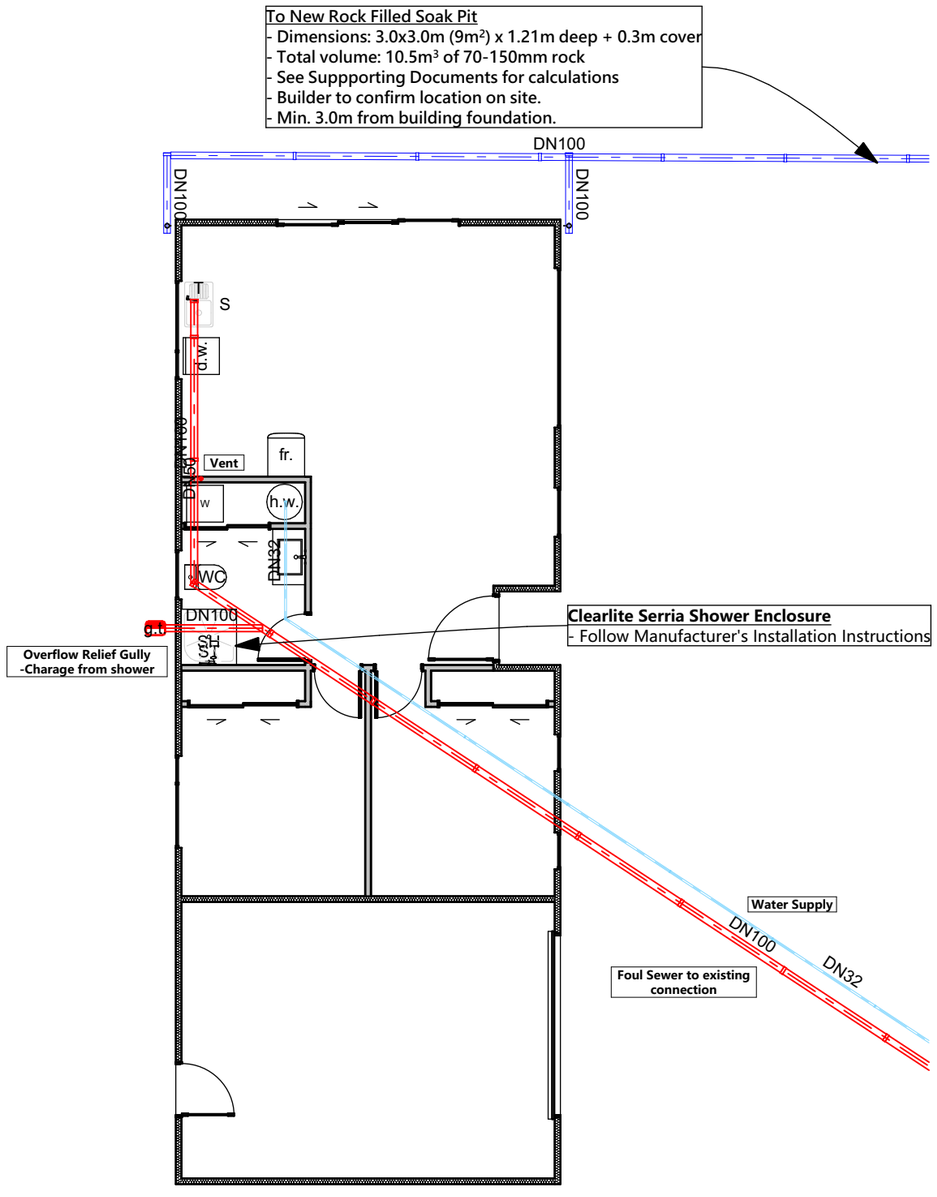
1 Bracing Plan 1:100

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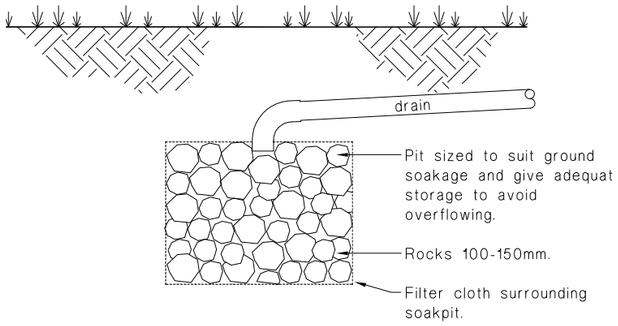
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Sheet Number:	3.15
Sheet Title	Bracing Plan
Issued:	27/10/2026



1 Plumbing 1:100

SANITARY FIXTURE (PVC-U AS/NZ 1260)	MIN. PIPE DIA.	MIN. GRADE
Basin	40mm	1:40
Kitchen Sink/Dish Washer	50mm	1:40
Bath	40mm	1:40
Shower	40mm	1:40
WC	100mm	1:60
SEWER PIPE	100mm	1:60

Soak Pit for Surface Water Disposal
Paragraph 9.0.4



(a) Rock soak pit

2 Soak Pit

Stormwater Pipes **Material:** PVC-U (AS/NZS 1260 or AS/NZS 1254) **MIN. PIPE DIA.**	**MIN. GRADE**
85mm	1:90
100mm	1:120
150mm	1:200

SANITARY FIXTURE	FLOW RATE/TEMP	PIPE DIAMETER
Bath	0.3 at 45°C	15mm
Sink	0.2 at 50°C (hot)	15mm
	0.2 (cold)	15mm
Basin	0.1 at 45°C	10mm
Shower	0.1 at 42°C	20mm

Pipe materials for Hot & Cold Water Supply:

Hot & Cold Water:	**Relevant Standard:**
Copper	NZS3501
Polybutylene	AS/NZS 2642: Part 1,2 and 3
Cold Water Only:	
PVC-U	AS/NZS 1477
Polyethylene	NZS 7601, NZS 7602, NZS 7610, NZS 4129, NZS 4130

PIPE DIAMETER SUPPORT(mm)	MAXIMUM DISTANCE BETWEEN	
	VERTICAL PIPE	GRADED PIPE
32 to 50	1000	500
65 to 100	1300	1000
Greater than 100	1800	1300

HWC
-Rheem 200l Electric Hot Water Cylinder
-See Manufacturers Installation Instructions
-See Sheet 3.16 for restraint details

Drainage Notes
Contractor to check all dimensions on site before work begins.

All Plumbing & Drainage to comply with NZBC G12 & ASNZ 3500.2 Sanitary Plumbing

All plumbing and drainage to comply with NZBC B2/AS1 Table 1: Duribility requirements of nominated building elements.

All new supply water pipes and fittings to be Polybutylene according to AS/NZS 2642 parts 1, 2 & 3

All pipework shall be supported so as to prevent sagging at centres. Pipework shall be hung with 10 mm MS rod and two-piece brass or copper pipe brackets, arranged so as to permit final levelling after installation.

Heated pipework shall be installed so as to allow free movement under expansion without throwing excessive strain on any branch pipe or piece of equipment.

High pressure water pipework shall be firmly supported throughout and anchored at each and every change of direction.

Waste positions are approximate only & are to be confirmed prior to commencement of construction. No allowance for trap positions has been made.

Pipes shall incorporate expansion joints in accordance with Section 6.4 AS/NZS 2032

Hot water pipes to be sized according to NZBC G12 & NZS 4305:1196
Where there is the likelihood of freezing, hot and cold water supply systems shall be protected in the following manner:
a) Piping outside of the building thermal envelope shall be insulated,
b) Piping buried in the ground shall be insulated or installed below a level affected by freezing, and
c) Storage water heater vent pipes shall be insulated
In climates where freezing temperatures are likely for a period of greater than 24 hours an expansion control valve is required in addition to vent pipe insulation.

Individual fixture discharge pipes that exceed 3.5m in length are required to be vented by an air admittance valve as per NZBC G13/AS1 section 5.1 and tables 5 and 6.

All drainage piping below FFL is to be a min of DN65 @ 1:40 fall with a maximum discharge capacity of 5 units with the exception of all drainage piping receiving discharge from a WC to be increased to DN100 @ 1:60 min Fall

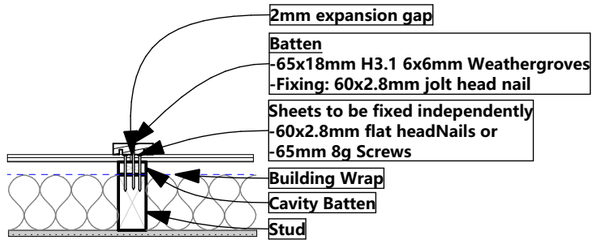
Connect to Existing Subdivision water Supply

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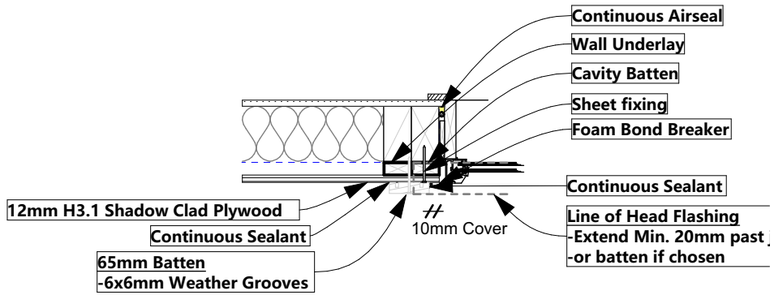
Residential Flat

Site Address: 18 Pennycook Pl, Hawea. Wanaka
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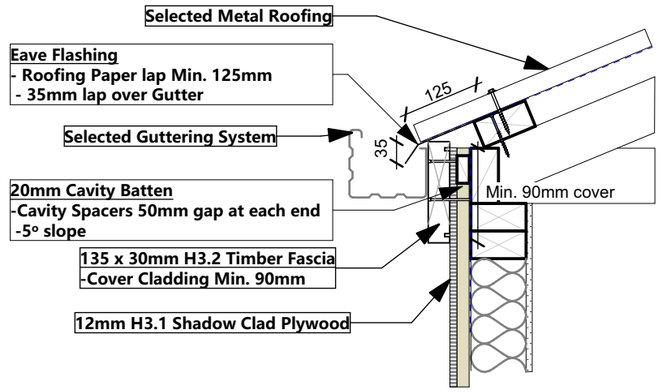
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Sheet Number:	3.16
Sheet Title	Plumbing Plan
Issued:	27/10/2026



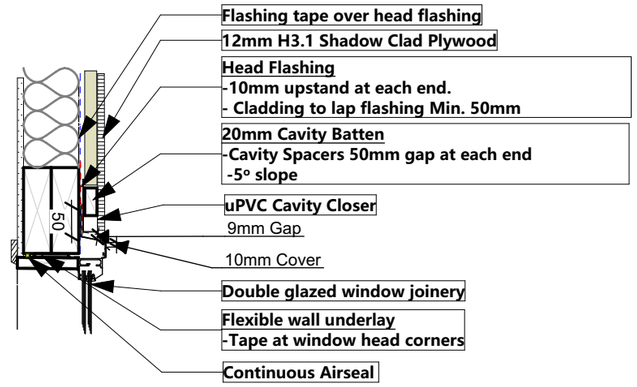
1 Vertical Sheet Join- Shadow Clad 1:10



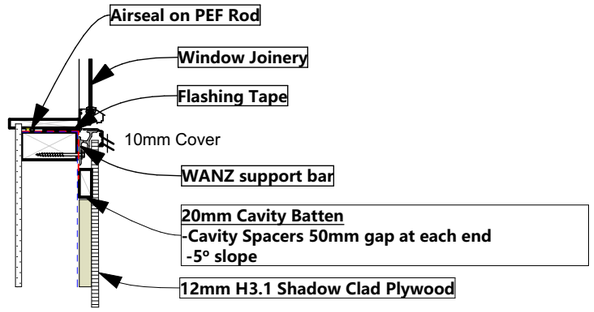
2 Window/Door Jamb- Shadow Clad 1:10



6 Eave- Shadow Clad 1:10

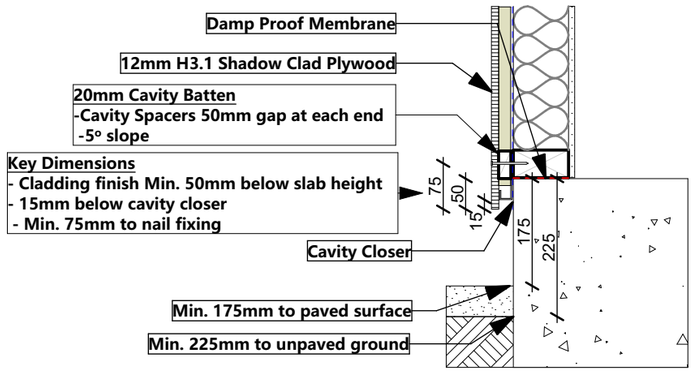


4 Window/Door Head- Shadow Clad 1:10

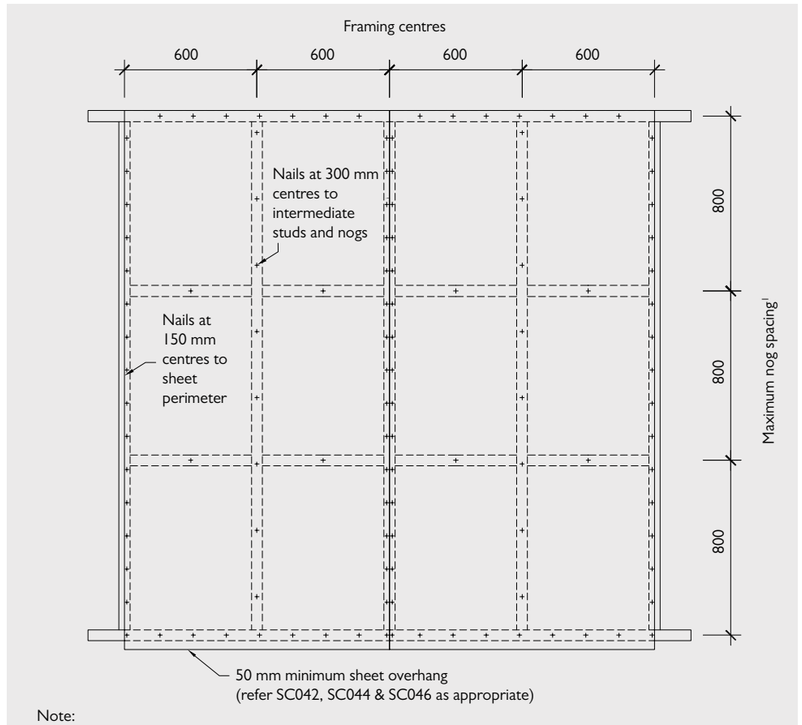


5 Window Sill- Shadow Clad 1:10

Shadow Clad Notes
Fixing (Min. Hot dipped Galv.)
Sheets: 60x2.8mm Flat Head Nail
8g 65mm Screw
See Below for nailing patten
Batten: 60x2.8mm Jolt Head Nail
Prime Sheet up Min. 150mm at bottom of sheet
Place Cut edges of Sheets to the top
Treat all cut edges with Soudal Metalex Clear
Read Manufacturer's Installation Guide



7 Bottom of Cladding- Shadow Clad 1:10



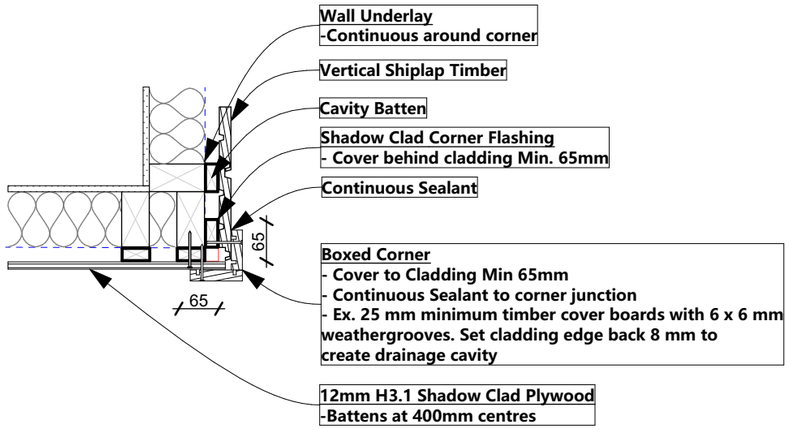
Note:
1. When using vertical cover battens nogs at maximum 600 centres

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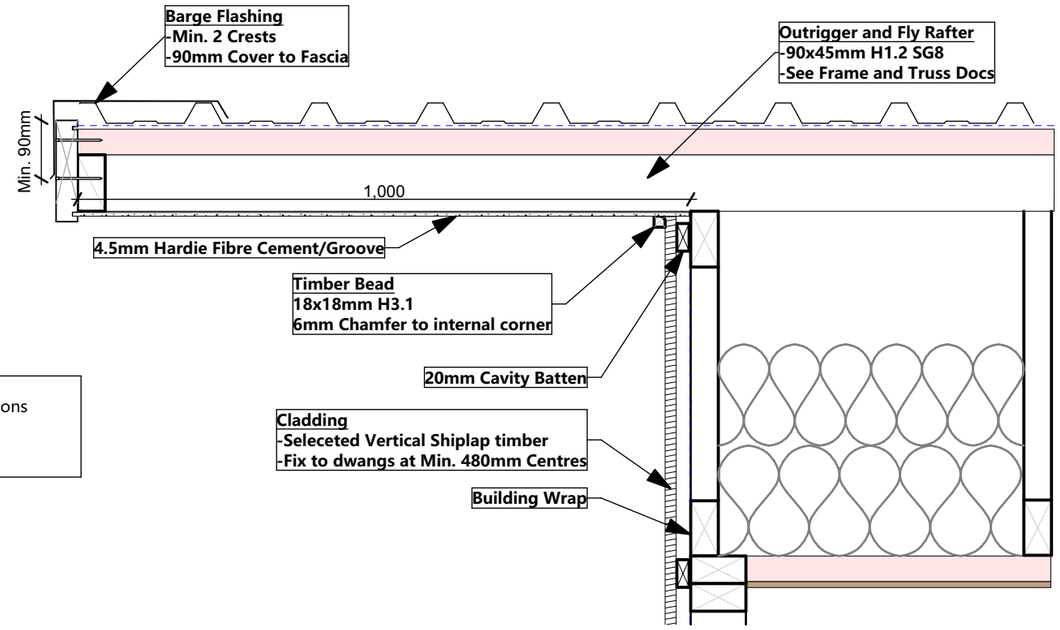
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E-mail: tansymoulton@hotmail.com

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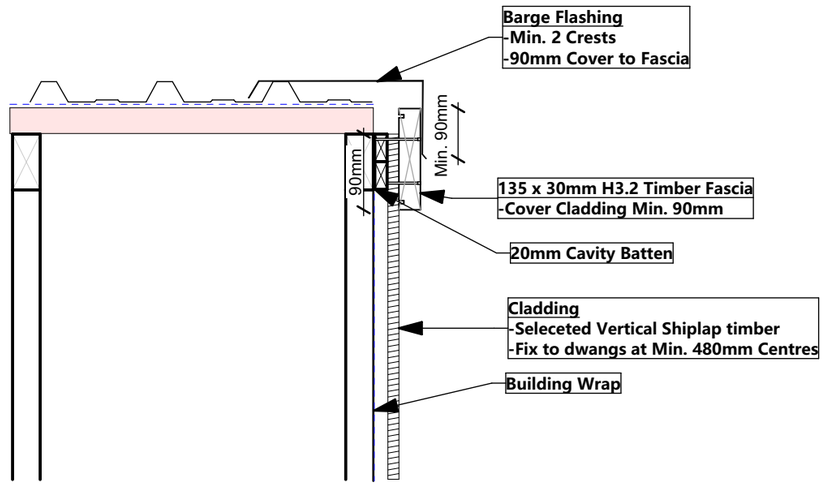


1 Cladding Junction @ External Corner 1:10

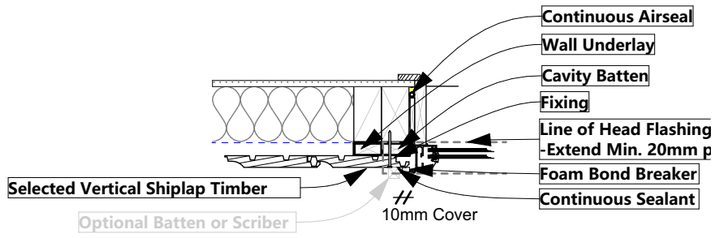
LMA Vertical Shiplap
Fixing:-See Manufacturer's Installation Instructions
-@ 480mm Centres
Treat all cut edges
Read Manufacturer's Installation Guide



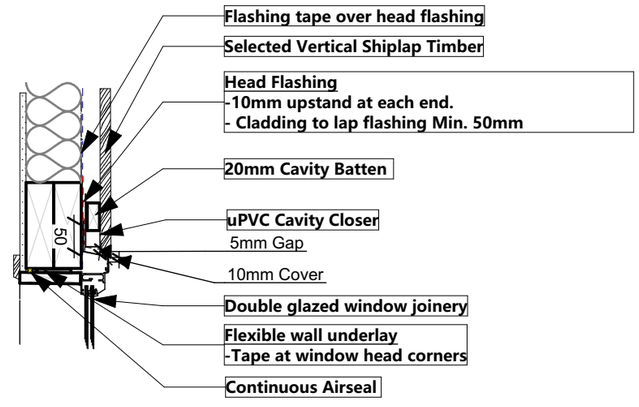
2 Northern Eave- Vertical Shiplap 1:10



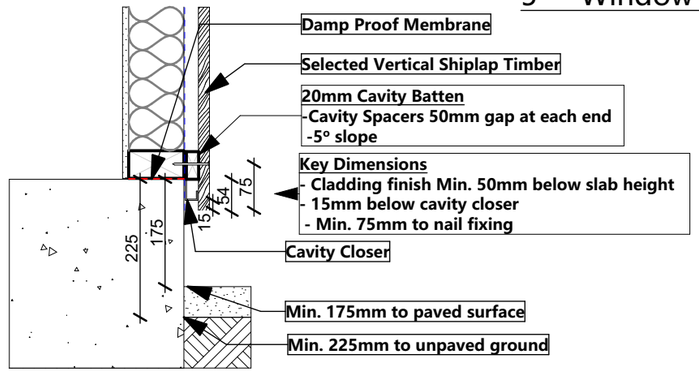
3 Southern Eave- Vertical Shiplap 1:10



4 Window Jamb-Vertical Shiplap 1:10



5 Window Head- Vertical Shiplap Timber 1:10



6 Bottom of Claddin-Vertical Shiplap 1:10

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Sheet Title	E2 Details
Issued:	27/10/2026

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

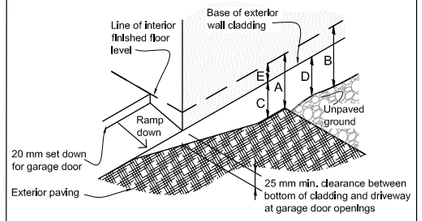
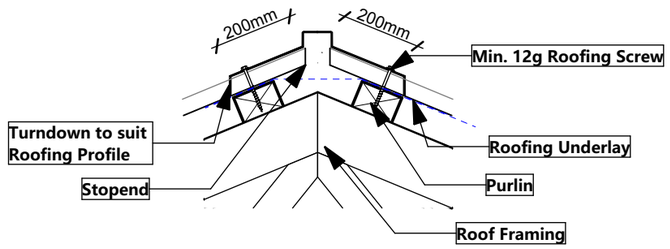


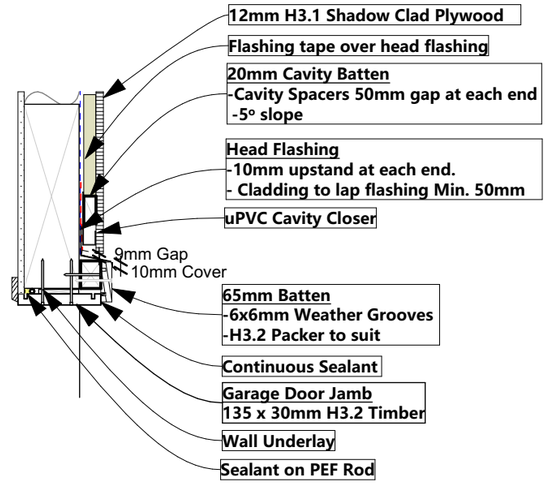
Table 18: **Minimum clearances**
Paragraphs 9.1.3, 9.1.3.1, 9.1.3.2, 9.1.3.3, 9.1.3.4, 9.1.3.5 and 9.2.7

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.

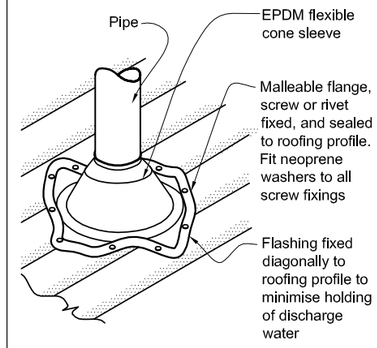


1 Ridge/Hip 1:10



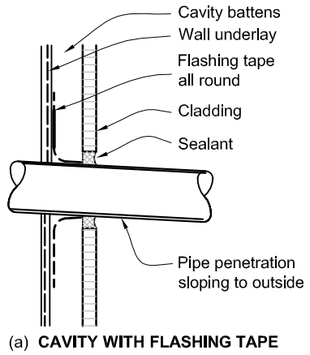
3 Garage Door Head 1:10

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

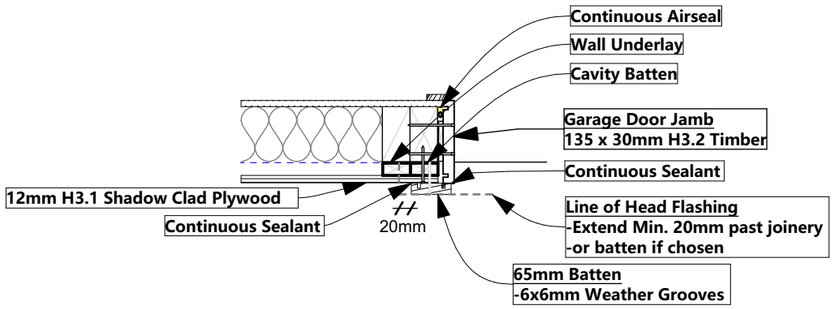


NOTE:
(1) Max. roof pitch for this flashing 45°, minimum pitch 10° if base of flange covers one or more complete troughs.
(2) For pipes up to 85 mm diameter.

Figure 68: **General pipe penetration**
Paragraph 9.1.9.3, Figure 126

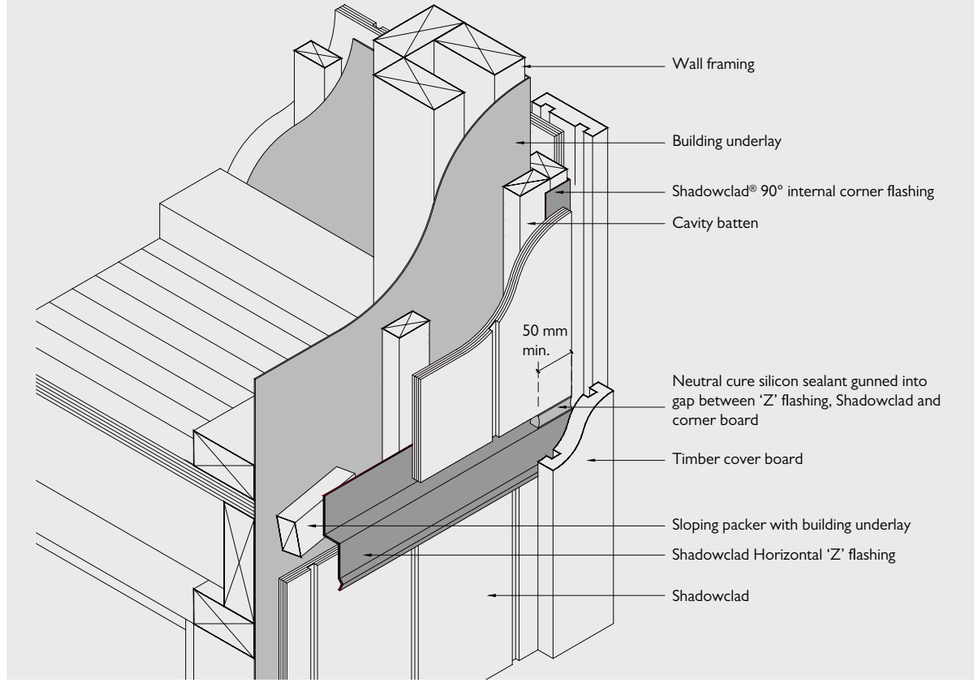


(a) **CAVITY WITH FLASHING TAPE**



2 Garage Door Jamb 1:10

C0100: Shadowclad General Silicon Sealing of Horizontal 'Z' Flashings



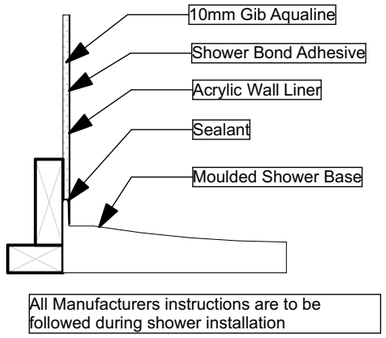
5 Vertical Join- Shadow Clad (If required) 1:1

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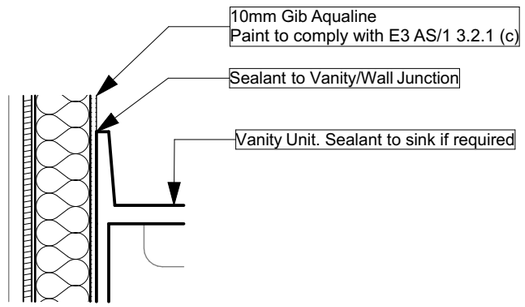
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Site Address: 18 Pennycook Pl, Hawea. Wanaka
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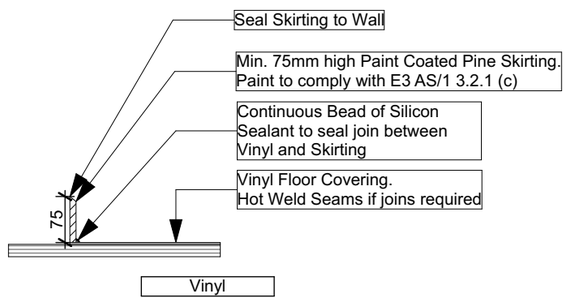
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Issued:	27/10/2026



1 Shower Base 1:10



2 Sanitary Fixing 1:10



3 Wall/Floor Junction 1:10

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

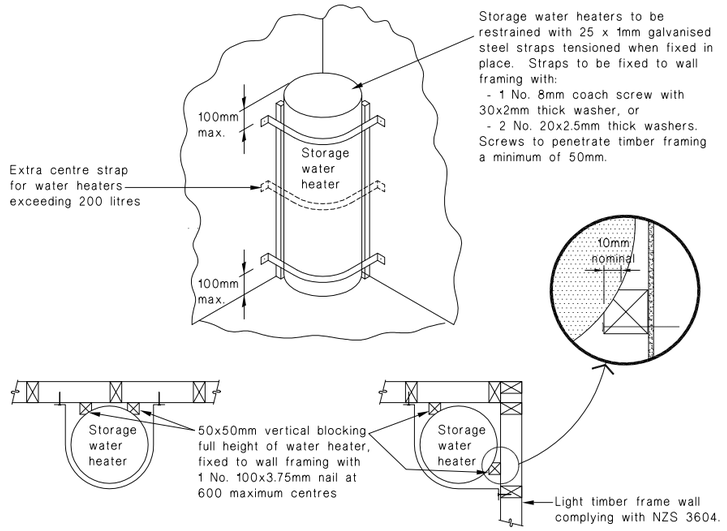


Figure 10: **Low Pressure Valve – Vented Storage Water Heater System – Pressure Relief Valve**
Paragraphs 6.1.2 and 6.2.1 b)

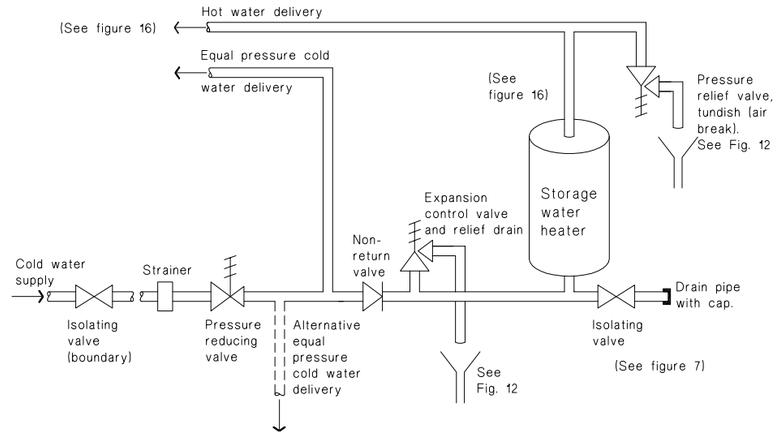
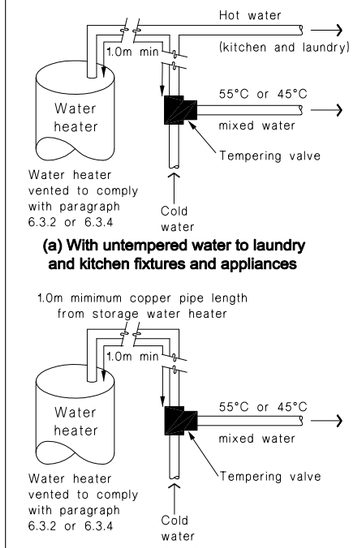
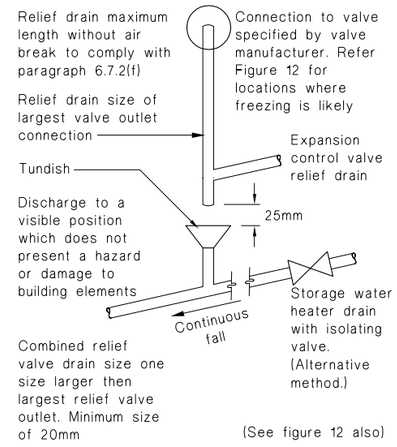


Figure 16: **Tempering Valve Installation**
Paragraph 6.14.2 a)



Note:
1. For optimum system efficiency the tempering valve, for other than a mains pressure system, may be located as low as practicable to achieve the manufacturer's recommended head, at the tempering valve.
2. 1.0m minimum copper pipe length from storage water heater.

Relief Valve Drains – Combined
Paragraphs 6.7.1, 6.7.2 f) and 6.7.3



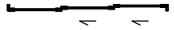
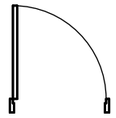
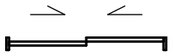
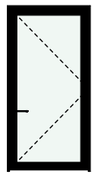
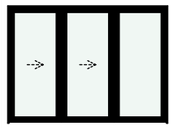
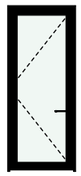
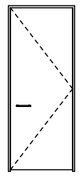
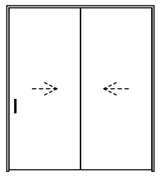
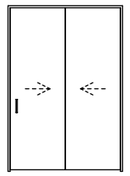
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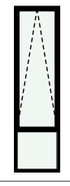
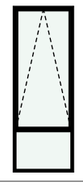
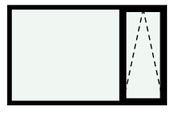
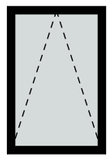
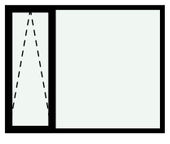
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Drawing set:	Building Consent (Draft)
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Issued:	27/10/2026

Final Window dimensions to be confirmed with builder onsite before manufacture

Doors							
Full Element ID	D001	D002	D003	D004	D005	D006	Garage
Quantity	1	1	1	3	2	1	1
W x H Size	1,100×2,200	3,000×2,200	900×2,200	810×2,025	1,800×2,025	1,400×2,025	3,000×2,160
Sill height	0	0	0	0	0	0	0
Symbol							
Front View							
Leaf Dimensions	1,050×2,155	2,950×2,155	850×2,155	760×1,980	1,750×1,980	1,350×1,980	3,060×2,185
Safety Glass	Yes	Yes	Yes				
Thermal Performace	R0.5	R0.5	R0.5				

1 Door Schedule

Windows						
Full Element ID	W001	W002	W003	W004	W005	W006
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Sill height	0	0	1,400	1,200	1,000	1,000
Symbol						
Front View						
Safety Glass	Yes	Yes			Yes	
Thermal Performance	Min. R0.5	Min. R0.5	Min. R0.5	Min. R0.5	Min. R0.5	Min. R0.5

2 Window Schedule

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