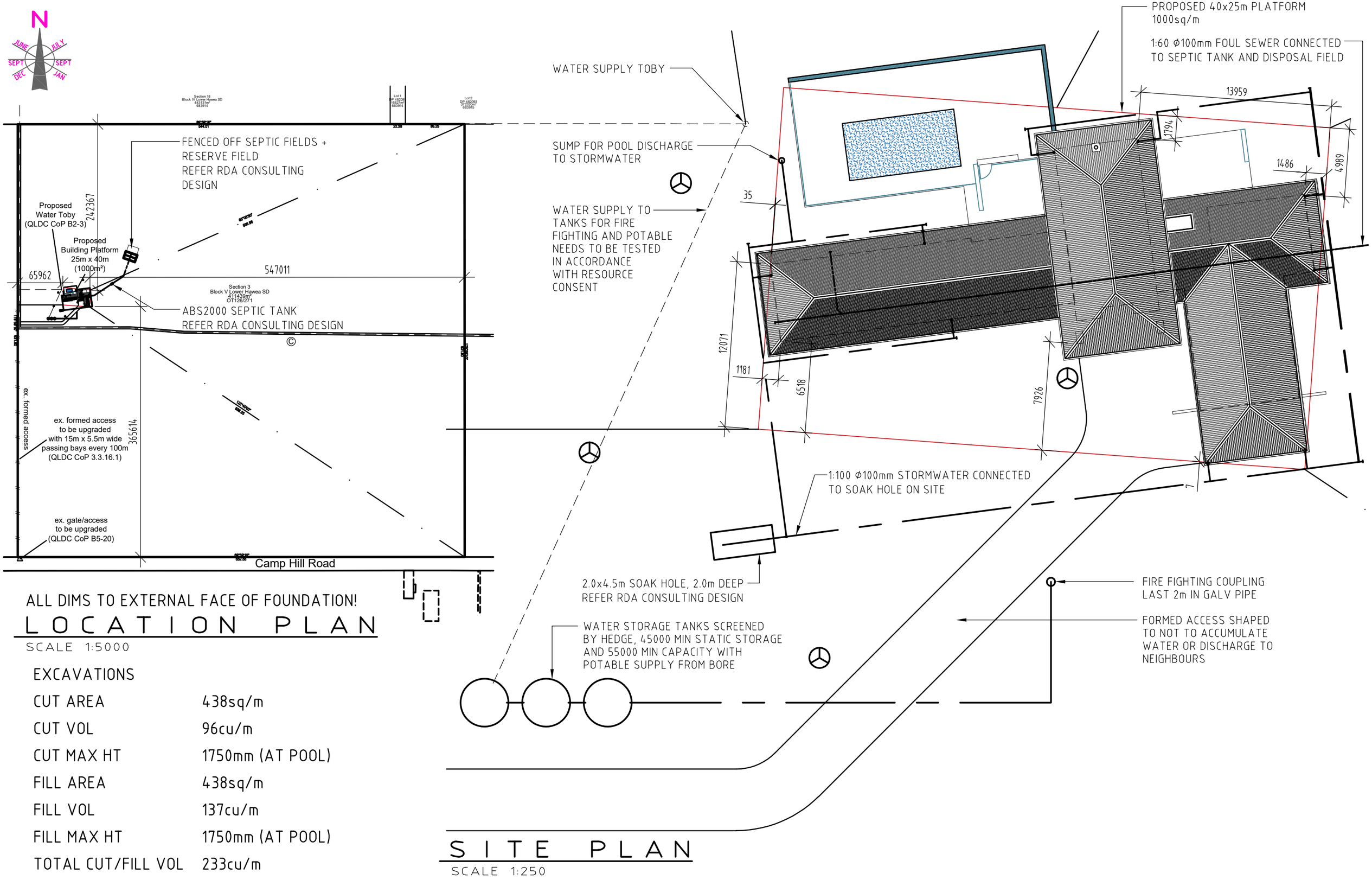


ALL DIMS TO EXTERNAL FACE OF FOUNDATION!

LOCATION PLAN

SCALE 1:5000

SITE PLAN

SCALE 1:250

EXCAVATIONS

CUT AREA	438sq/m
CUT VOL	96cu/m
CUT MAX HT	1750mm (AT POOL)
FILL AREA	438sq/m
FILL VOL	137cu/m
FILL MAX HT	1750mm (AT POOL)
TOTAL CUT/FILL VOL	233cu/m

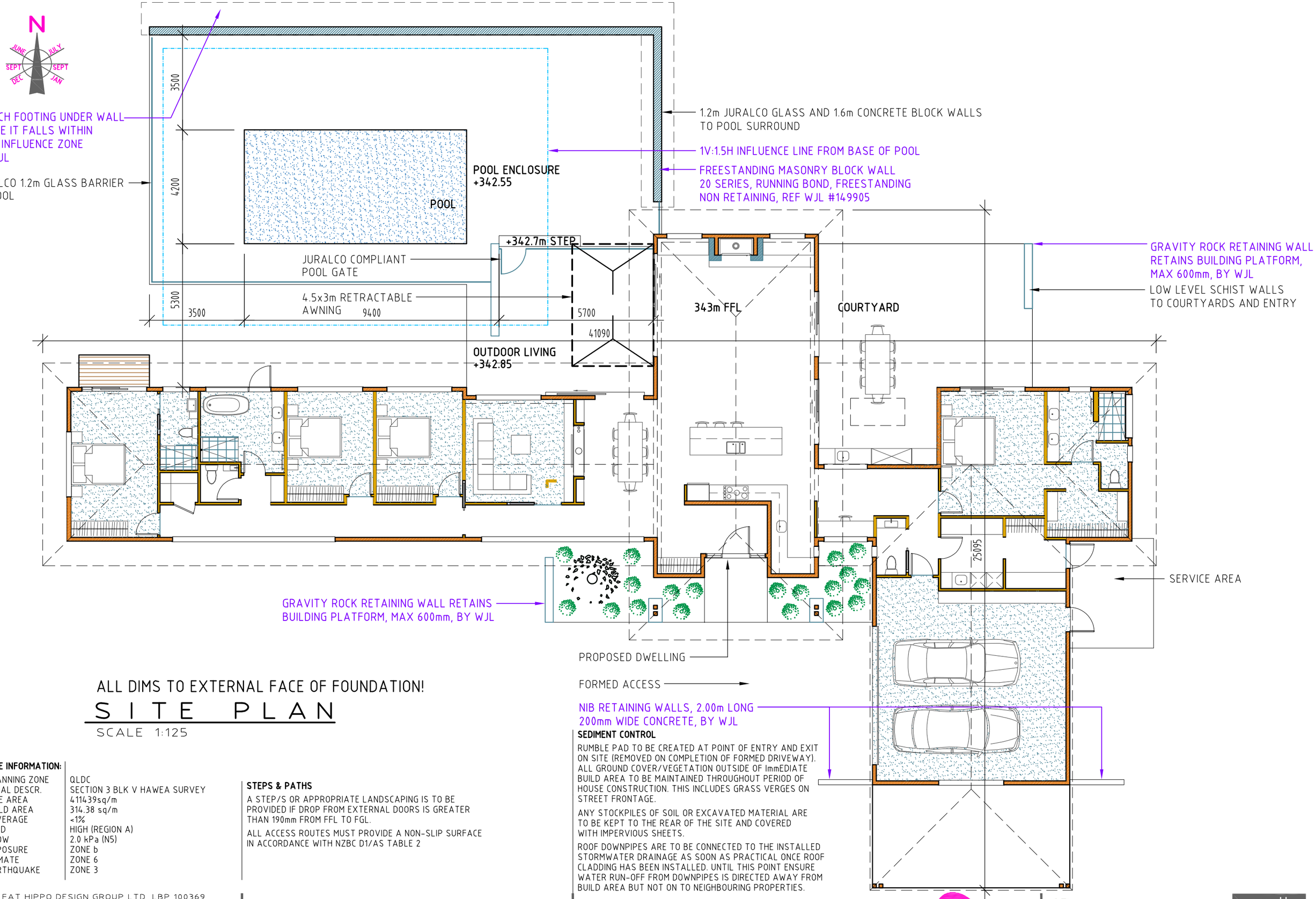
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PROPOSED MICHAEL & ANGELA LAING HOUSE
481 CAMP HILL ROAD, HAWEA FLAT
SITE PLAN
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ALL DIMS TO EXTERNAL FACE OF FOUNDATION!

SITE PLAN

SCALE 1:125

SITE INFORMATION:

PLANNING ZONE	QLDC
LEGAL DESCR.	SECTION 3 BLK V HAWEA SURVEY
SITE AREA	411439sq/m
BUILD AREA	314.38 sq/m
COVERAGE	<1%
WIND	HIGH (REGION A)
SNOW	2.0 kPa (N5)
EXPOSURE	ZONE b
CLIMATE	ZONE 6
EARTHQUAKE	ZONE 3

STEPS & PATHS

A STEP/S OR APPROPRIATE LANDSCAPING IS TO BE PROVIDED IF DROP FROM EXTERNAL DOORS IS GREATER THAN 190mm FROM FFL TO FGL.

ALL ACCESS ROUTES MUST PROVIDE A NON-SLIP SURFACE IN ACCORDANCE WITH NZBC D1/AS TABLE 2

SEDIMENT CONTROL

RUMBLE PAD TO BE CREATED AT POINT OF ENTRY AND EXIT ON SITE (REMOVED ON COMPLETION OF FORMED DRIVEWAY). ALL GROUND COVER/VEGETATION OUTSIDE OF ImmEDIATE BUILD AREA TO BE MAINTAINED THROUGHOUT PERIOD OF HOUSE CONSTRUCTION. THIS INCLUDES GRASS VERGES ON STREET FRONTAGE.

ANY STOCKPILES OF SOIL OR EXCAVATED MATERIAL ARE TO BE KEPT TO THE REAR OF THE SITE AND COVERED WITH IMPERVIOUS SHEETS.

ROOF DOWNPIPES ARE TO BE CONNECTED TO THE INSTALLED STORMWATER DRAINAGE AS SOON AS PRACTICAL ONCE ROOF CLADDING HAS BEEN INSTALLED. UNTIL THIS POINT ENSURE WATER RUN-OFF FROM DOWNPIPES IS DIRECTED AWAY FROM BUILD AREA BUT NOT ON TO NEIGHBOURING PROPERTIES.

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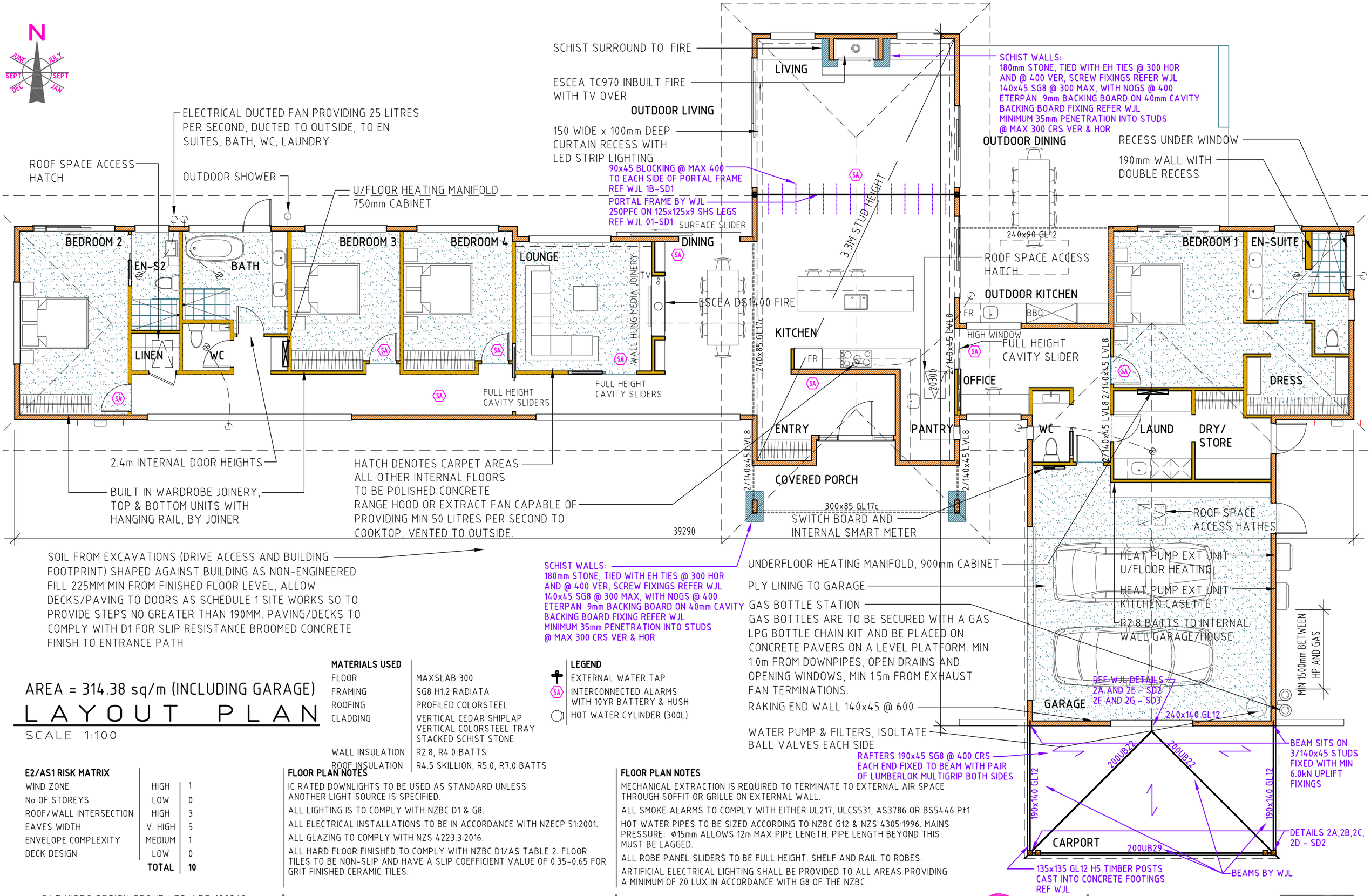
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AREA = 314.38 sq/m (INCLUDING GARAGE)

LAYOUT PLAN

SCALE 1:100

MATERIALS USED	
FLOOR	MAXSLAB 300
FRAMING	SG8 H1.2 RADIATA
ROOFING	PROFILED COLORSTEEL
CLADDING	VERTICAL CEDAR SHIPLAP VERTICAL COLORSTEEL TRAY STACKED SCHIST STONE
WALL INSULATION	R2.8, R4.0 BATTS
ROOF INSULATION	R4.5 SKILLION, R5.0, R7.0 BATTS

LEGEND

- EXTERNAL WATER TAP
- (SA) INTERCONNECTED ALARMS WITH 10YR BATTERY & HUSH
- HOT WATER CYLINDER (300L)

E2/AS1 RISK MATRIX		
WIND ZONE	HIGH	1
No OF STOREYS	LOW	0
ROOF/WALL INTERSECTION	HIGH	3
EAVES WIDTH	V. HIGH	5
ENVELOPE COMPLEXITY	MEDIUM	1
DECK DESIGN	LOW	0
	TOTAL	**10**

FLOOR PLAN NOTES

IC RATED DOWNLIGHTS TO BE USED AS STANDARD UNLESS ANOTHER LIGHT SOURCE IS SPECIFIED.

ALL LIGHTING IS TO COMPLY WITH NZBC D1 & G8.

ALL ELECTRICAL INSTALLATIONS TO BE IN ACCORDANCE WITH NZECP 51:2001.

ALL GLAZING TO COMPLY WITH NZS 4223.3:2016.

ALL HARD FLOOR FINISHED TO COMPLY WITH NZBC D1/AS TABLE 2. FLOOR TILES TO BE NON-SLIP AND HAVE A SLIP COEFFICIENT VALUE OF 0.35-0.65 FOR GRIT FINISHED CERAMIC TILES.

FLOOR PLAN NOTES

MECHANICAL EXTRACTION IS REQUIRED TO TERMINATE TO EXTERNAL AIR SPACE THROUGH SOFFIT OR GRILLE ON EXTERNAL WALL.

ALL SMOKE ALARMS TO COMPLY WITH EITHER UL217, ULCS531, AS3786 OR BS5446 Pt1

HOT WATER PIPES TO BE SIZED ACCORDING TO NZBC G12 & NZS 4305:1996. MAINS PRESSURE: ø15mm ALLOWS 12m MAX PIPE LENGTH. PIPE LENGTH BEYOND THIS MUST BE LAGGED.

ALL ROBE PANEL SLIDERS TO BE FULL HEIGHT. SHELF AND RAIL TO ROBES.

ARTIFICIAL ELECTRICAL LIGHTING SHALL BE PROVIDED TO ALL AREAS PROVIDING A MINIMUM OF 20 LUX IN ACCORDANCE WITH G8 OF THE NZBC

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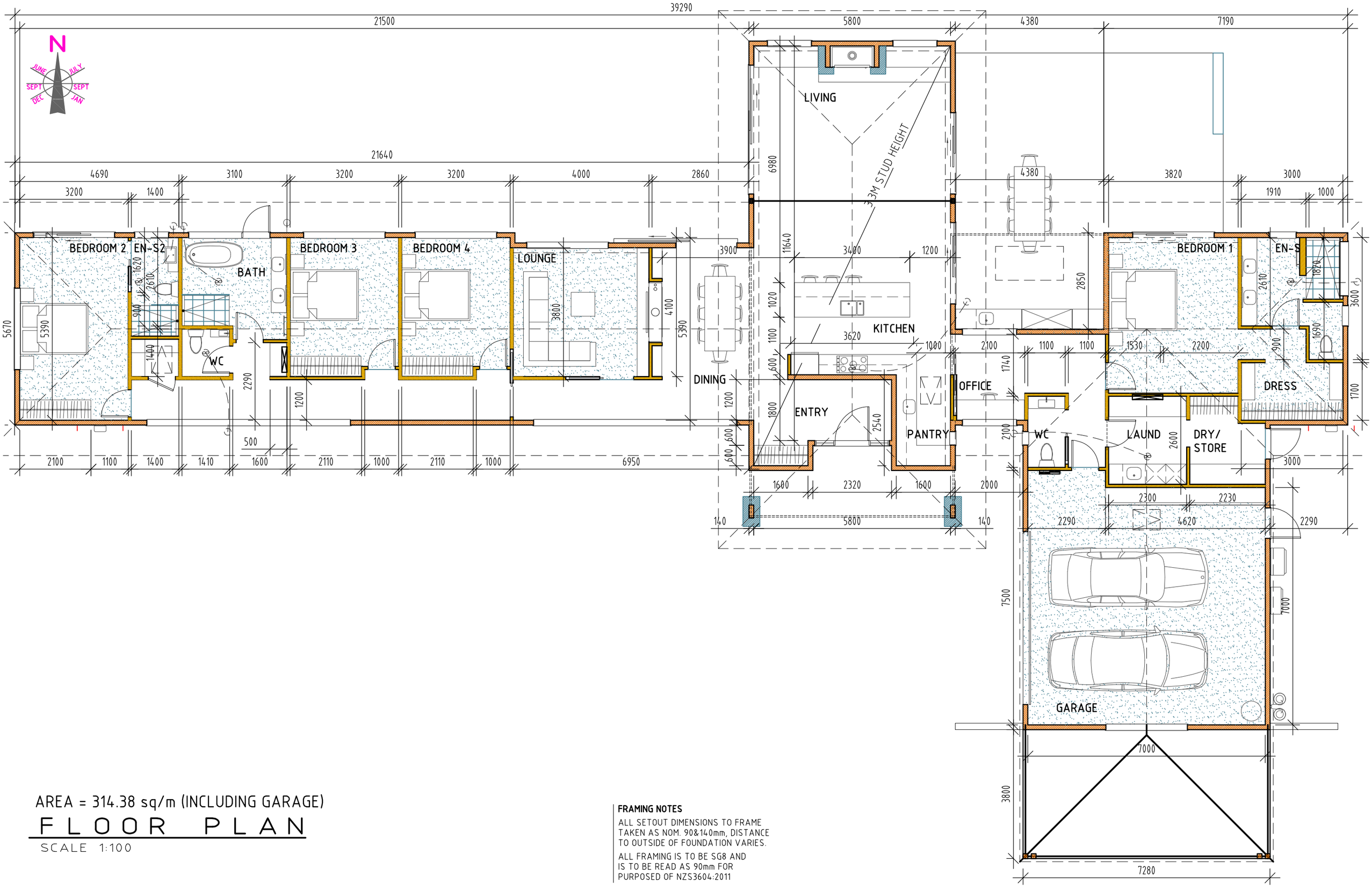
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AREA = 314.38 sq/m (INCLUDING GARAGE)

FLOOR PLAN

SCALE 1:100

FRAMING NOTES

ALL SETOUT DIMENSIONS TO FRAME TAKEN AS NOM. 90&140mm, DISTANCE TO OUTSIDE OF FOUNDATION VARIES.

ALL FRAMING IS TO BE SG8 AND IS TO BE READ AS 90mm FOR PURPOSED OF NZS3604:2011

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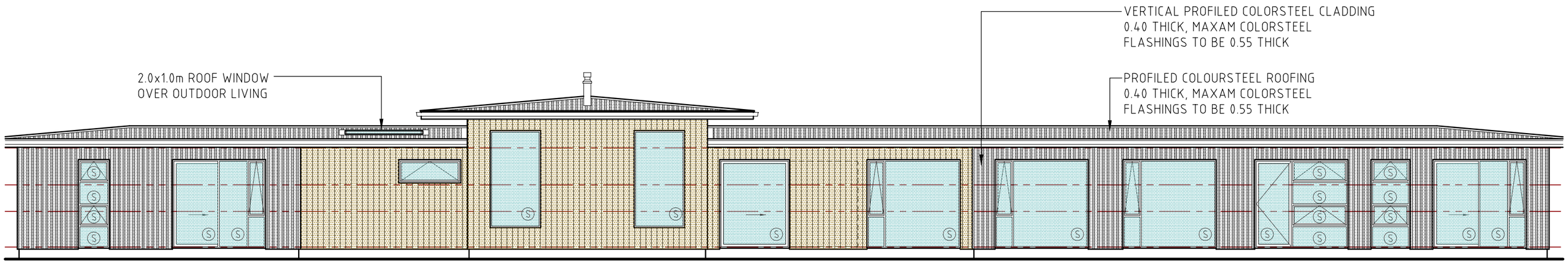
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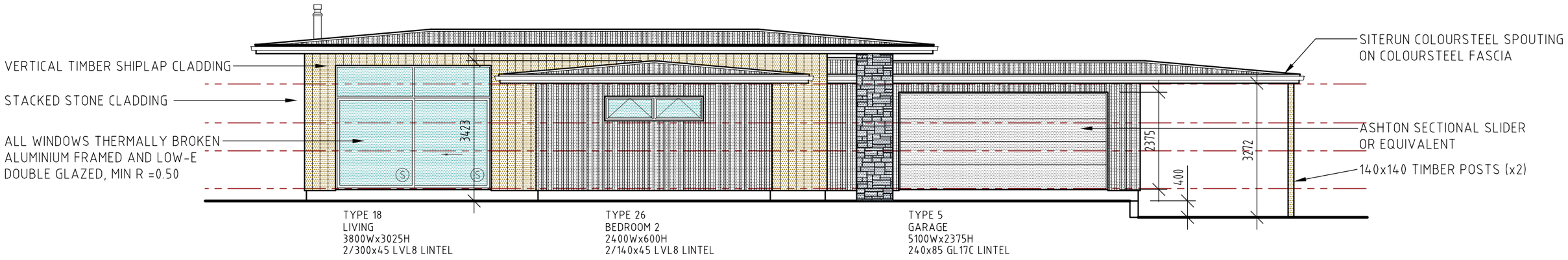
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NORTH ELEVATION

SCALE 1:100



WEST ELEVATION

SCALE 1:100

H1 CALCULATIONS - COMPLIES WITH SCHEDULE METHOD

ORIENTATION	WALLS	WINS	RATIO
NORTH	111.23	48.41	43.52%
SOUTH	111.23	14.82	13.33%
WEST	47.92	13.36	27.88%
EAST	47.92	17.51	36.54%
TOTAL	**318.30**	**94.10**	**29.56%**

REQUIRED R VALUES

CLIMATE ZONE	6
FLOOR	3.00
WALLS	2.00
WINDOWS	0.50
ROOF	6.60

ELEVATION NOTES

ALL WINDOWS TO BE DOUBLE GLAZED, R VALUE TO BE R0.50 UNLESS OTHERWISE NOTED
ALL WINDOW DIMENSIONS ARE OUTSIDE REVEL WITH BUILDER TO ALLOW FITTING TOLERANCE
ALL WINDOWS TO COMPLY WITH NZS4211:2008 & SNZ TS 4211:2022 AND TO HAVE COMPLIANCE LABEL.

ALL LINTELS ARE TO BE SG8 GRADE AND ARE DETERMINED BY THE ALLOWANCES OF NZS 3604:2011 AS ALLOWED, BUT WHERE IMPOSED TRUSS LOADING OR SPAN EXCEEDS THIS, TRUSS MANUFACTURERS' LINTELS SUPERSEDE THE INFORMATION GIVEN

Ⓢ DENOTES SAFETY GLAZING IN ACCORDANCE WITH NZS 4223.3:2016

Ⓡ DENOTES RESTRICTOR STAY RESTRICTING OPENING TO 100mm MAX

ELEVATION NOTES

ALL FIXINGS & FASTENINGS ARE TO BE IN ACCORDANCE WITH DURABILITY REQUIREMENTS OF NZS3604:2011

EXPOSURE ZONE 1 HOT DIPPED GALV. AND ADDITIONAL PROTECTION FIXINGS ARE REQUIRED IN EXPOSED AND RAIN WET LOCATIONS

ALL CLADDINGS MUST BE FIXED IN ACCORDANCE WITH MANUFACTURERS' SPECIFICATIONS

'A GRADE' SAFETY GLASS TO ALL EXTERIOR WINDOWS AND DOORS WITH GLAZING 1200mm IN HEIGHT OR GREATER

WANZ SUPPORT BAR TO ALL SLIDING DOOR UNITS AND WINDOWS

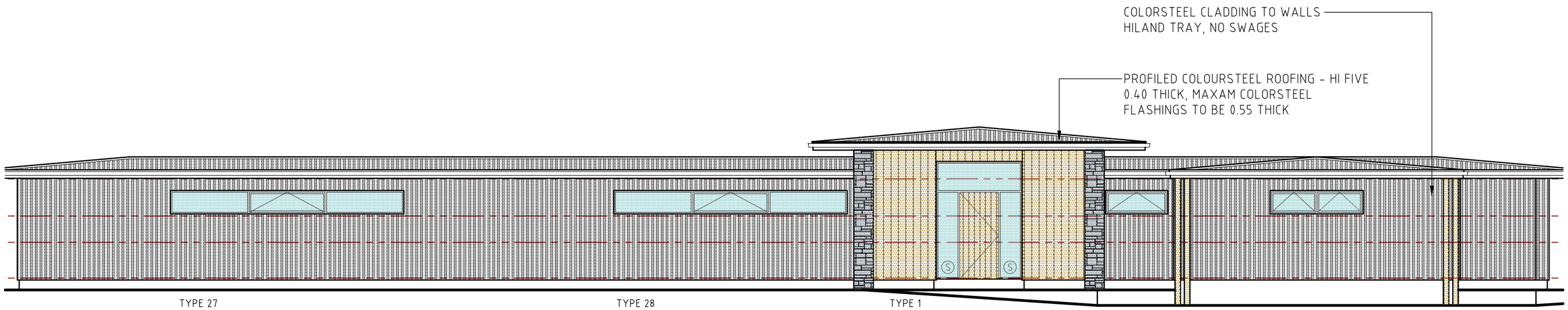
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ELEVATIONS SHEET 1 OF 3
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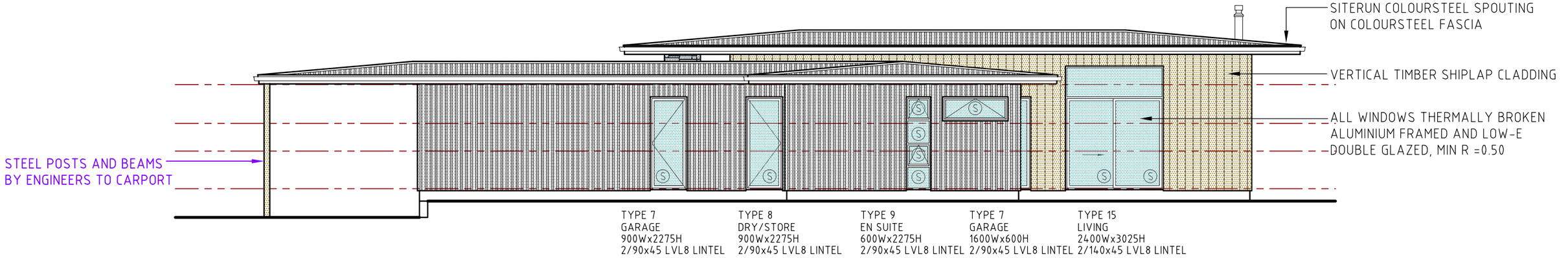
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SOUTH ELEVATION

SCALE 1:100



EAST ELEVATION

SCALE 1:100

H1 CALCULATIONS - COMPLIES WITH SCHEDULE METHOD

ORIENTATION	WALLS	WINS	RATIO
NORTH	111.23	48.41	43.52%
SOUTH	111.23	14.82	13.33%
WEST	47.92	13.36	27.88%
EAST	47.92	17.51	36.54%
TOTAL	**318.30**	**94.10**	**29.56%**

REQUIRED R VALUES

CLIMATE ZONE	6
FLOOR	3.00
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WINDOWS	0.50
ROOF	6.60

ELEVATION NOTES

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Ⓡ DENOTES RESTRICTOR STAY RESTRICTING OPENING TO 100mm MAX

ELEVATION NOTES

ALL FIXINGS & FASTENINGS ARE TO BE IN ACCORDANCE WITH DURABILITY REQUIREMENTS OF NZS3604:2011

EXPOSURE ZONE 1 HOT DIPPED GALV. AND ADDITIONAL PROTECTION FIXINGS ARE REQUIRED IN EXPOSED AND RAIN WET LOCATIONS

ALL CLADDINGS MUST BE FIXED IN ACCORDANCE WITH MANUFACTURERS' SPECIFICATIONS

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WANZ SUPPORT BAR TO ALL SLIDING DOOR UNITS AND WINDOWS

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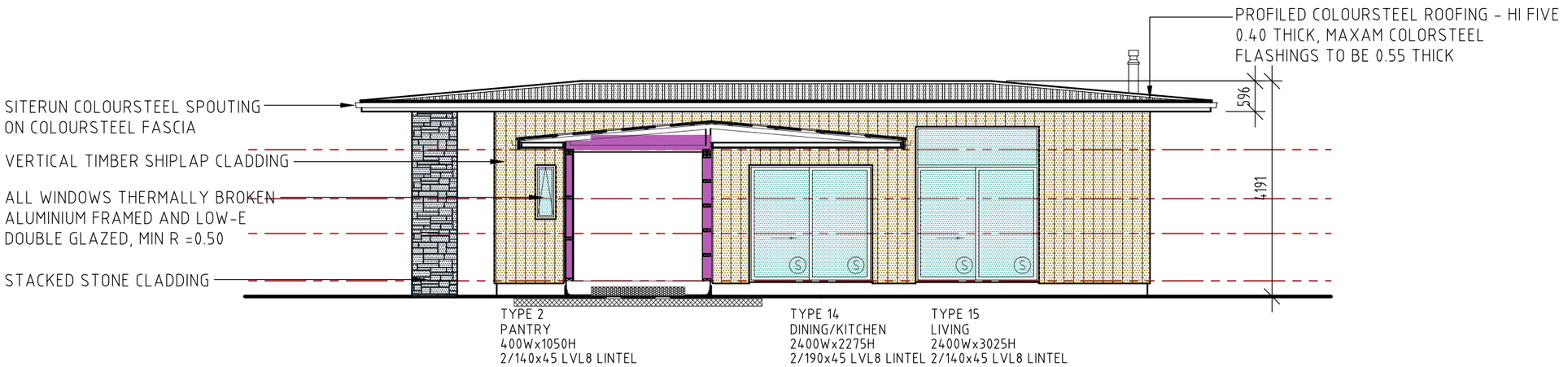
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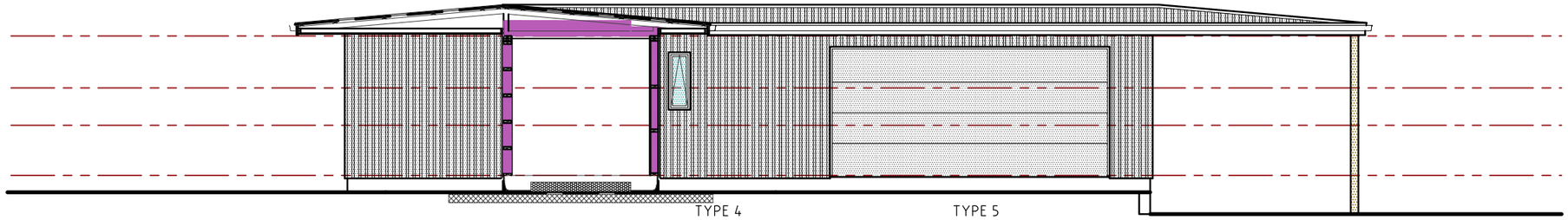
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EAST ELEVATION - LIVING WING

SCALE 1:100



WEST ELEVATION - GARAGE WING

SCALE 1:100

H1 CALCULATIONS - COMPLIES WITH SCHEDULE METHOD

ORIENTATION	WALLS	WINS	RATIO
NORTH	111.23	48.41	43.52%
SOUTH	111.23	14.82	13.33%
WEST	47.92	13.36	27.88%
EAST	47.92	17.51	36.54%
TOTAL	**318.30**	**94.10**	**29.56%**

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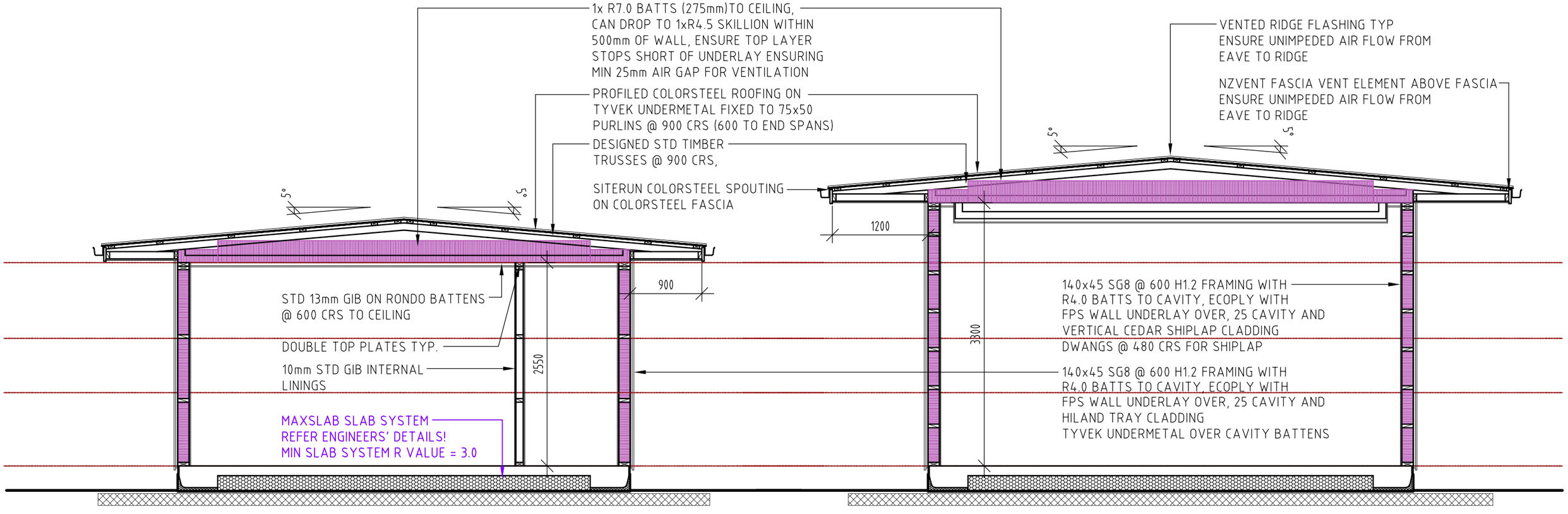
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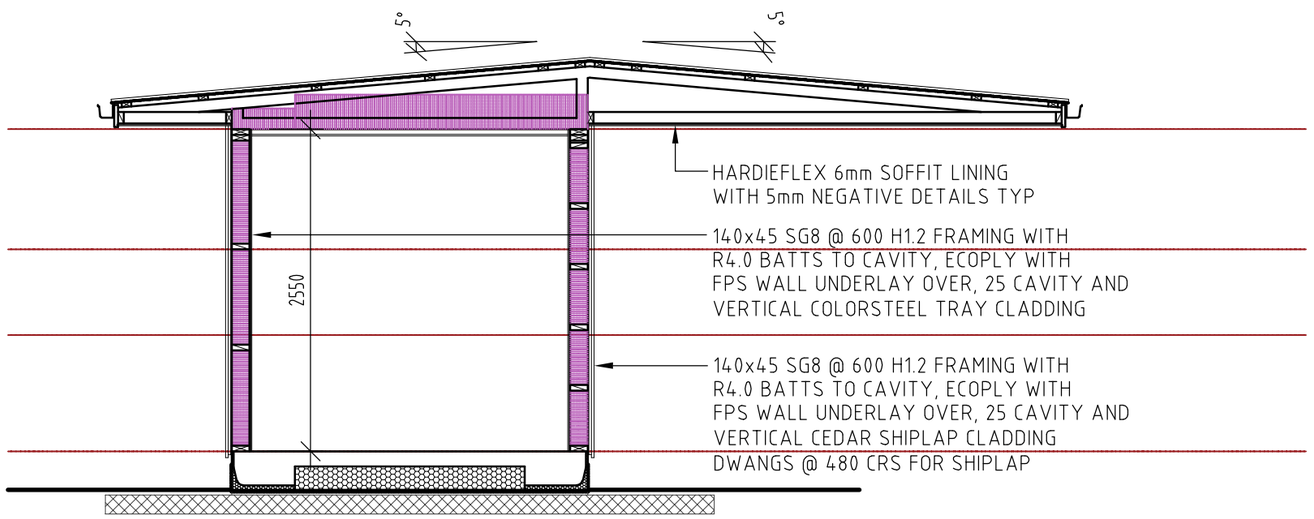
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BEDROOM WING
SCALE 1:50

LIVING WING
SCALE 1:50



OFFICE/HALLWAY
SCALE 1:50

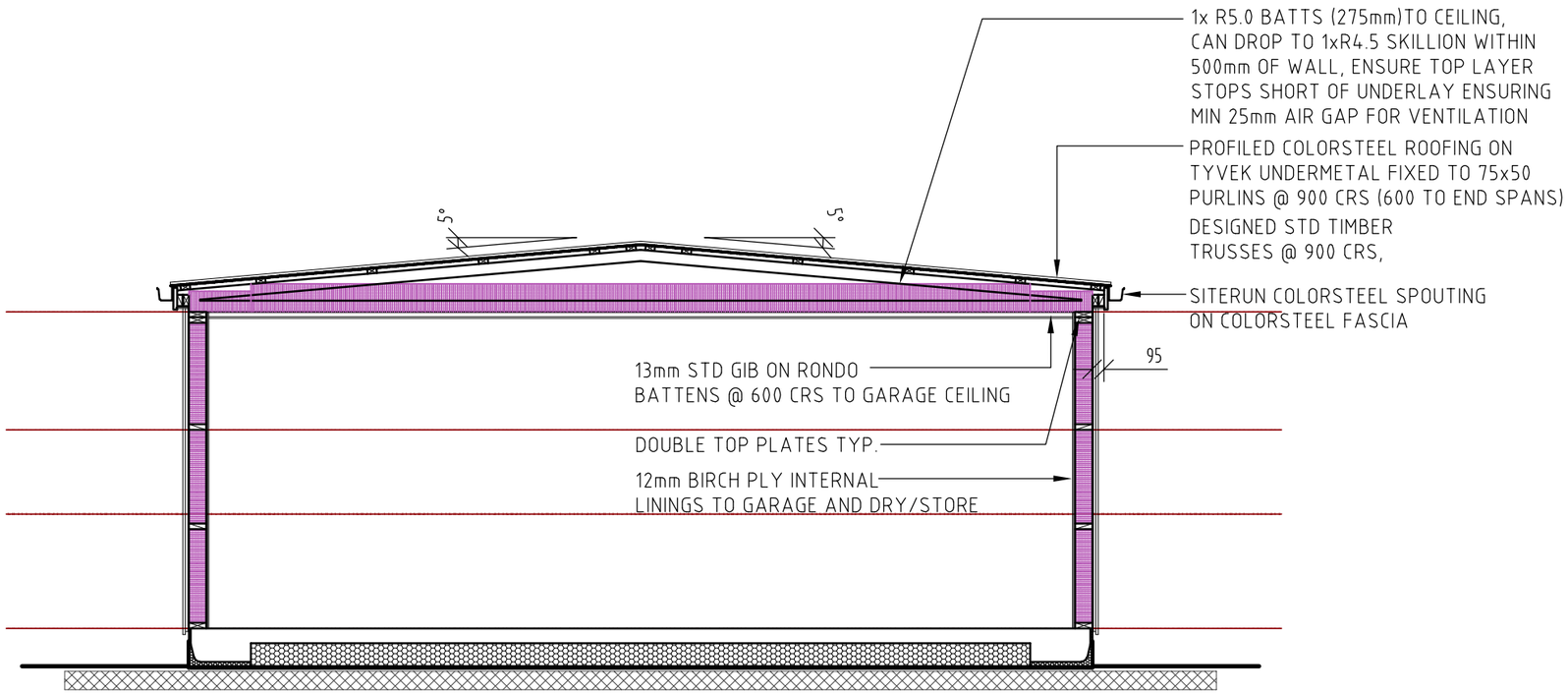
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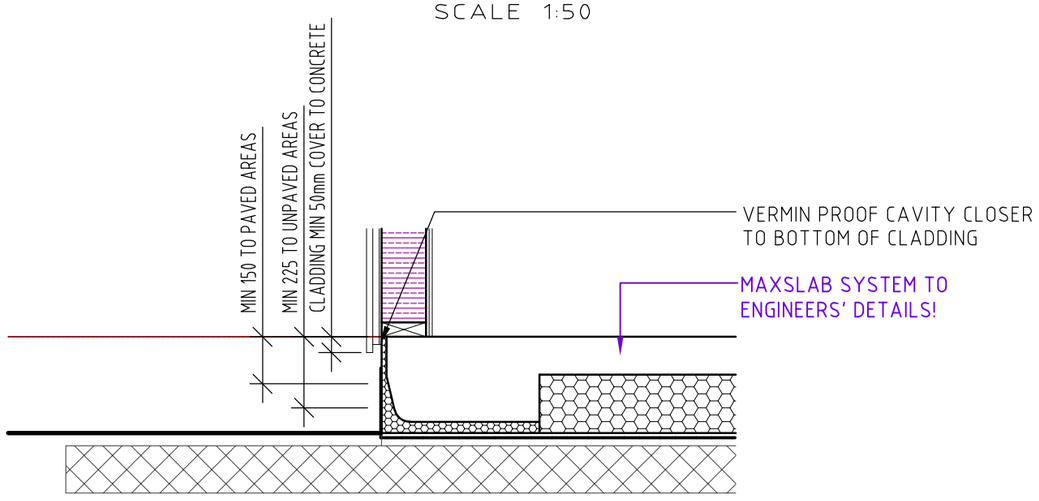
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GARAGE WING

SCALE 1:50



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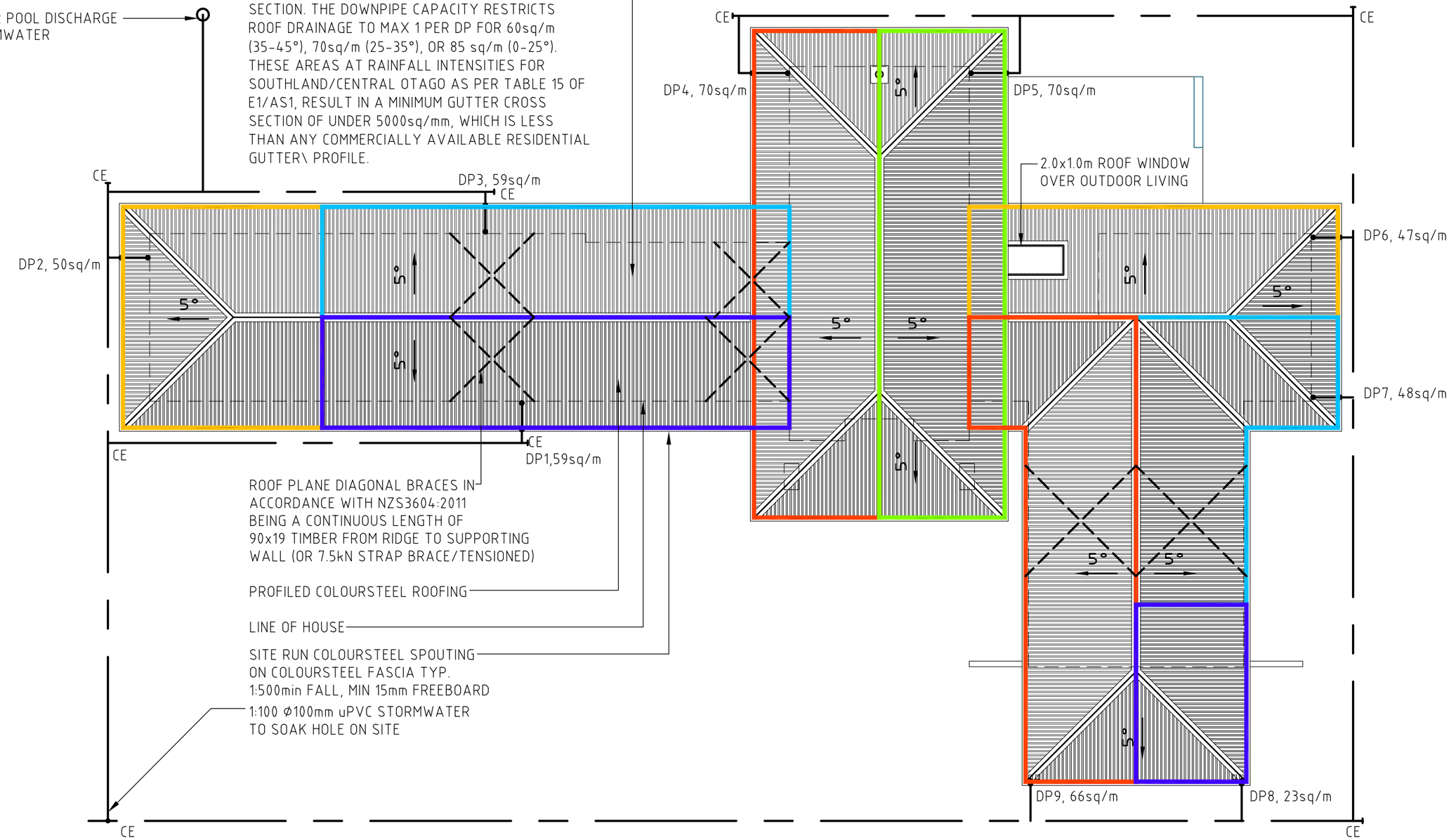
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AS PER NZBC:E1/AS1 APPENDIX A RAINFALL INTENSITIES FOR SOUTHLAND AND CENTRAL OTAGO, THE LIMITING ESTRICTION FOR ROOF DRAINAGE IS DOWNPIPE CAPACITY RATHER THAN GUTTER CROSS SECTION. THE DOWNPIPE CAPACITY RESTRICTS ROOF DRAINAGE TO MAX 1 PER DP FOR 60sq/m (35-45°), 70sq/m (25-35°), OR 85 sq/m (0-25°). THESE AREAS AT RAINFALL INTENSITIES FOR SOUTHLAND/CENTRAL OTAGO AS PER TABLE 15 OF E1/AS1, RESULT IN A MINIMUM GUTTER CROSS SECTION OF UNDER 5000sq/mm, WHICH IS LESS THAN ANY COMMERCIALLY AVAILABLE RESIDENTIAL GUTTER\ PROFILE.

SUMP FOR POOL DISCHARGE TO STORMWATER



ROOF PLANE DIAGONAL BRACES IN ACCORDANCE WITH NZS3604:2011 BEING A CONTINUOUS LENGTH OF 90x19 TIMBER FROM RIDGE TO SUPPORTING WALL (OR 7.5kN STRAP BRACE/TENSIONED)

PROFILED COLOURSTEEL ROOFING

LINE OF HOUSE

SITE RUN COLOURSTEEL SPOUTING ON COLOURSTEEL FASCIA TYP.
1:500min FALL, MIN 15mm FREEBOARD

1:100 Ø100mm uPVC STORMWATER TO SOAK HOLE ON SITE

ROOF PLAN

SCALE 1:150

DOWNPIPES	
ROOF PLAN AREA	492 sq/m
DPS NEEDED	6 (1 PER 85sq/m)
NUMBER OF DPS	9 (Ø74mm)

ROOF	
PITCH AND PROFILE	5°, HI FIVE PROFILE
PURLINS	70x45 @ 900 CRS (600 CRS TO END SPANS) FIXED WITH 1/10g SELF DRILLING SCREW, 80mm LONG
	NO 2 ADJACENT PURLINS ARE TO BE JOINED ON THE SAME RAFTER/TRUSS
TRUSSES	AS PER MANUFACTURERS' DETAILS, LAYOUT AND PRODUCER STATEMENT
BRACING	AS PER MANUFACTURERS' DETAILS, LAYOUT AND PRODUCER STATEMENT
FASCIA	COLOURSTEEL
SPOUTING	SITERUN COLOURSTEEL
DOWNPIPES	Ø74mm COLOURSTEEL
SOFFITS	4.5mm HARDIES SOFFIT LINING

ROOF DRAINAGE NOTES

NO DRAINAGE OR ASSOCIATED EXCAVATION INVERT IS TO BE WITHIN 45 DEG OF THE BASE OF FOUNDATIONS

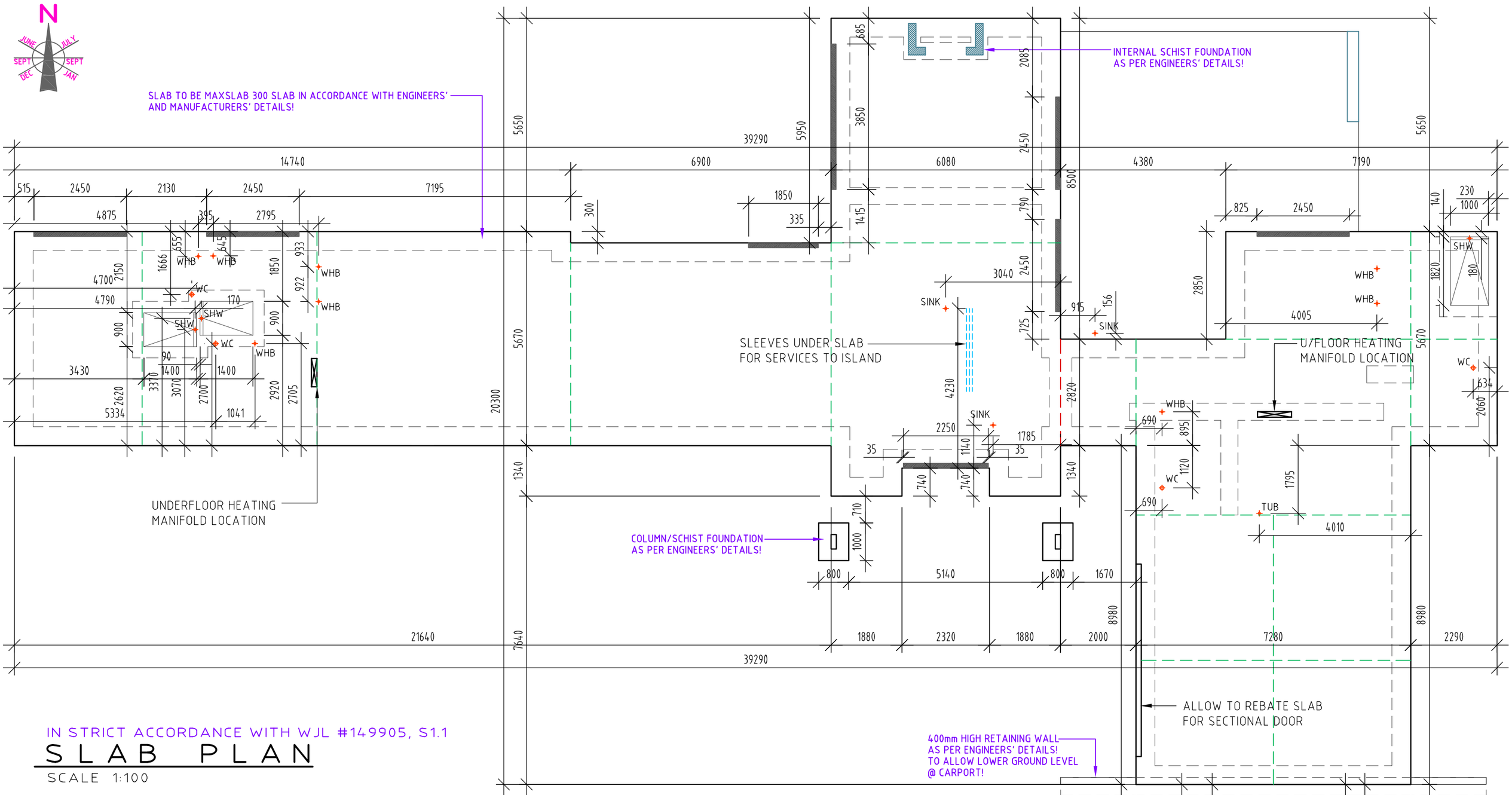
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PROPOSED MICHAEL & ANGELA LAING HOUSE
481 CAMP HILL ROAD, HAWEA FLAT
ROOF PLAN
DRAWING TITLE

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IN STRICT ACCORDANCE WITH WJL #149905, S1.1

SLAB PLAN

SCALE 1:100

SLAB NOTES

ALL SETOUT DIMENSIONS TO OUTSIDE EDGE OF SLAB

MINIMUM HEIGHTS OF FFL OF CONCRETE SLAB ON GROUND ABOVE SURROUNDING GROUND LEVELS ARE TO BE 150mm TO SEALED AND 225mm TO UNSEALED SURFACE

FOUNDATION PLAN TO BE READ IN CONJUNCTION WITH FOUNDATION DETAILS

SLAB IS TO BE 100mm 20MPa CONCRETE WITH SE62RES MESH (35mm TOP COVER) OVER DPM, 25mm SAND BLINDING AND 150mm COMPACTED FILL

CONDUCTIVE REINFORCING WITHIN A CONCRETE SLAB OF A ROOM CONTAINING A SHOWER OR BATH SHALL BE BONDED TO THE EARTHING SYSTEM

REFER TO TRUSS/ENGINEERS DETAILS FOR LOAD POINTS ON THE SLAB

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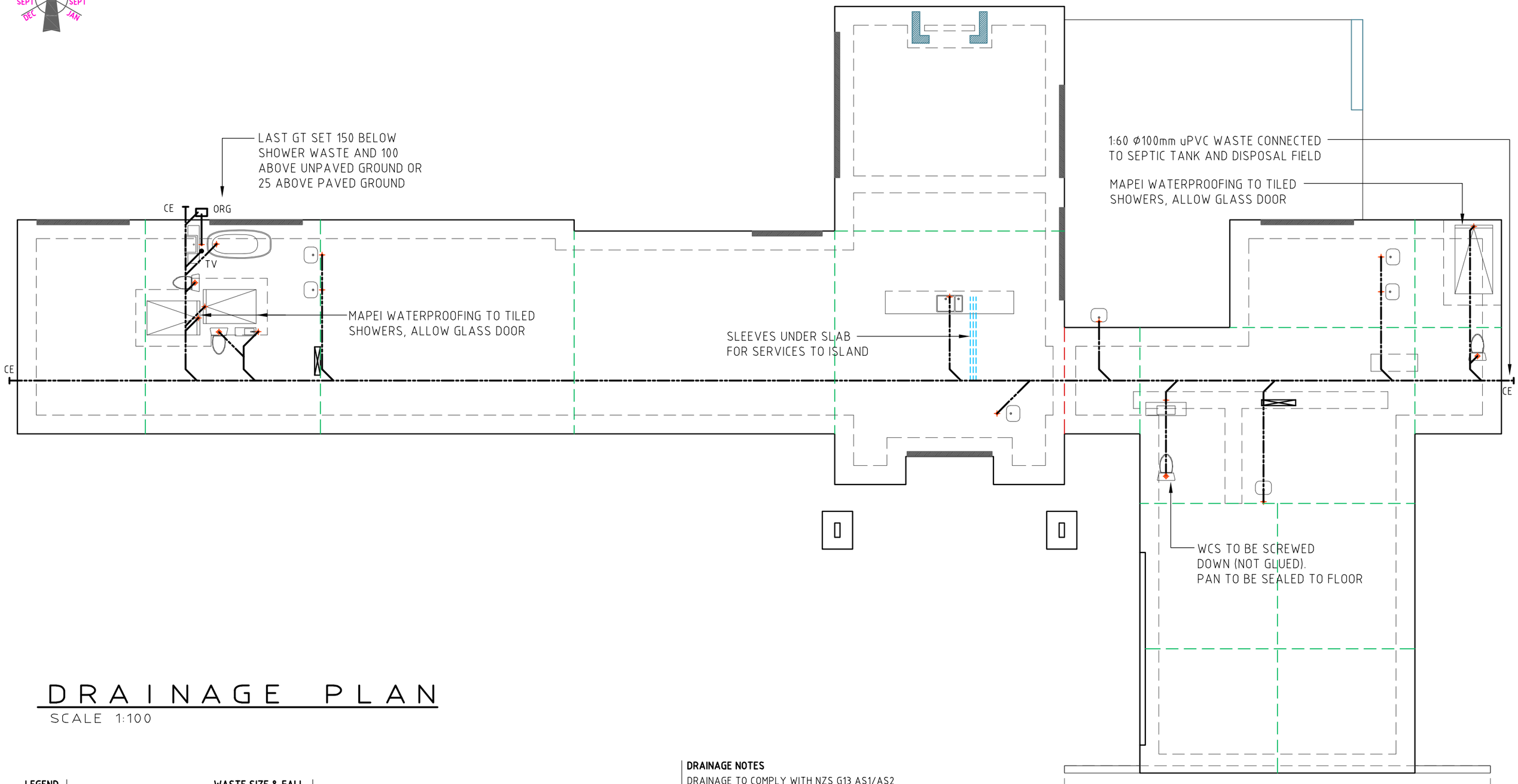
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481 CAMP HILL ROAD, HAWEA FLAT
SLAB PLAN
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DRAINAGE PLAN

SCALE 1:100

LEGEND		WASTE SIZE & FALL	
ORG	OVERFLOW RELIEF GULLY	WC	ø100mm @ 1:60
GT	GULLY TRAP	VANITY	ø65mm @ 1:40
TV	ø80mm TERMINAL VENT	SHOWERS	ø65mm @ 1:40
BV	ø40mm BRANCH VENT	BATH	ø65mm @ 1:40
CE	CLEANING EYE	KITCHEN SINK	ø65mm @ 1:40
IO	INSPECTION OPENING	LAUNDRY TUB	ø65mm @ 1:40
AAV	AIR ADMITTANCE VALVE	SEWER DRAIN	ø100mm @ 1:60
		STORMWATER DRAIN	ø100mm @ 1:100

DRAINAGE NOTES

DRAINAGE TO COMPLY WITH NZS G13 AS1/AS2

ALL PIPES PASSING THROUGH CONCRETE SHALL BE PROTECTED WITH DENSO TAPE OR SIMILAR PIPES SHALL BE INSTALLED WITH EXPANSION JOINTS AS PER NZS 7643, CHAPTER 8

HOT WATER PIPES ARE TO BE SIZED ACCORDING TO NZBC G12 & NZS 4305:1996

ø15mm ALLOWS 12m MAX PIPE LENGTH. PIPE LENGTH BEYOND THIS MUST BE LAGGED

WC RISER LOCATIONS HAVE AN ASSUMED OFFSEET OF 160mm FROM INTERNAL FRAMING (MANUFACTURERS' TECHNICAL SPECS SHOULD BE CONSULTED TO CONFIRM OFFSET)

HEATPUMP DRAIN TO DISCHARGE OVER NEAREST GULLY TRAP OR DOWNPIPE

NO DRAINAGE OR ASSOCIATED EXCAVATION INVERT IS TO BE WITHIN 45 DEG OF THE BASE OF FOUNDATIONS

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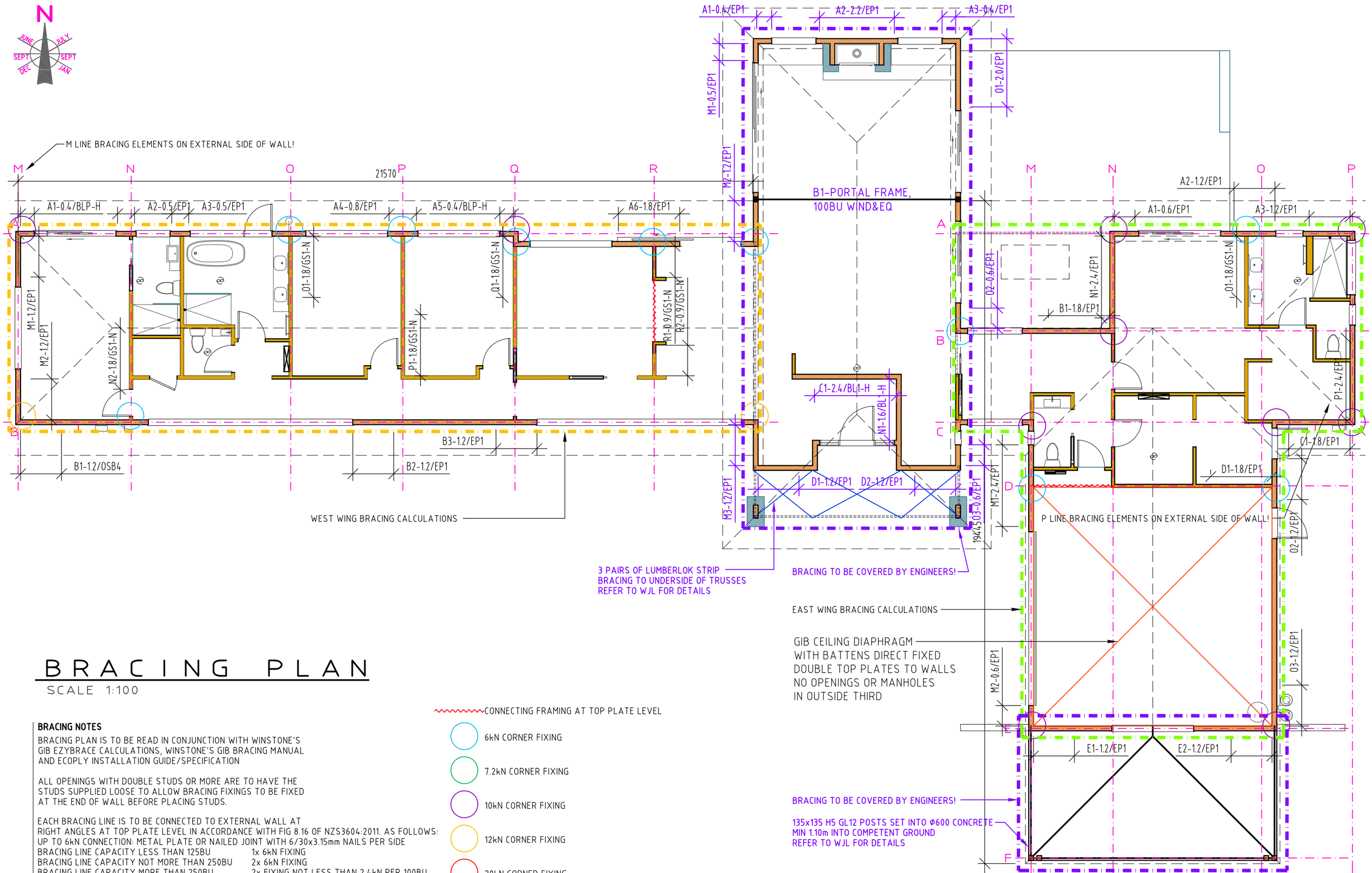
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BRACING PLAN

SCALE 1:100

CONNECTING FRAMING AT TOP PLATE LEVEL

- 6kN CORNER FIXING
- 7.2kN CORNER FIXING
- 10kN CORNER FIXING
- 12kN CORNER FIXING
- 20kN CORNER FIXING

BRACING NOTES

BRACING PLAN IS TO BE READ IN CONJUNCTION WITH WINSTONE'S GIB EZYBRACE CALCULATIONS, WINSTONE'S GIB BRACING MANUAL AND ECOPLY INSTALLATION GUIDE/SPECIFICATION

ALL OPENINGS WITH DOUBLE STUDS OR MORE ARE TO HAVE THE STUDS SUPPLIED LOOSE TO ALLOW BRACING FIXINGS TO BE FIXED AT THE END OF WALL BEFORE PLACING STUDS.

EACH BRACING LINE IS TO BE CONNECTED TO EXTERNAL WALL AT RIGHT ANGLES AT TOP PLATE LEVEL IN ACCORDANCE WITH FIG 8.16 OF NZS3604:2011. AS FOLLOWS:

UP TO 6kN CONNECTION: METAL PLATE OR NAILED JOINT WITH 6/30x3.15mm NAILS PER SIDE	
BRACING LINE CAPACITY LESS THAN 125BU	1x 6kN FIXING
BRACING LINE CAPACITY NOT MORE THAN 250BU	2x 6kN FIXING
BRACING LINE CAPACITY MORE THAN 250BU	2x FIXING NOT LESS THAN 2.4kN PER 100BU

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Select Lining Option **10 or 13 mm GIB® Plasterboard**

Building Specification

Number of storeys	single
Floor Loading	2 kPa
Foundation Type	slab
	Single Floor
Cladding Weight	light
Roof Weight	light
Room in Roof Space	no
Roof Pitch (degrees)	5
Roof height above eaves (m)	0.6
Building height to apex (m)	3.5
Ground to lower floor level (m)	0.3
Stud Height (m)	2.6
Building Length (m)	22.5
Building Width (m)	7.5
Building Plan Area (m2)	123

Building Location

Wind Zone	***High***	**Earthquake Zone**	**Soil Type**
Select by Building Consent Authority Map		3	D&E (deep to very soft)
or Preference	High	**Annual exceedance probability**	
		1/500 (NZS3604:2011 default)	

Bracing Units required for Wind

Demand W (BU)		
		Walls single
along	slab	268
across	slab	690

Bracing Units required for Earthquake

Demand along / across E (BU)		
		Walls single
slab		639

Single Storey Walls Along

V11/14a

Lines		Bracing Elements							
1	2	3	4	5	6	7	8	9	10
Line Total Check	Line Label	Bracing Element No.	Available Wall Length L (m)	Angle to Bracing line (degrees)	Element Height H (m)	Bracing Type	Supplier	Bracing Units Achieved W	Bracing Units Achieved E
441	**A**	1	0.4		2.55	BLP-H	GIB®	46	51
		2	0.5		2.55	EP1 0.4	CHH	38	45
		3	0.5		2.55	EP1 0.4	CHH	38	45
		4	0.8		2.55	EP1 0.6	CHH	72	79
		5	0.4		2.55	BLP-H	GIB®	46	51
		6	1.8		2.55	EP1 1.2	CHH	203	229
407	**B**	1	1.2		2.55	EP1 1.2	CHH	136	152
		2	1.2		2.55	EP1 1.2	CHH	136	152
		3	1.2		2.55	EP1 1.2	CHH	136	152

					Wind	Earthq.
Totals Achieved	W	317%	EQ	150%	848	956
Concrete Slab					*OK*	*OK*
Totals Required (from Demand)					268	639

Single Storey Walls Across

V11/14a

Lines		Bracing Elements							
1	2	3	4	5	6	7	8	9	10
Line Total Check	Line Label	Bracing Element No.	Available Wall Length L (m)	Angle to Bracing line (degrees)	Element Height H (m)	Bracing Type	Supplier	Bracing Units Achieved W	Bracing Units Achieved E
271	**M**	1	1.2		2.55	EP1 1.2	CHH	136	152
		2	1.2		2.55	EP1 1.2	CHH	136	152
102	**N**	1	1.8		2.55	GS1-N	GIB®	117	102
102	**O**	1	1.8		2.55	GS1-N	GIB®	117	102
102	**P**	1	1.8		2.55	GS1-N	GIB®	117	102
102	**Q**	1	1.8		2.55	GS1-N	GIB®	117	102
	R				2.55	BL1-H	GIB®		
					2.55	GS1-N	GIB®		

					Wind	Earthq.
Totals Achieved	W	107%	EQ	111%	739	712
Concrete Slab					*OK*	*OK*
Totals Required (from Demand)					690	639

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PROPOSED MICHAEL & ANGELA LAING HOUSE
481 CAMP HILL ROAD, HAWEA FLAT
BRACING CALCULATIONS WEST WING
DRAWING TITLE

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Select Lining Option **10 or 13 mm GIB® Plasterboard**

Building Specification

Number of storeys	single
Floor Loading	2 kPa
Foundation Type	slab
	Single Floor
Cladding Weight	light
Roof Weight	light
Room in Roof Space	no
Roof Pitch (degrees)	5
Roof height above eaves (m)	0.6
Building height to apex (m)	3.5
Ground to lower floor level (m)	0.3
Stud Height (m)	2.6
Building Length (m)	12.5
Building Width (m)	19.5
Building Plan Area (m2)	159

Building Location

Wind Zone	***High***	**Earthquake Zone**	**Soil Type**
Select by Building Consent Authority Map		3	D&E (deep to very soft)
or Preference	High	**Annual exceedance probability**	
		1/500 (NZS3604:2011 default)	

Bracing Units required for Wind

Demand W (BU)		
		Walls single
along	slab	696
across	slab	383

Bracing Units required for Earthquake

Demand along / across E (BU)		
		Walls single
slab		826

Single Storey Walls Along

V11/14a

Lines		*Bracing Elements*							
1	2	3	4	5	6	7	8	9	10
Line Total Check	Line Label	Bracing Element No.	Available Wall Length L (m)	Angle to Bracing line (degrees)	Element Height H (m)	Bracing Type	Supplier	Bracing Units Achieved	
								W	E
325	**A**	1	0.6		2.55	EP1 0.6	CHH	54	59
		2	1.2		2.55	EP1 1.2	CHH	136	152
		3	1.2		2.55	EP1 1.2	CHH	136	152
203	**B**	1	1.8		2.55	EP1 1.2	CHH	203	229
203	**C**	1	1.8		2.55	EP1 1.2	CHH	203	229
203	**D**	1	1.8		2.55	EP1 1.2	CHH	203	229
271	**E**	1	1.2		2.55	EP1 1.2	CHH	136	152
		2	1.2		2.55	EP1 1.2	CHH	136	152

						Wind	Earthq.
Totals Achieved	W	173%	EQ	164%		1206	1355
Concrete Slab						*OK*	*OK*
Totals Required (from Demand)						696	826

Single Storey Walls Across

V11/14a

Lines		*Bracing Elements*							
1	2	3	4	5	6	7	8	9	10
Line Total Check	Line Label	Bracing Element No.	Available Wall Length L (m)	Angle to Bracing line (degrees)	Element Height H (m)	Bracing Type	Supplier	Bracing Units Achieved	
								W	E
325	**M**	1	2.4		2.55	EP1 1.2	CHH	271	305
		2	0.6		2.55	EP1 0.6	CHH	54	59
271	**N**	1	2.4		2.55	EP1 1.2	CHH	271	305
388	**O**	1	1.8		2.55	GS1-N	GIB®	117	102
		2	1.2		2.55	EP1 1.2	CHH	136	152
		3	1.2		2.55	EP1 1.2	CHH	136	152
271	**P**	1	2.4		2.55	EP1 1.2	CHH	271	305

						Wind	Earthq.
Totals Achieved	W	328%	EQ	167%		1255	1381
Concrete Slab						*OK*	*OK*
Totals Required (from Demand)						383	826

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BRACING CALCULATIONS EAST WING
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GIB EZYBRACE® SYSTEM SPECIFICATION – BLP-H			
SPECIFICATION CODE	MINIMUM LENGTH (m)	LINING REQUIREMENT	OTHER REQUIREMENTS
BLP-H	0 . 4	10mm OR 13mm GIB BRACELINE® TO ONE SIDE OF THE FRAME PLUS MINIMUM 7mm ECOPLY TO THE OTHER SIDE	HOLD DOWNS

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 2011 OR GIB® SITE GUIDE. PAIRS OF HAND DRIVEN 100 X 3.75mm NAILS AT 600mm CENTRES; OR THREE POWER DRIVEN 90 X 3.15 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 2011 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.

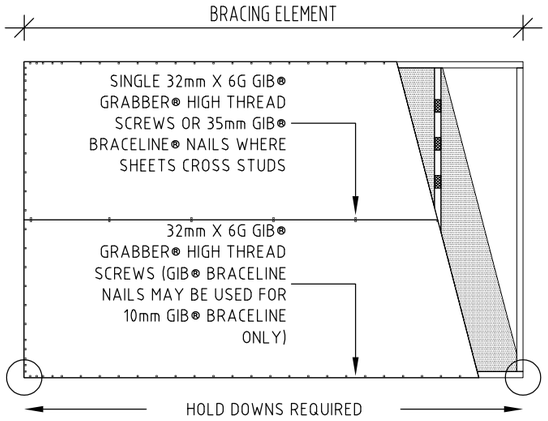
WALL LINING
ONE LAYER 10mm OR 13mm GIB BRACELINE® TO ONE SIDE OF THE WALL PLUS MINIMUM 7mm ECOPLY CONSTRUCTION PLYWOOD MANUFACTURED TO AS/NZS 2269:2004 TO THE OTHER SIDE. LASTERBOARD SHEETS CAN BE FIXED VERTICALLY OR HORIZONTALLY. PLYWOOD IS TO BE FIXED VERTICALLY WITH EDGES SUPPORTED. SHEET JOINTS SHALL BE TOUCH FITTED. USE FULL LENGTH SHEETS WHERE POSSIBLE.

FASTENING THE LINING

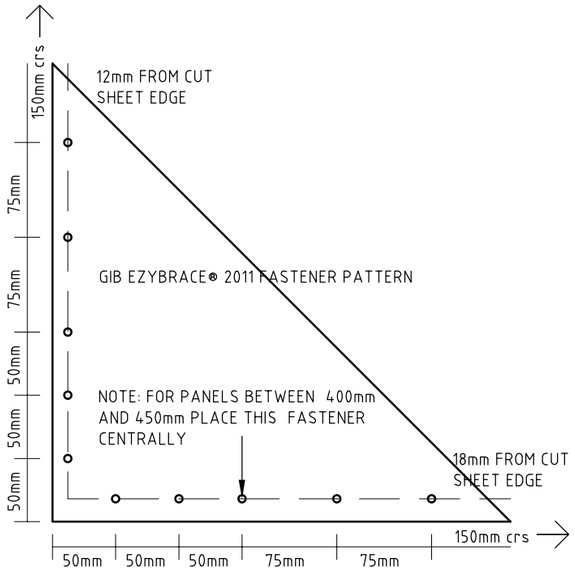
FASTENERS
GIB BRACELINE® SIDE
32mm X 6G GIB® GRABBER® HIGH THREAD SCREWS. (GIB BRACELINE® NAILS MAY BE USED WITH 10mm GIB BRACELINE® ONLY) PLYWOOD 50 X 2.8mm GALV OR STAINLESS STEEL FH NAILS.

FASTENER CENTRES
GIB® PLASTERBOARD SIDE 50,100,150, 225, 300mm FROM EACH CORNER AND THEN 150mm THEREAFTER AROUND THE PERIMETER OF THE BRACING ELEMENT. FOR VERTICALLY FIXED SHEETS PLACE FASTENERS AT 300mm CENTRES TO THE INTERMEDIATE SHEET JOINTS.FOR HORIZONTALLY FIXED HEETS PLACE SINGLE FASTENERS TO THE SHEET EDGE WHERE IT CROSSES THE STUD. USE DAUBS OF GIB®FIX ADHESIVE AT 300mm CENTRES TO INTERMEDIATE STUDS. PLACE FASTENERS NO CLOSER THAN 12mm FROM PAPER BOUND SHEET EDGES AND 18mm FROM ANY SHEET END OR CUT EDGE. PLYWOOD SIDE 150mm CENTRES TO THE PERIMETER OF EACH SHEET. GIB® CORNER FASTENER PATTERN DOES NOT APPLY TO THE PLYWOOD SIDE. 300mm CENTRES TO INTERMEDIATE STUDS.

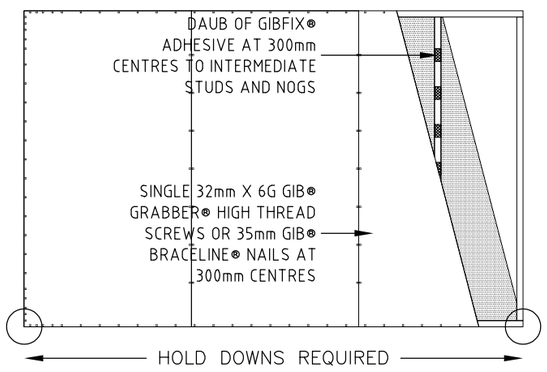
JOINTING
ALL FASTENER HEADS STOPPED AND ALL SHEET JOINTS PAPER TAPE REINFORCED AND STOPPED IN ACCORDANCE WITH THE GIB® SITE GUIDE.



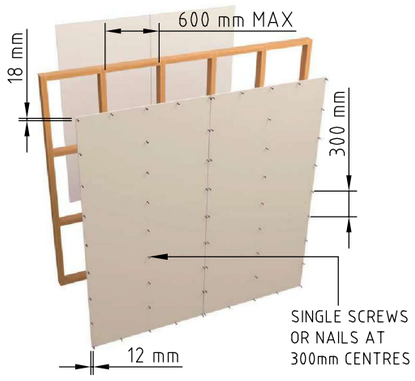
HORIZONTAL FIXING



PLASTERBOARD SIDE SHOWN



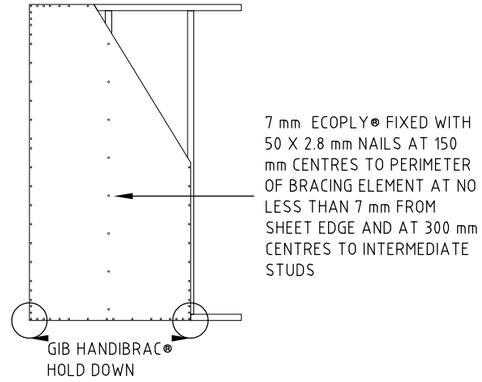
VERTICAL FIXING



ECOPLY® BRACING SPECIFICATION - EP1				
SPECIFICATION CODE	MINIMUM LENGTH (m)	LINING REQUIREMENT	BUs/m WIND	BUs/m EARTHQUAKE
EP1	0 . 6	7MM ECOPLY®, OR ECOPLY BARRIER ONE SIDE	80 (0.4m), 95 (0.6m), 120 (1.2m)	95 (0.4m), 105 (0.6m), 135 (1.2m)

BOTTOM PLATE FIXING
USE GIB HANDIBRAC® HOLD-DOWN CONNECTIONS AT EACH END OF THE BRACING ELEMENT. REFER TO INSTALLATION INSTRUCTIONS SUPPLIED WITH THE CONNECTORS FOR CORRECT INSTALLATION INSTRUCTIONS AND BOLT TYPES TO BE USED FOR EITHER CONCRETE OR TIMBER FLOORS. WITHIN THE LENGTH OF THE BRACING ELEMENT, BOTTOM PLATES ARE FIXED IN ACCORDANCE WITH THE REQUIREMENTS OF NZS 3604:2011.

LINING
ONE LAYER 7mm ECOPLY STRUCTURAL PLYWOOD FIXED DIRECTLY TO FRAMING OR OVER CAVITY BATTENS. IF PART SHEETS ARE USED, ENSURE NAILING AT REQUIRED CENTRES IS CARRIED OUT AROUND THE PERIMETER OF EACH SHEET OR PART SHEET. A 2-3mm EXPANSION GAP SHOULD BE LEFT BETWEEN SHEETS.



ONE SIDE

FASTENING THE ECOPLY®

FASTENERS
FASTEN WITH 50 X 2.8 mm GALVANISED OR STAINLESS STEEL FLAT HEAD NAILS. PLACE FASTENERS NO LESS THAN 7 mm FROM SHEET EDGES.

FASTENERS FOR H3.2 CCA TREATED ECOPLY
WHERE FASTENERS ARE IN CONTACT WITH CCA TREATED TIMBER OR PLYWOOD, FASTENERS SHALL BE A MINIMUM OF HOT DIP GALVANISED IN CERTAIN CIRCUMSTANCES STAINLESS STEEL FASTENERS MAY BE REQUIRED. REFER TO SECTION 4 OF NZS 3604:2011 FOR THESE CIRCUMSTANCES. REFER TO TABLE 8 IN THE ECOPLY SPECIFICATION AND INSTALLATION GUIDE FOR FURTHER FASTENER SELECTION ADVICE. STAINLESS STEEL FASTENERS MUST BE ANNULAR GROOVED.

FASTENING CENTRES
FASTENERS ARE PLACED AT 150 mm CENTRES AROUND THE PERIMETER OF EACH SHEET AND 300 mm CENTRES TO INTERMEDIATE STUDS.

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PROPOSED MICHAEL & ANGELA LAING HOUSE
481 CAMP HILL ROAD, HAWEA FLAT
BLP-H, EP1
DRAWING TITLE

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GIB EZYBRACE® SYSTEM 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

BOTTOM PLATE FIXING

TIMBER FLOOR
PAIRS OF HAND DRIVEN 100 X 3.75 NAILS AT 600mm CENTRES;
OR THREE POWER DRIVEN 90 X 3.15 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 FOR EXTERNAL PLATE FIXING.

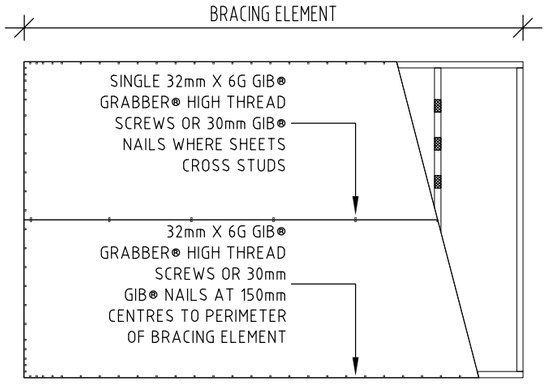
WALL LINING
ANY 10mm OR 13mm GIB® PLASTERBOARD LINING. SHEETS CAN BE FIXED VERTICALLY OR HORIZONTALLY. SHEET JOINTS SHALL BE TOUCH FITTED. USE FULL LENGTH SHEETS WHERE POSSIBLE.

FASTENING THE LINING

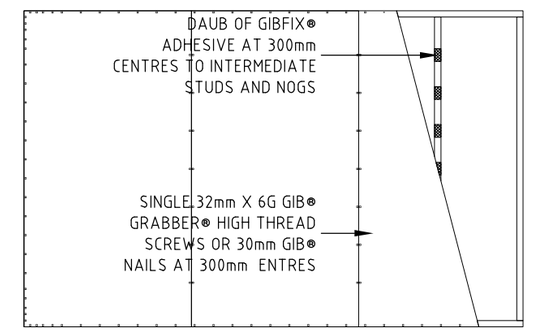
FASTENERS
32mm X 6G GIB® GRABBER® HIGH THREAD SCREWS; OR 30mm GIB® NAILS

FASTENER CENTRES
50,100,150, 225, 300mm FROM EACH CORNER AND 150mm THEREAFTER AROUND THE PERIMETER OF THE BRACING ELEMENT. FOR VERTICALLY FIXED SHEETS PLACE FASTENERS AT 300mm CENTRES TO INTERMEDIATE SHEET JOINTS. FOR HORIZONTALLY FIXED SHEETS PLACE SINGLE FASTENERS TO THE SHEET EDGE WHERE IT CROSSES THE STUD.
USE DAUBS OF GIB FIX® ADHESIVE AT 300mm CENTRES TO INTERMEDIATE STUDS. PLACE FASTENERS NO CLOSER THAN 12mm FROM PAPER BOUND SHEET EDGES AND 18mm FROM ANY SHEET END OR CUT EDGE.

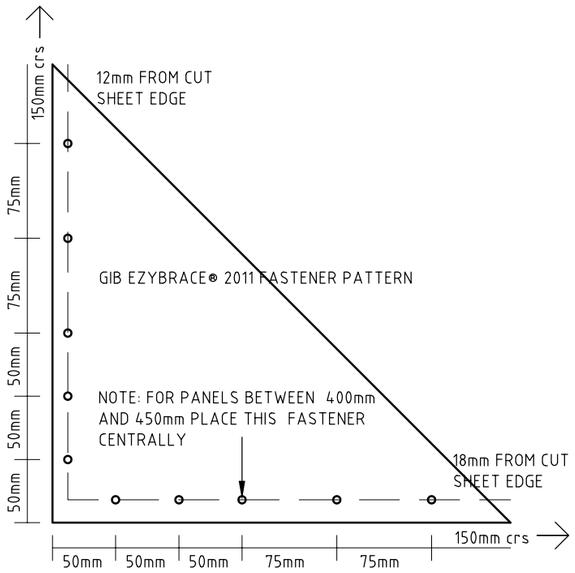
JOINTING
ALL FASTENER HEADS STOPPED AND ALL SHEET JOINTS PAPER TAPE REINFORCED AND STOPPED IN ACCORDANCE WITH THE GIB® SITE GUIDE.

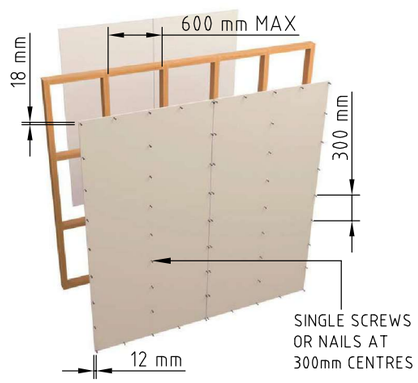


HORIZONTAL FIXING



VERTICAL FIXING





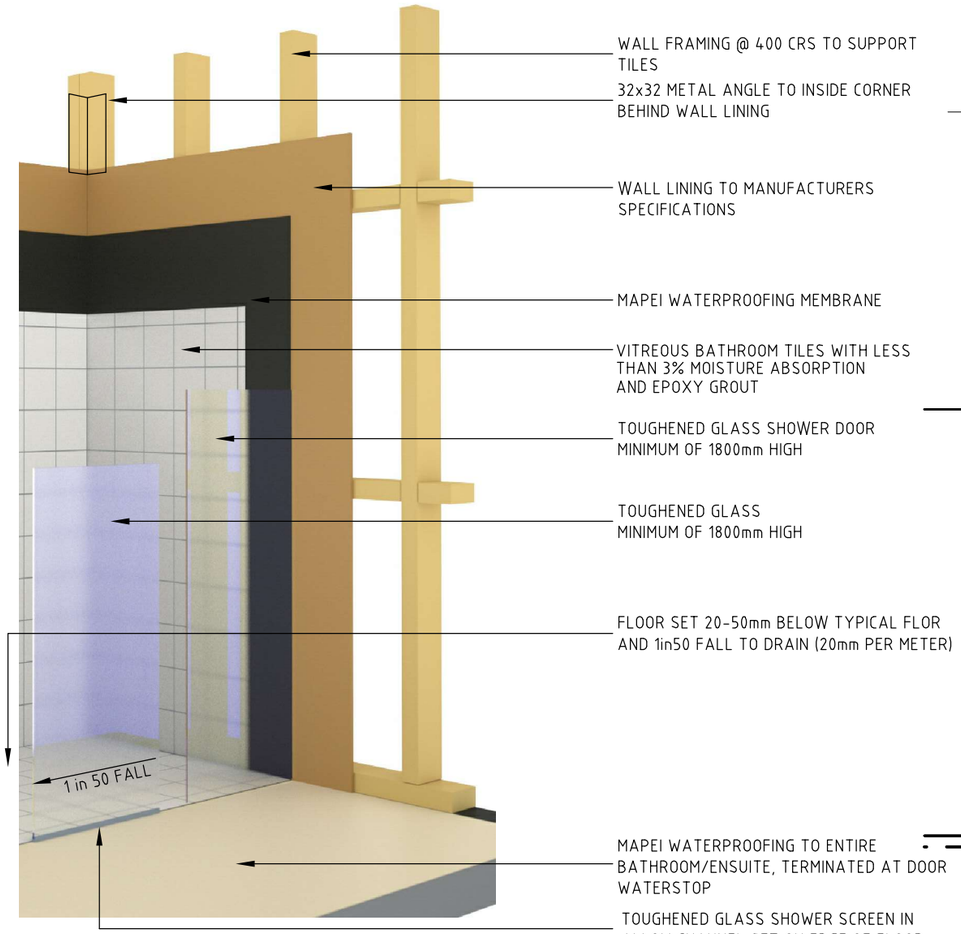
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481 CAMP HILL ROAD, HAWEA FLAT
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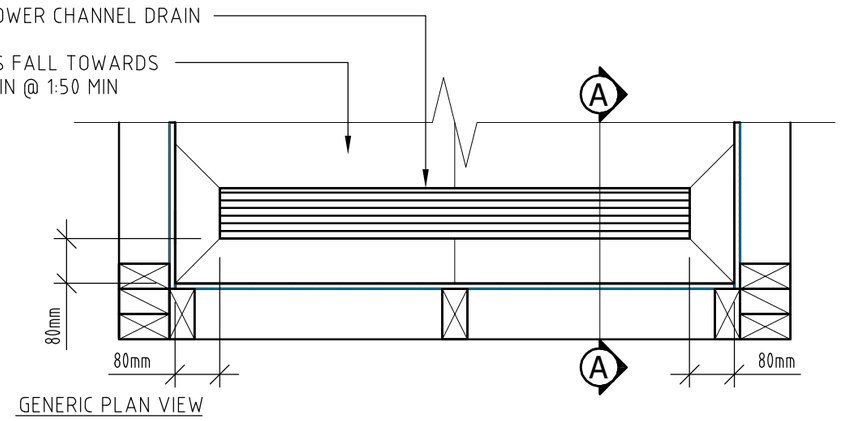
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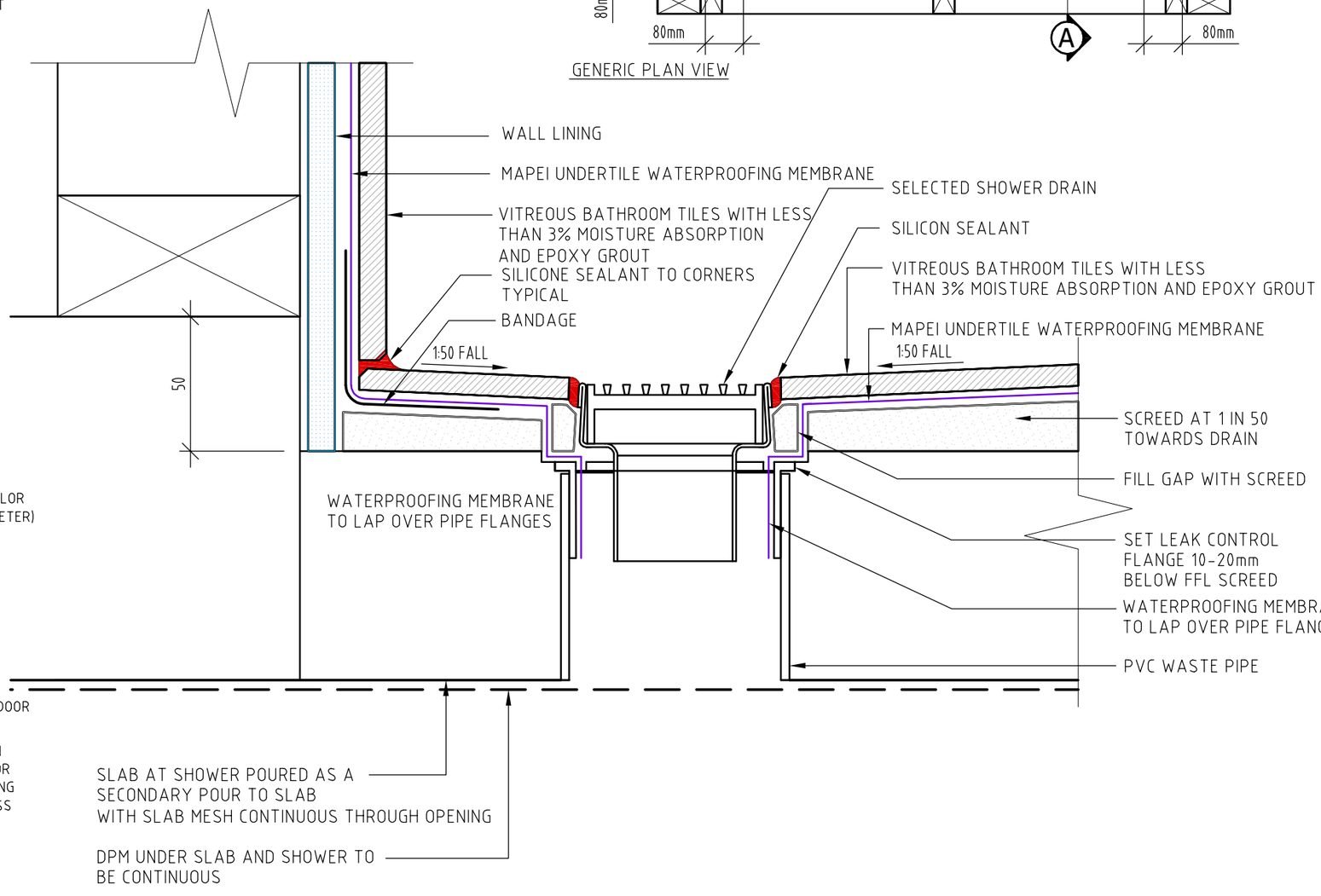


SHOWER WATERPROOFING

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GENERIC PLAN VIEW



SHOWER STRIP DRAIN

SCALE 1:2

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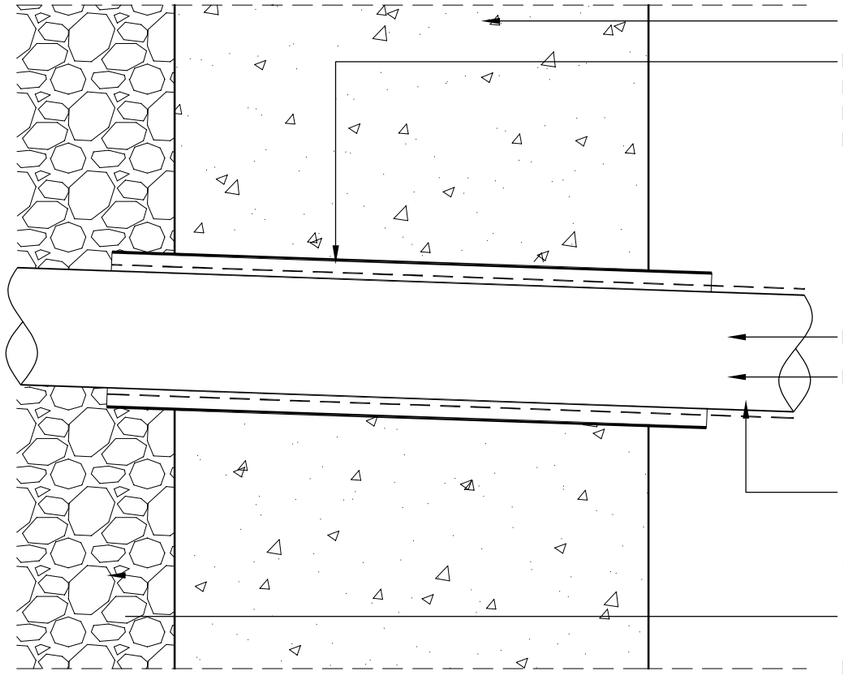
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WET AREA SHOWER

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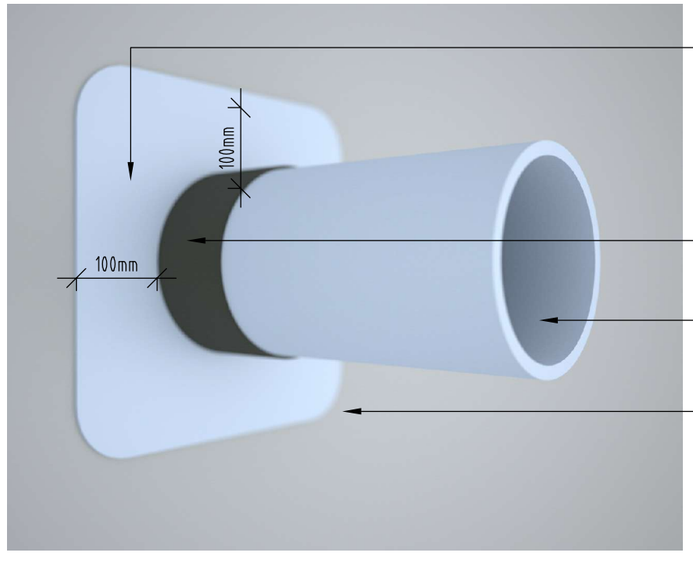
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PIPE PENETRATION THROUGH FOUNDATION WALL

SCALE 1:2



TYPICAL PIPE PENETRATION

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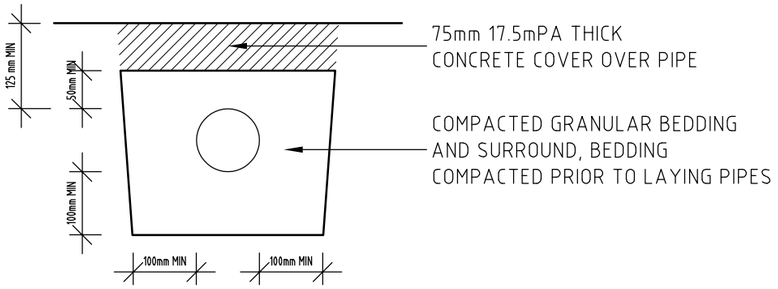
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PIPE PENETRATION DETAILS

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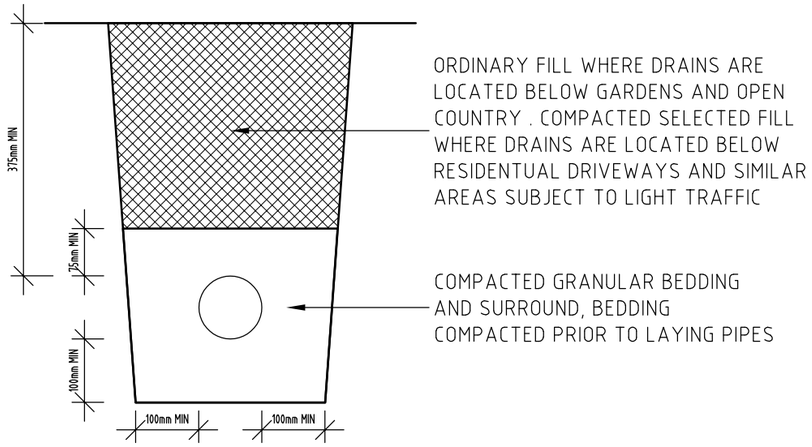
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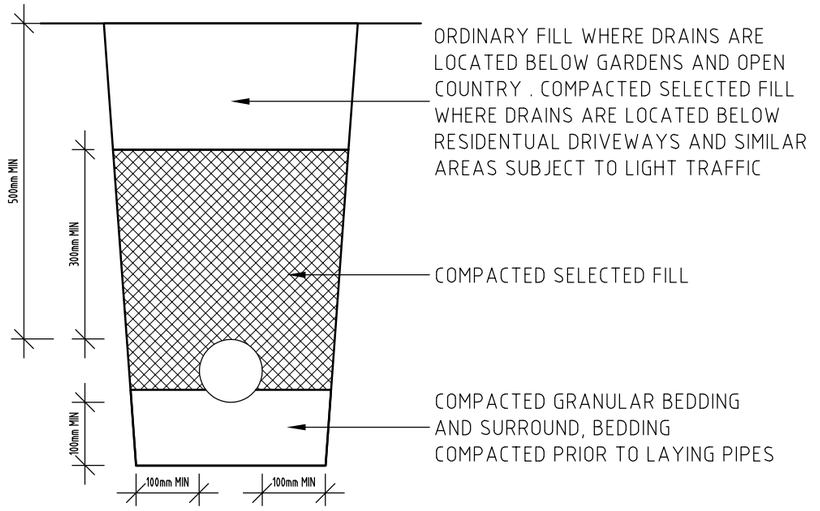
BEDDING AND BACK FILLING 125 - 375mm COVER

SCALE 1:10



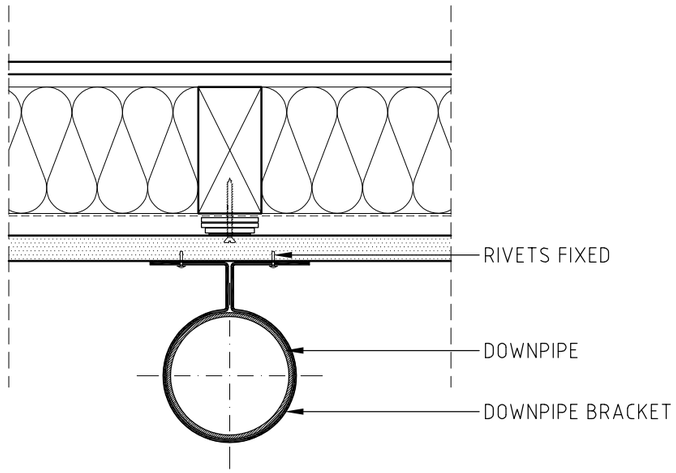
BEDDING AND BACK FILLING 375 - 500mm COVER

SCALE 1:10



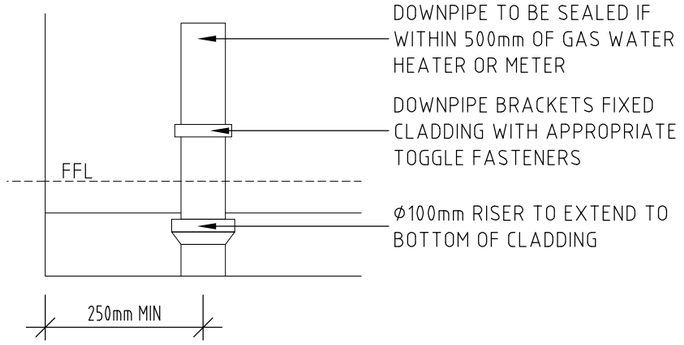
BEDDING AND BACK FILLING 500mm OR MORE COVER

SCALE 1:10



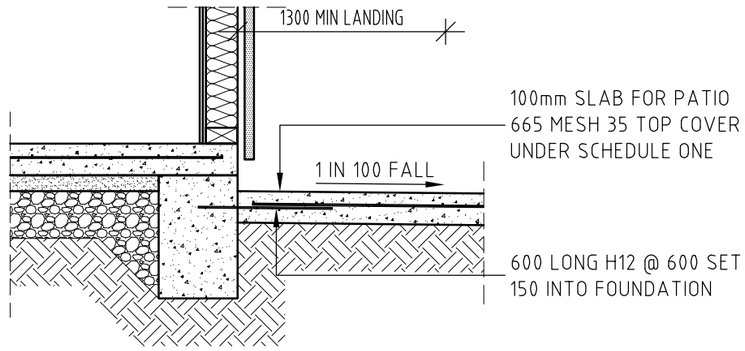
DOWNPIPE

SCALE 1:5



DOWNPIPE CORNER OFFSETS

SCALE 1:10



DOORSTEP-D1

SCALE 1:20

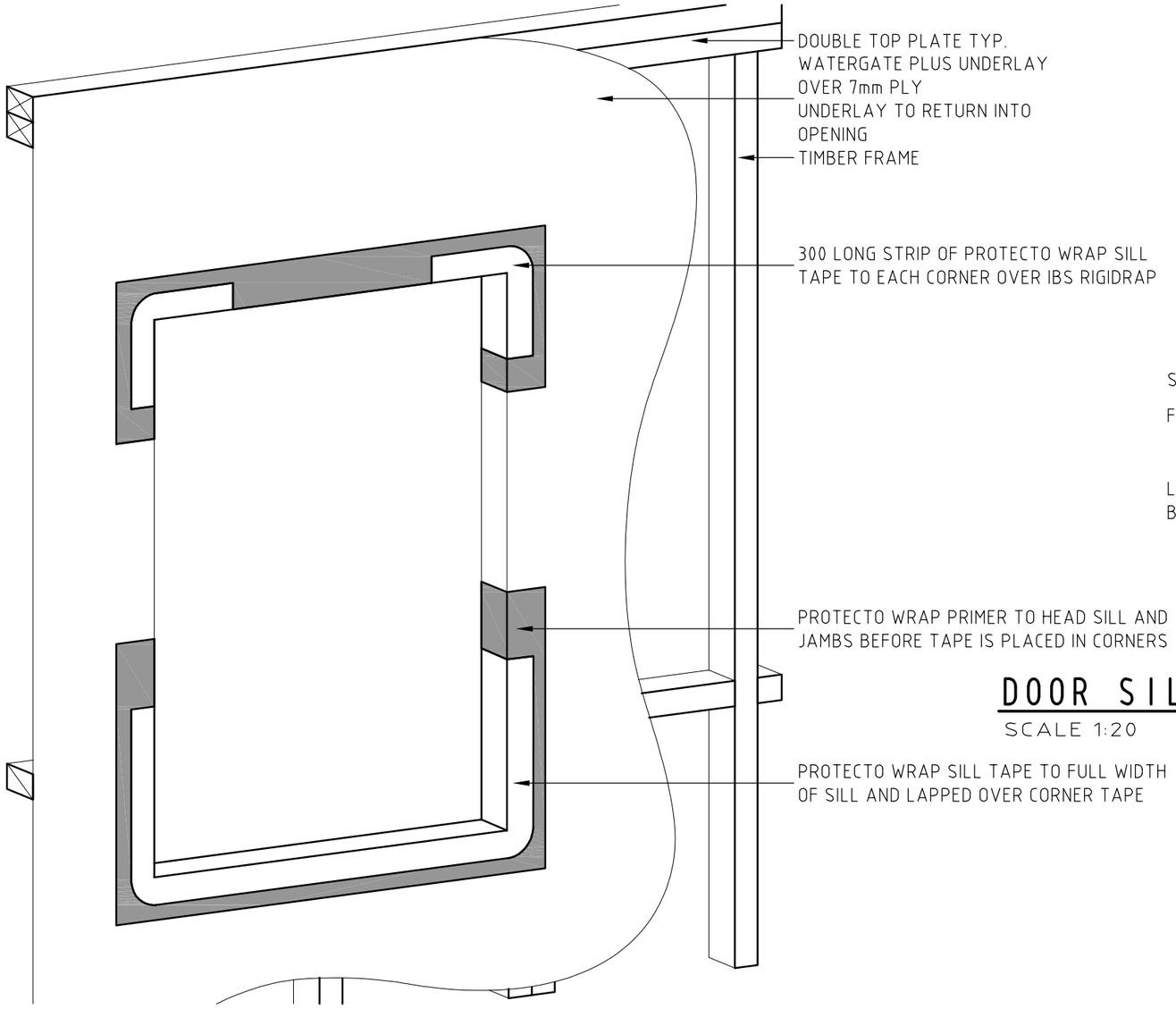
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DOORSTEP, SAWCUT, DOWNPIPE, BEDDING DETS

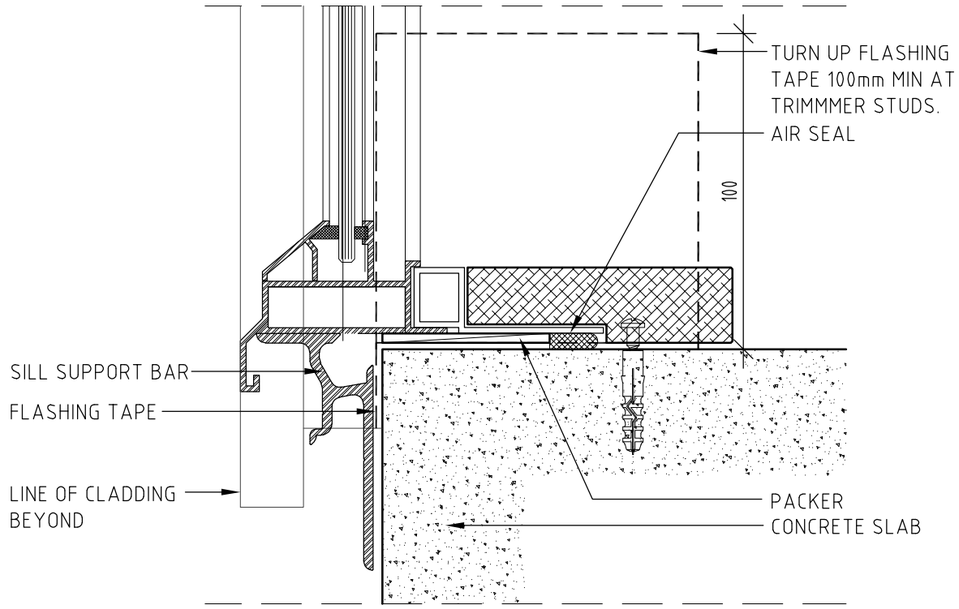
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WINDOW WRAP / TAPE DETAIL

IMAGE



DOOR SILL DETAIL

SCALE 1:20

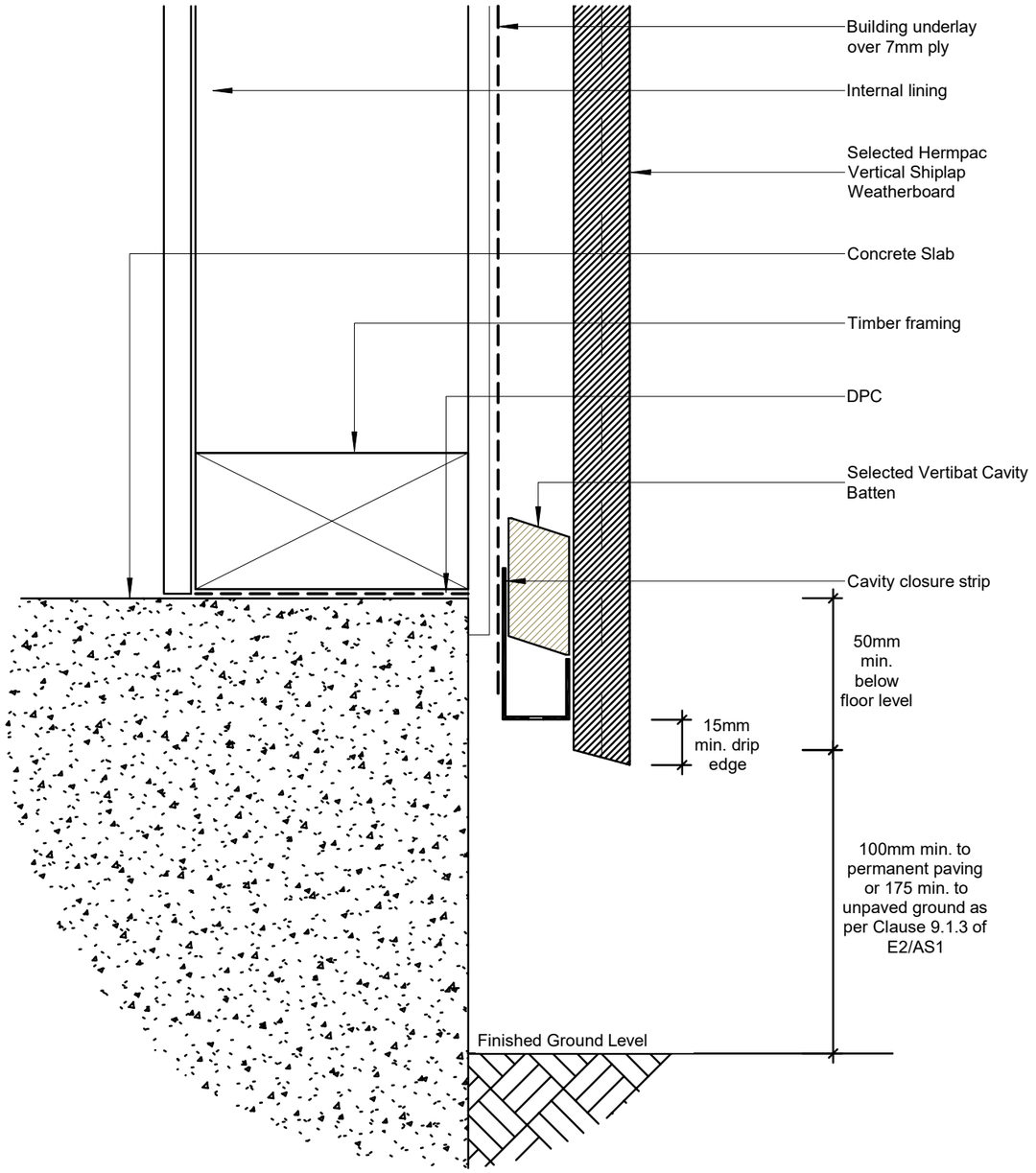
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481 CAMP HILL ROAD, HAWEA FLAT
WINDOW/RAB DETAILS

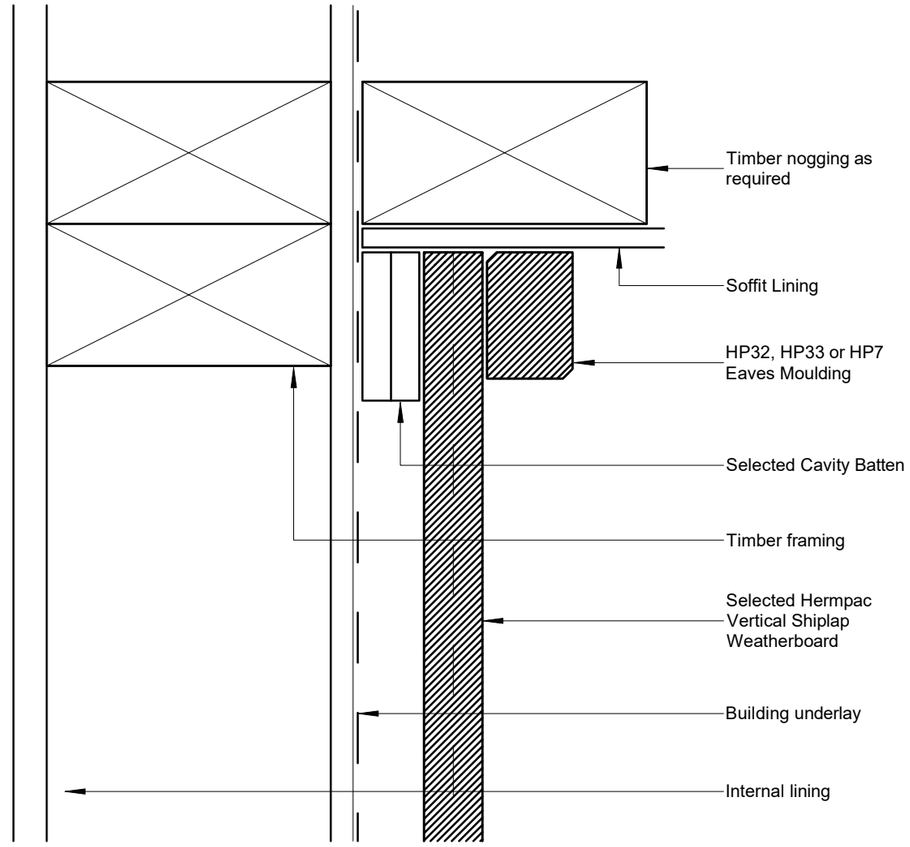
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FOUNDATION DETAIL

SCALE 1:2



SOFFIT DETAIL

SCALE 1:2

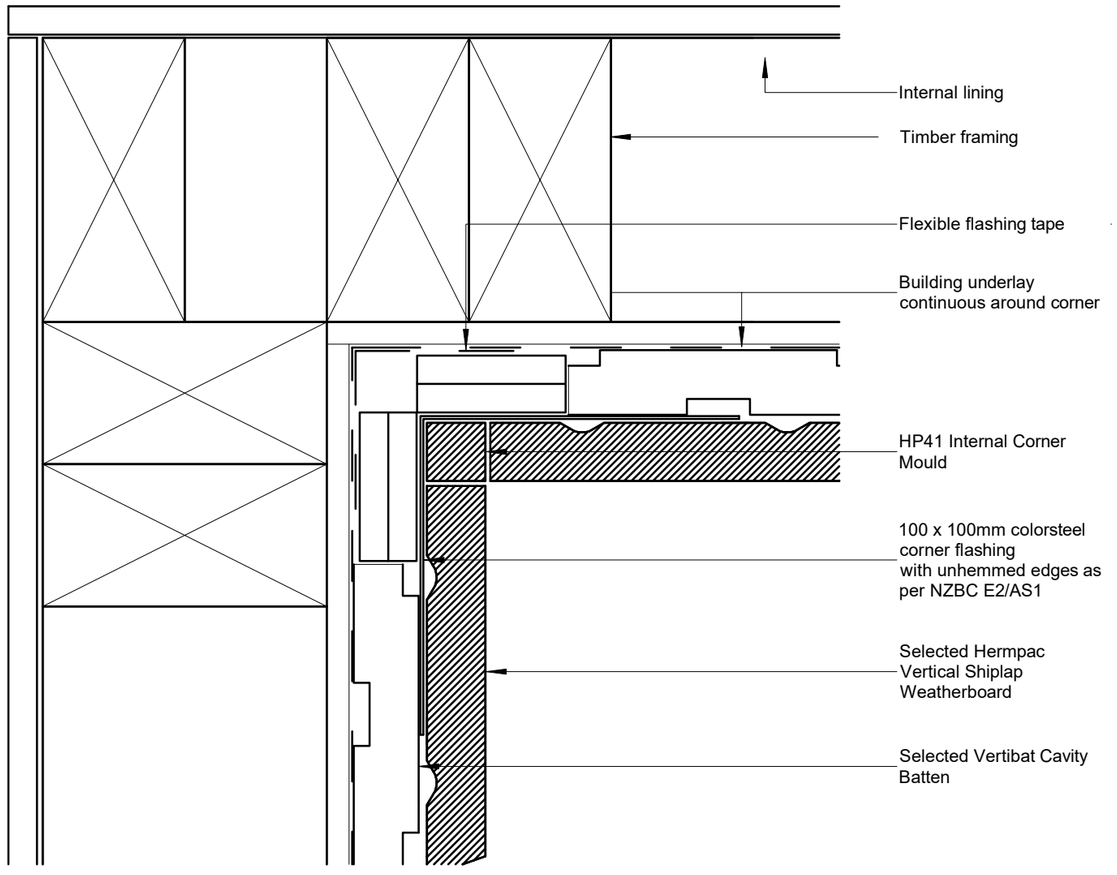
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CEDAR SHIPLAP CLADDING DETAILS
DRAWING TITLE

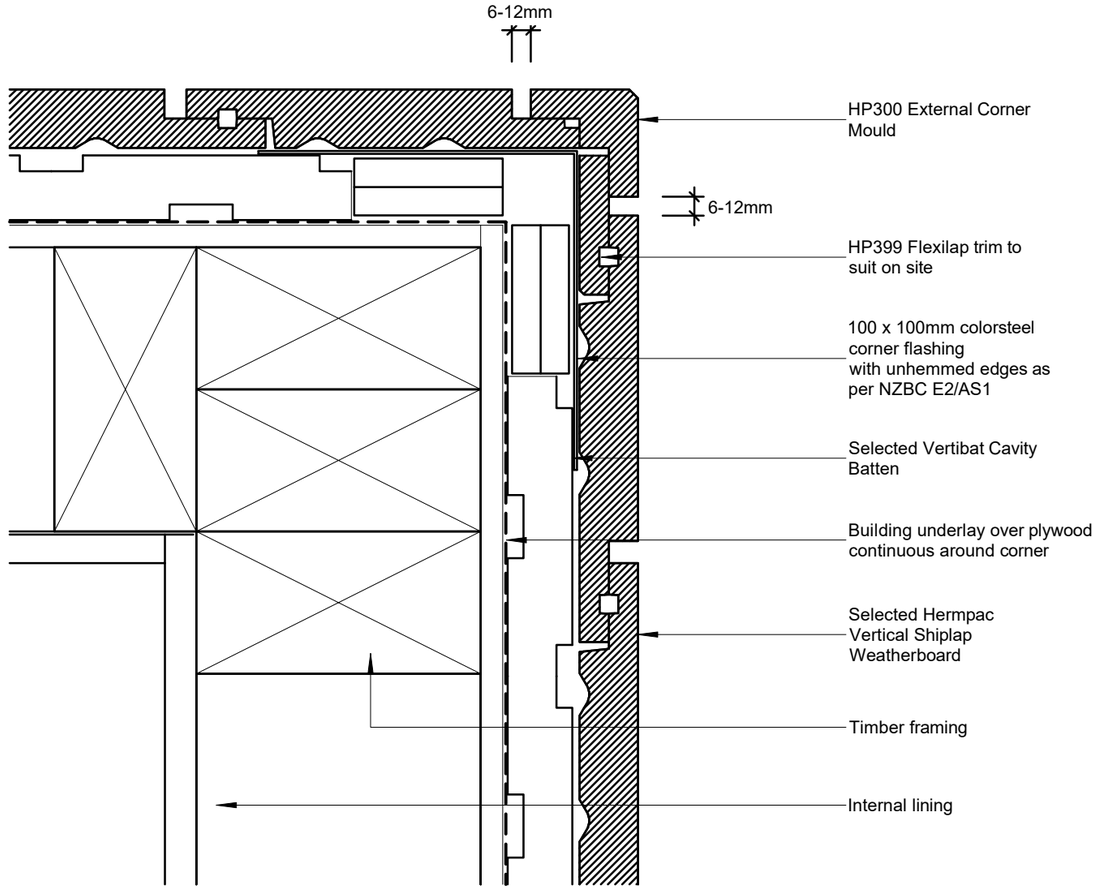
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INTERNAL CORNER

SCALE 1:2



EXTERNAL CORNER

SCALE 1:2

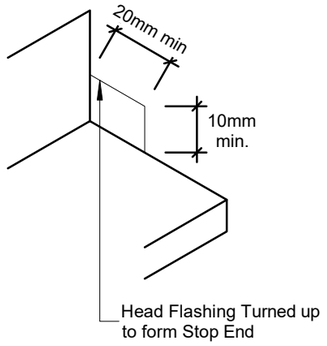
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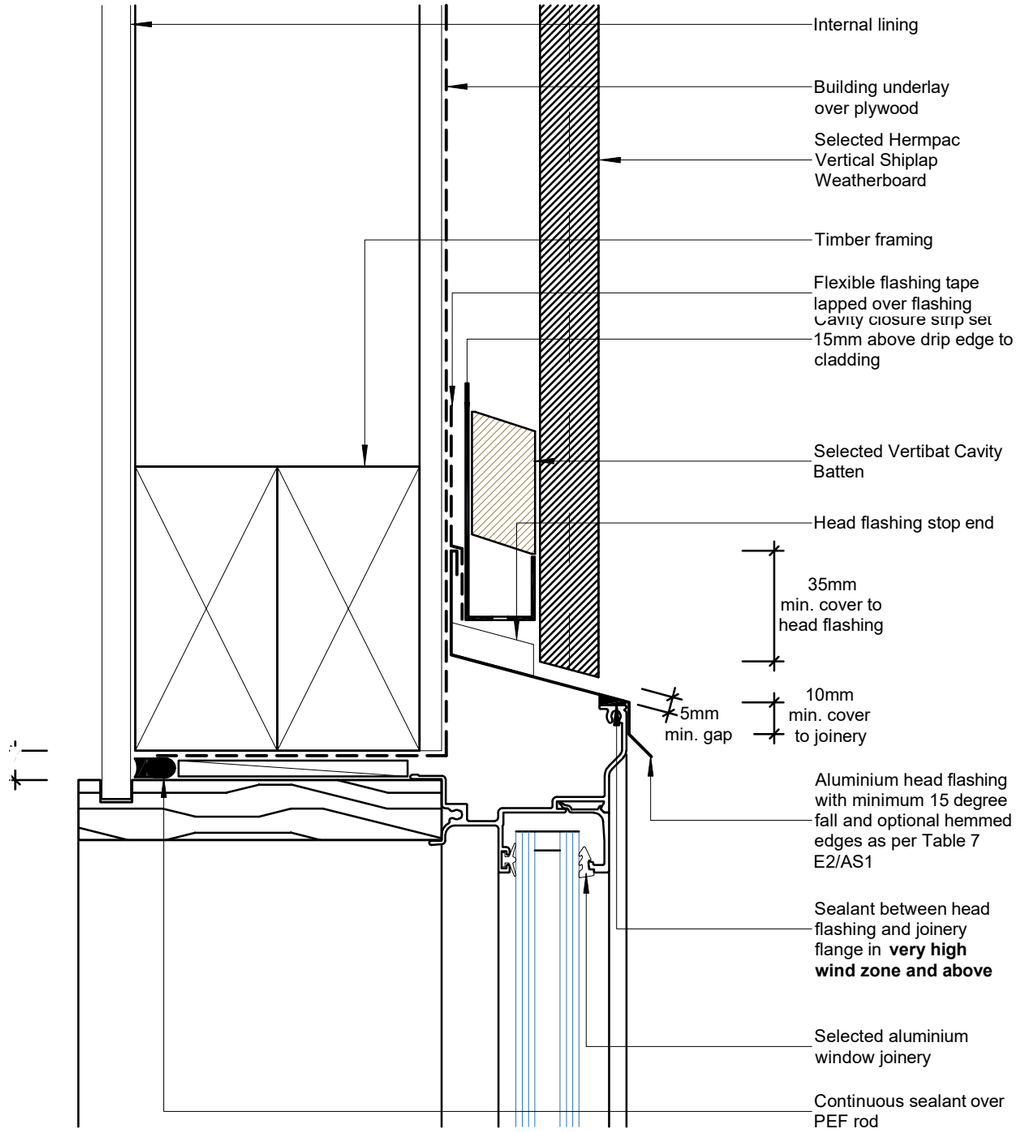
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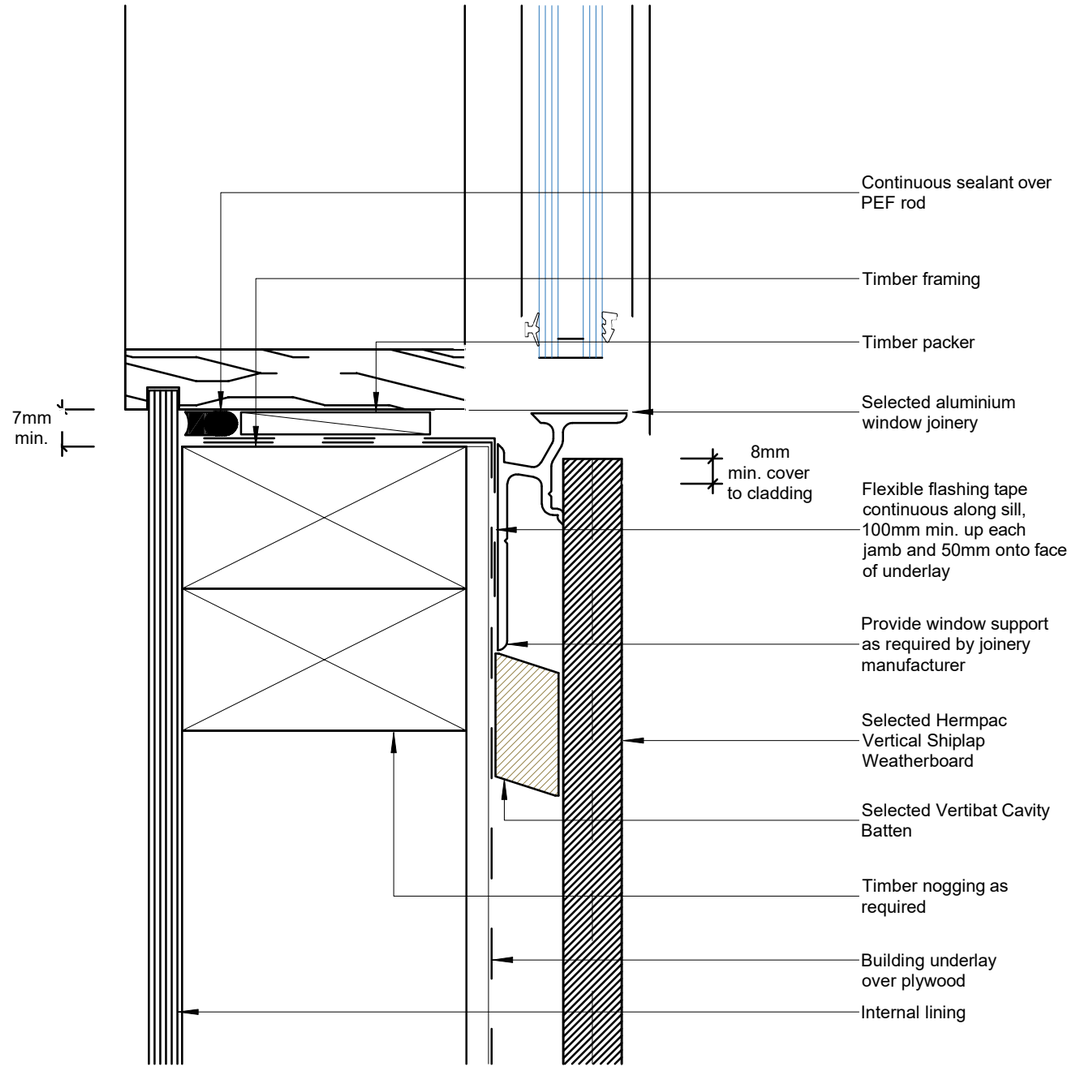
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WINDOW HEAD

SCALE 1:2



WINDOW SILL

SCALE 1:2

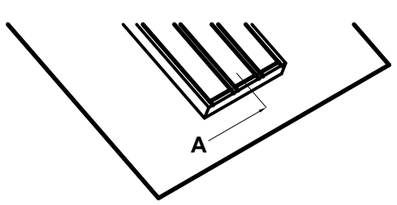
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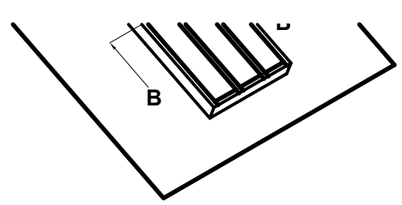
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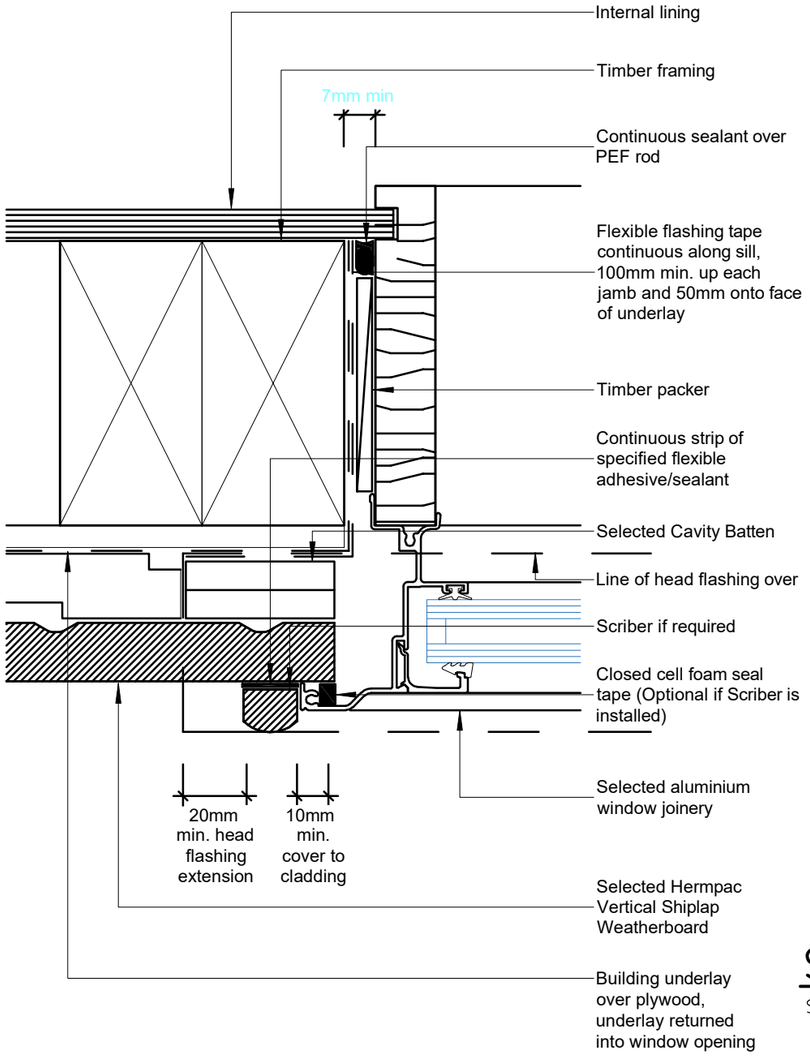
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CEDAR SHIPLAP CLADDING DETAILS
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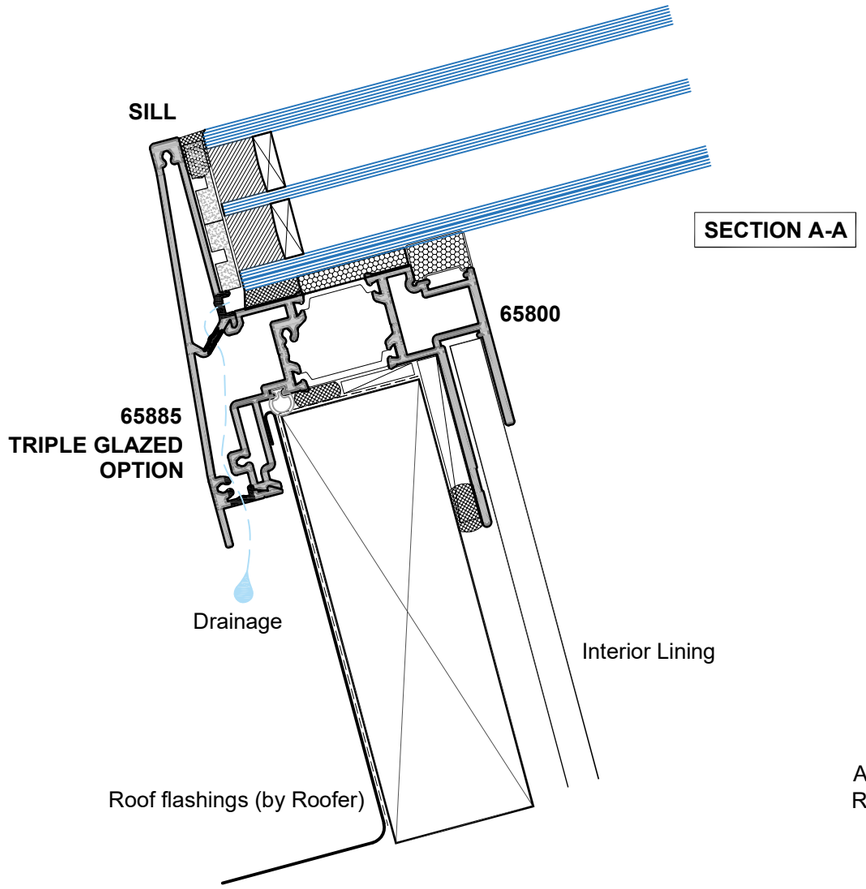
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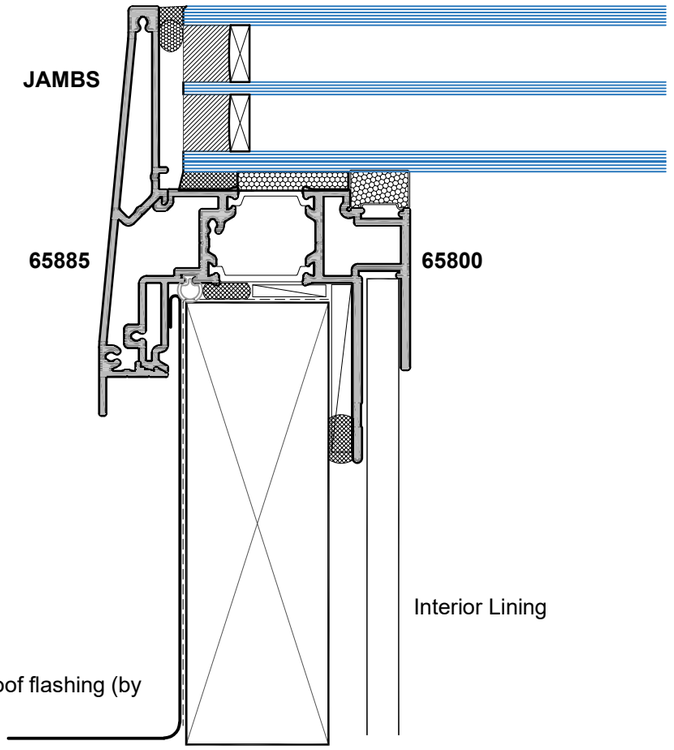






SECTION A-A

SECTION B-B



Note:
Whilst only Triple glazing is shown on this page, glass sizes are the same for single and double glazing

SILL DETAIL
SCALE 1:2

JAMB DETAIL
SCALE 1:2

WINDOW JAMB
SCALE 1:2

APL WINDOW SOLUTIONS

THERMAL HEART ROOF GLAZING

Date: 13.08.25 **Scale:** 1:2 **CAD Ref.:** DRW LAING HAWEA H-24 HP

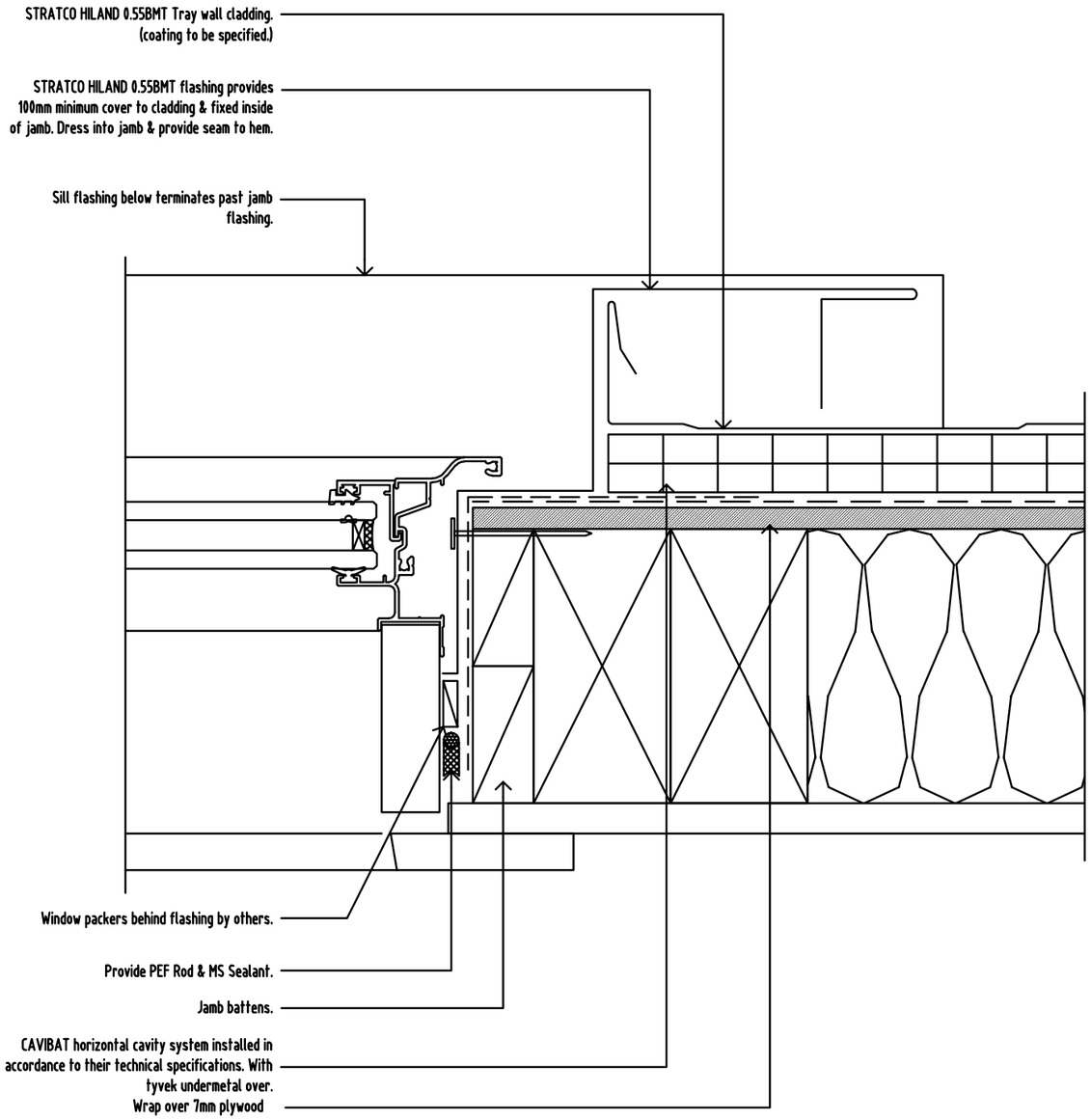
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PROPOSED MICHAEL & ANGELA LAING HOUSE
481 CAMP HILL ROAD, HAWEA FLAT
CEDAR SHIPLAP AND APL ROOF WINDOW

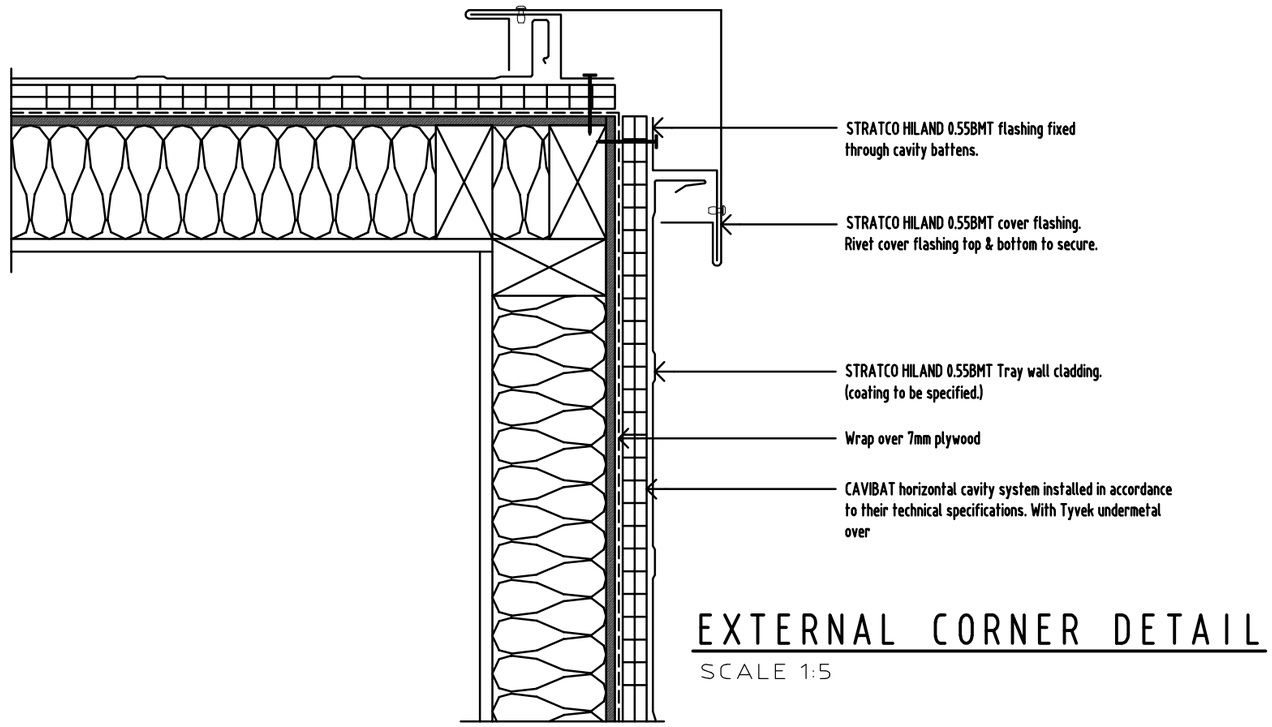
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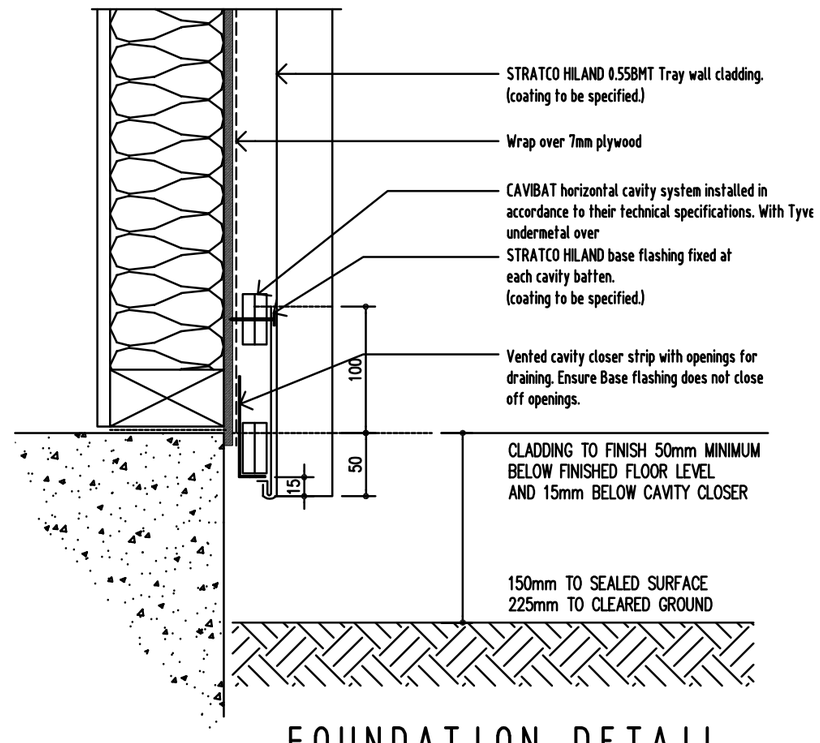
WINDOW JAMB DETAIL

SCALE 1:2



EXTERNAL CORNER DETAIL

SCALE 1:5



FOUNDATION DETAIL

SCALE 1:5

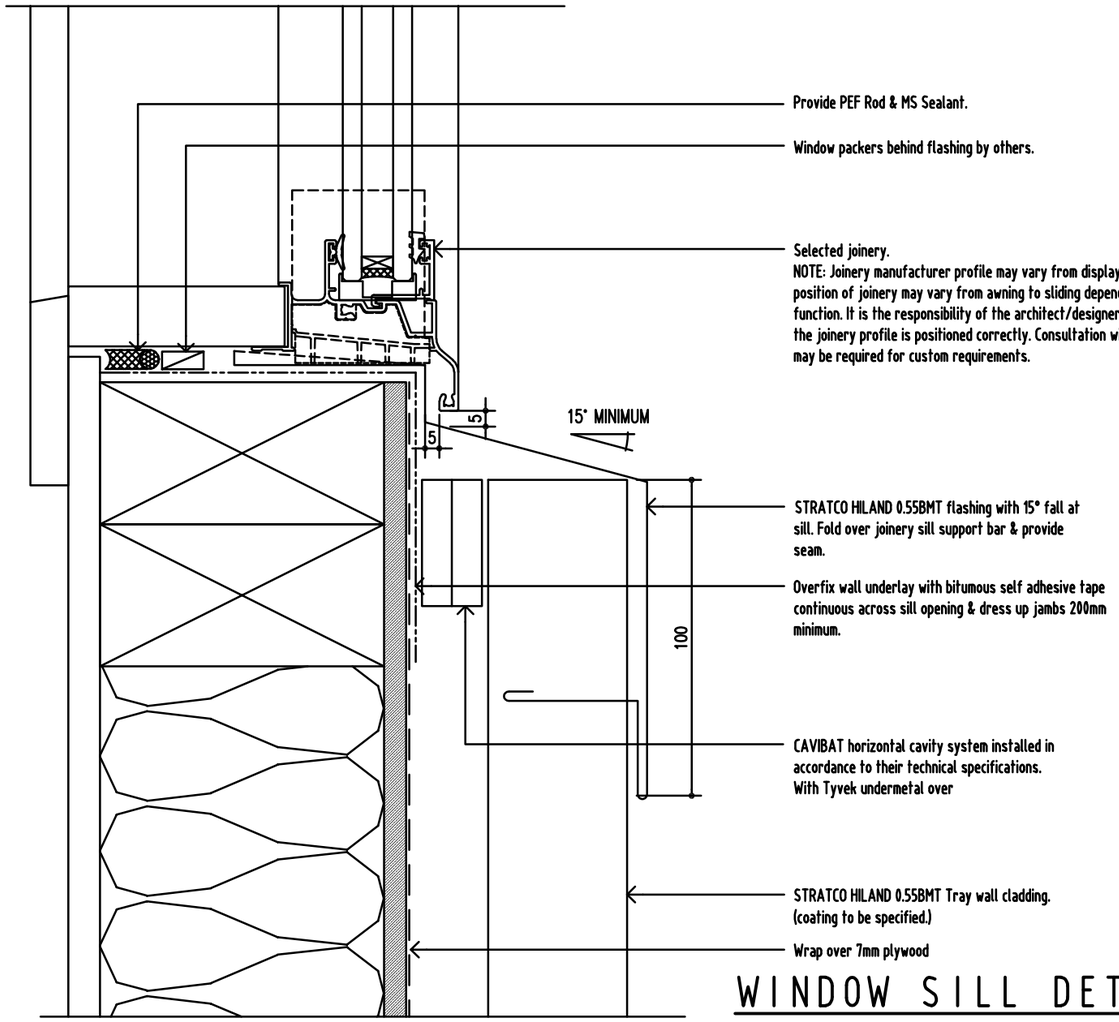
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HILAND TRAY CLADDING DETAILS
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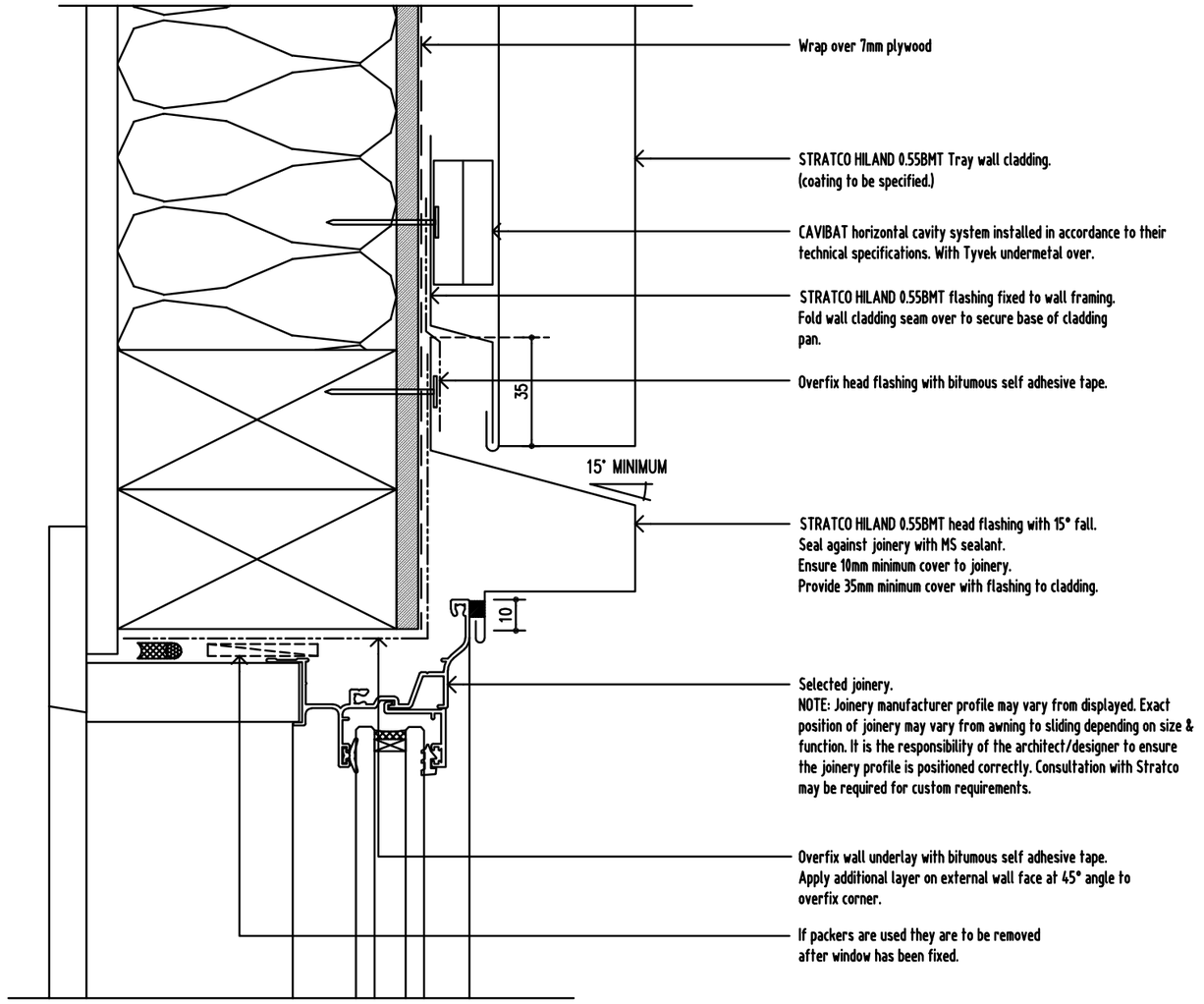
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WINDOW SILL DETAIL

SCALE 1:2



WINDOW HEAD DETAIL

SCALE 1:2

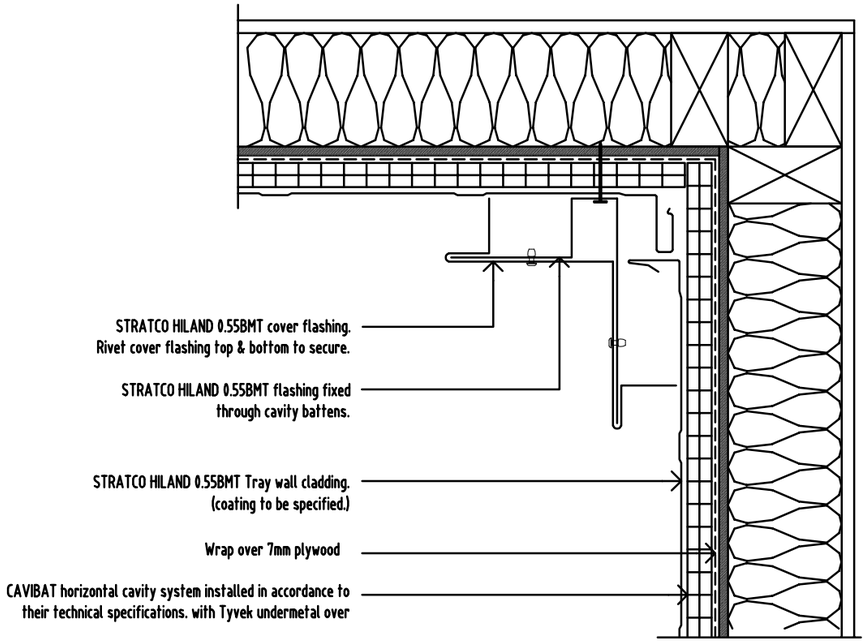
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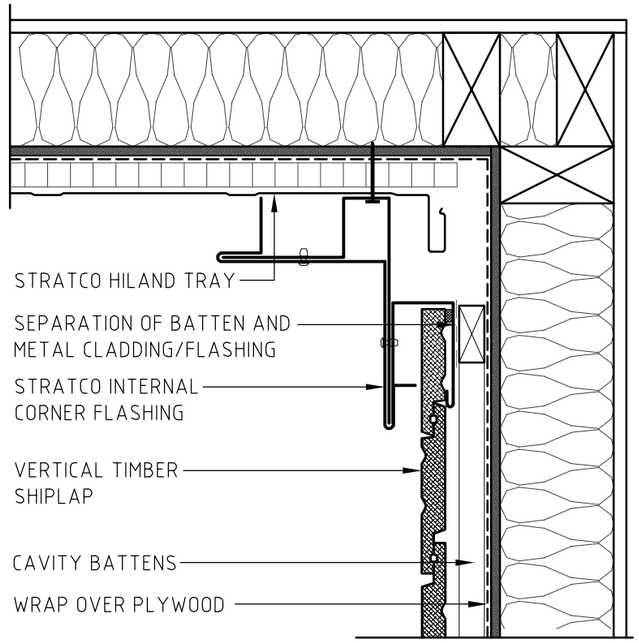
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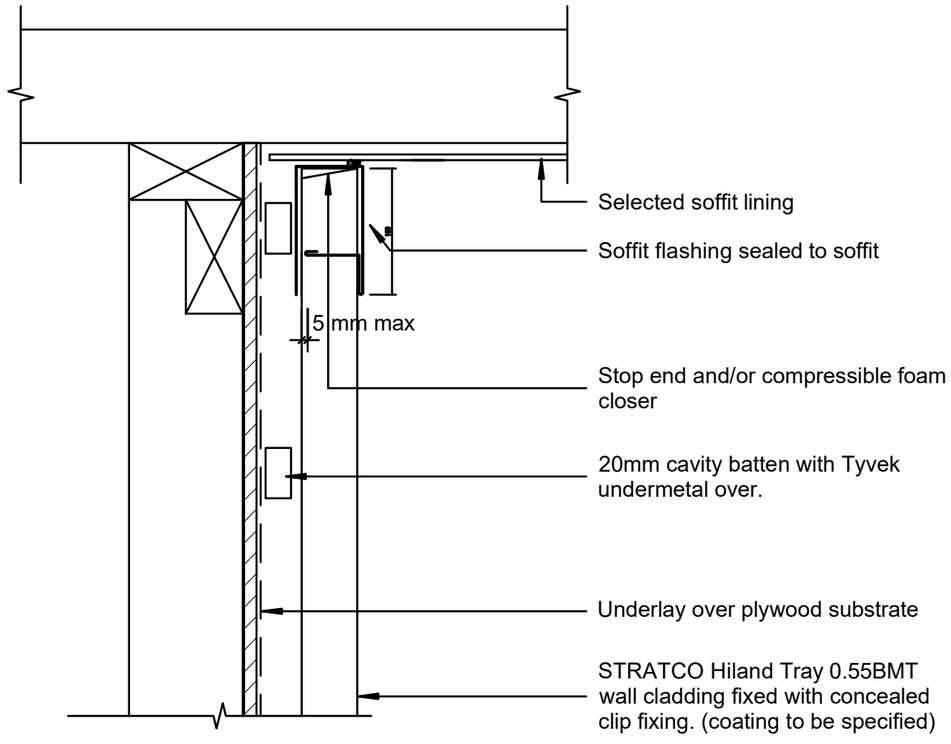
INTERNAL CORNER DETAIL

SCALE 1:5



INSIDE CORNER SHIPLAP/HILAND TRAY

SCALE 1:5



FLAT SOFFIT DETAIL

SCALE 1:5

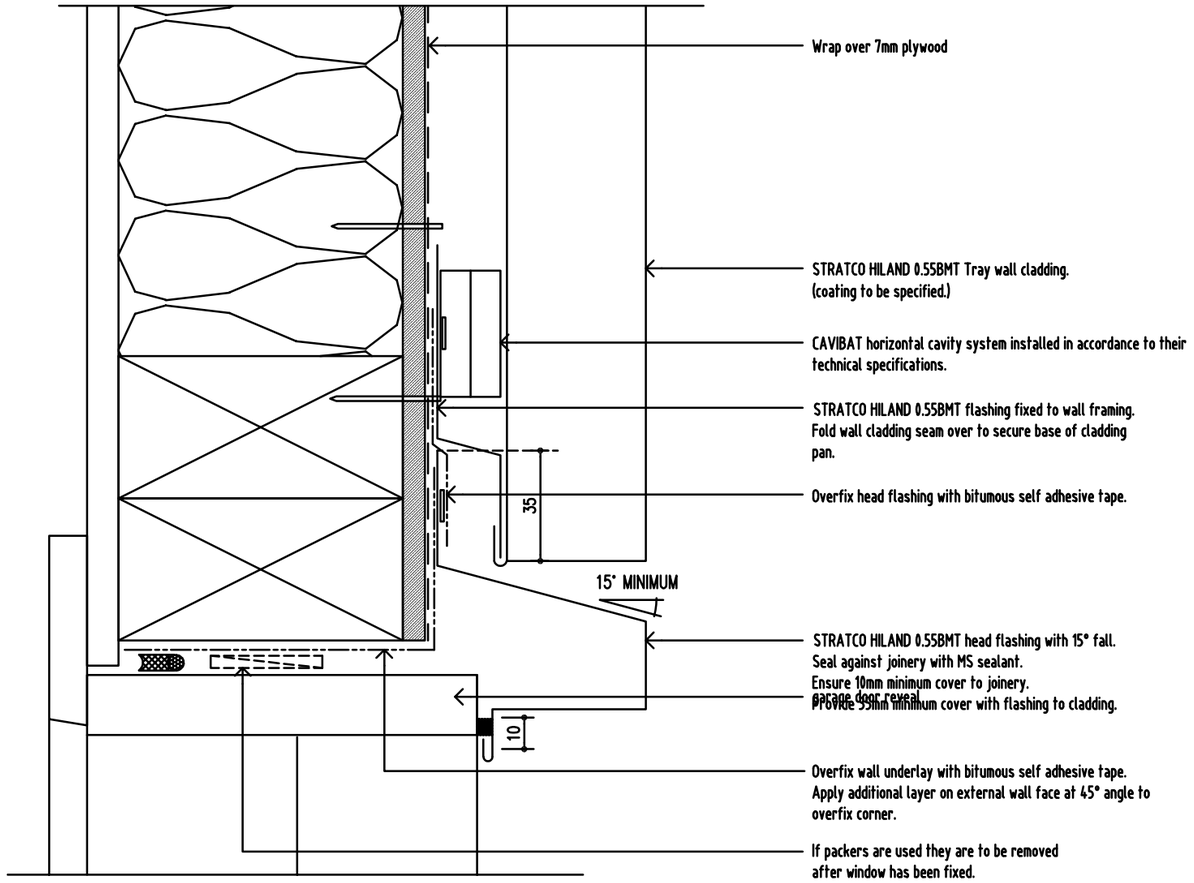
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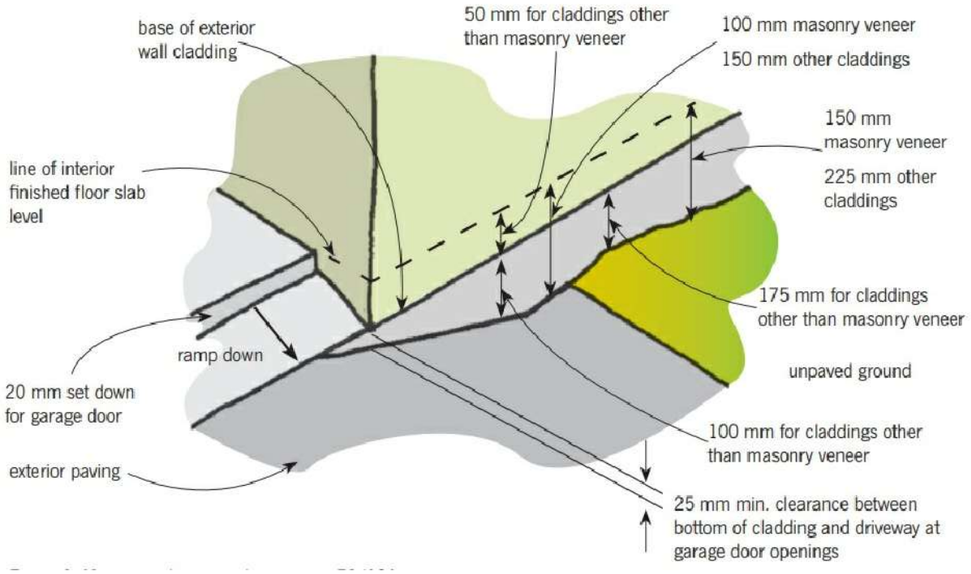
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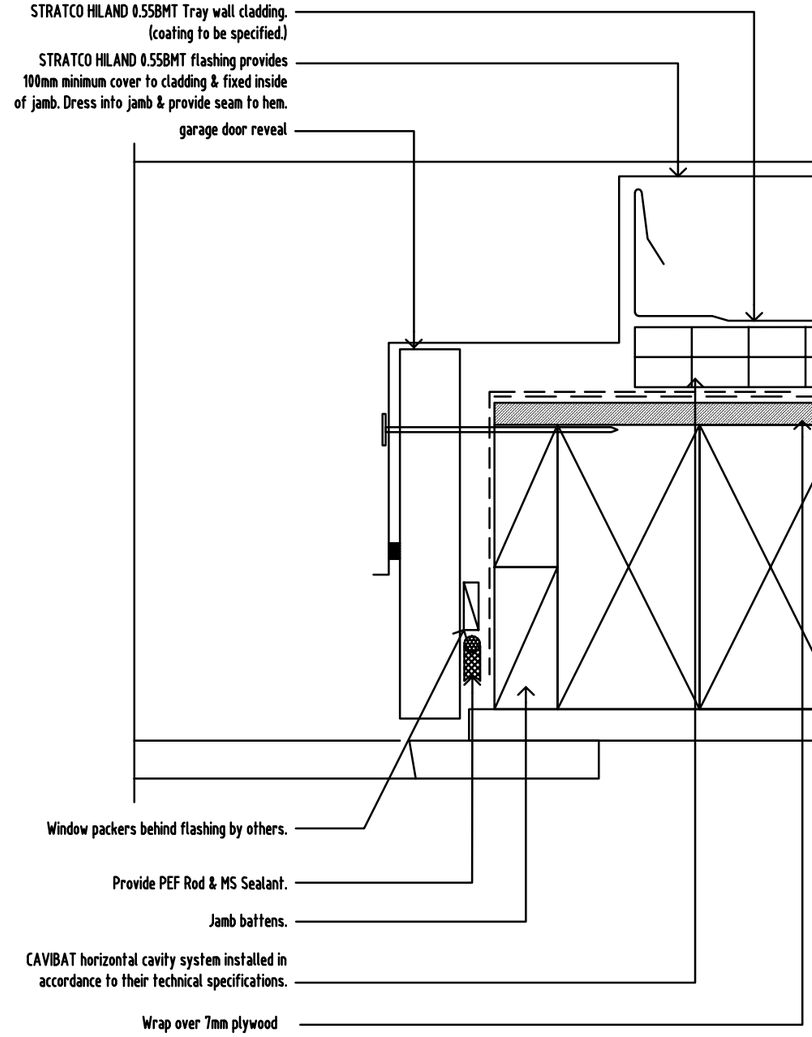
GARAGE DOOR HEAD

SCALE 1:2



PAVING @ GARAGE DOOR

NOT TO SCALE



GARAGE DOOR JAMB

SCALE 1:2

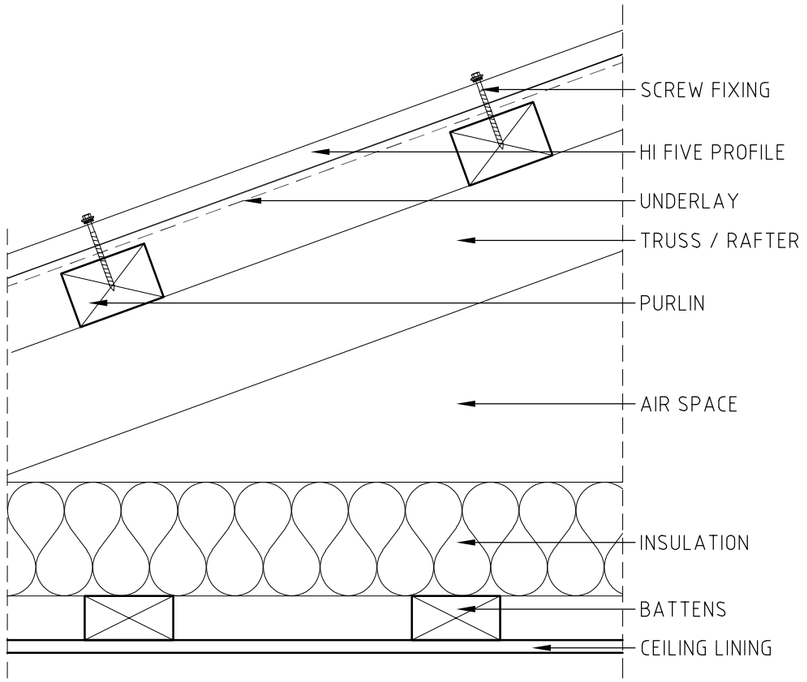
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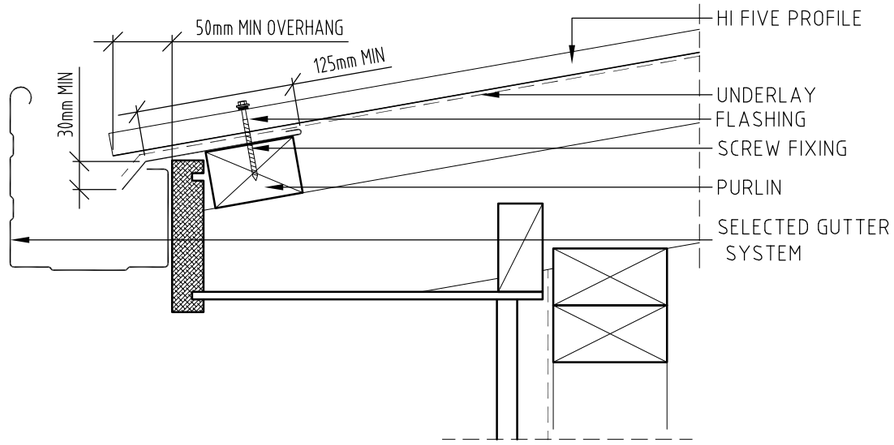
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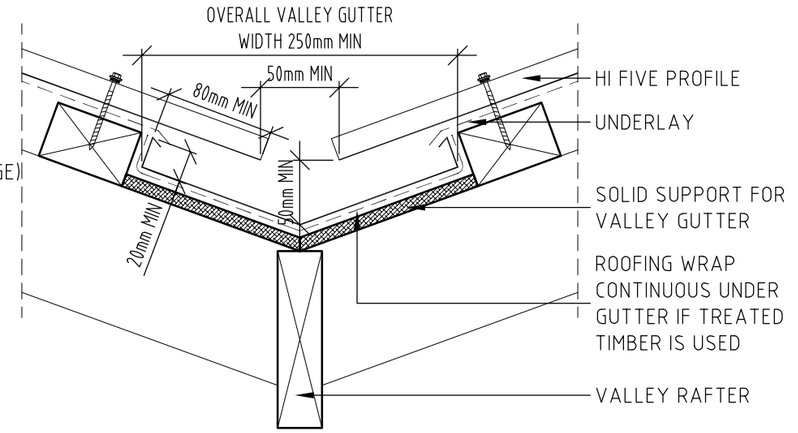
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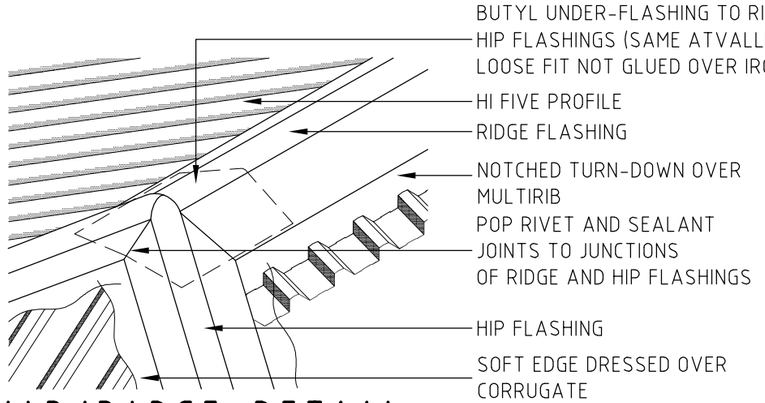
TRUSS ROOF DETAIL
SCALE 1:5



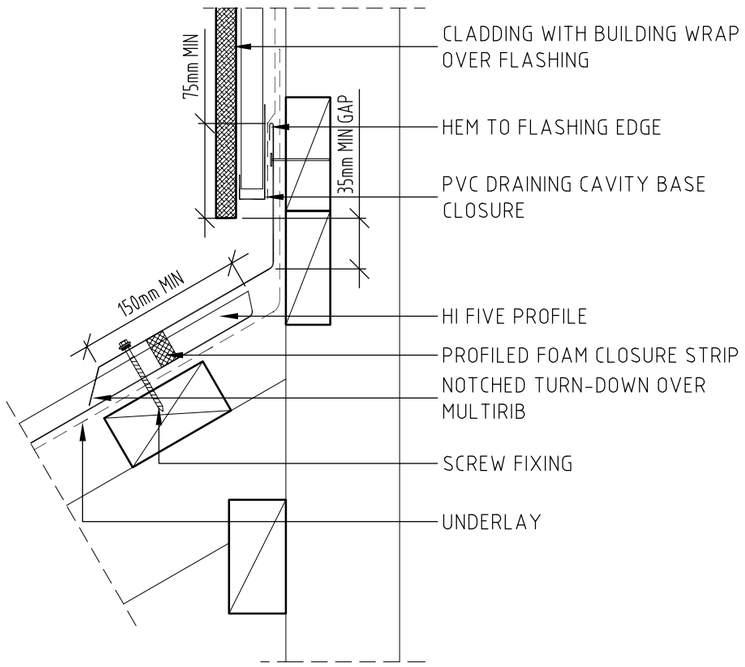
EAVE DETAIL
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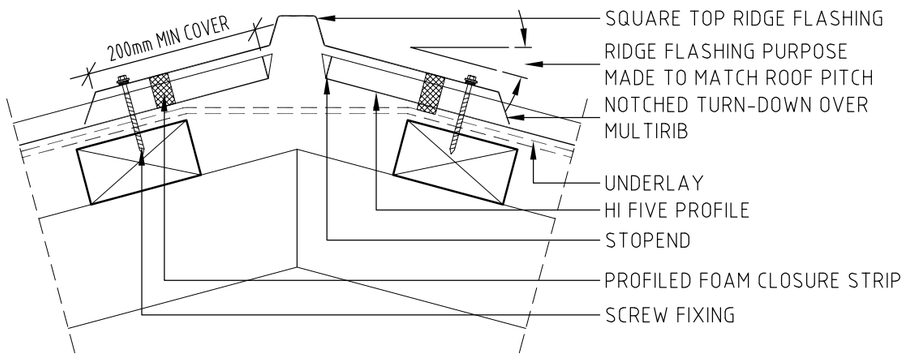
VALLEY DETAIL
SCALE 1:5



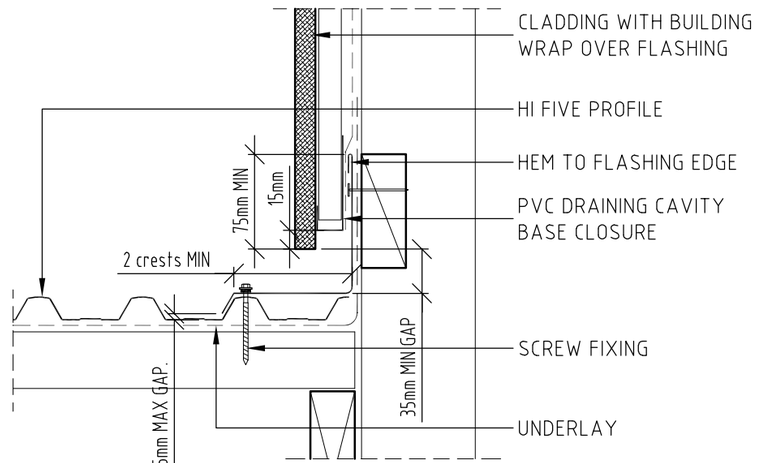
HIP/RIDGE DETAIL
SCALE 1:5



APRON FLASHING DETAIL
SCALE 1:5



RIDGE DETAIL
SCALE 1:5



PARALLEL APRON FLASHING DETAIL
SCALE 1:5

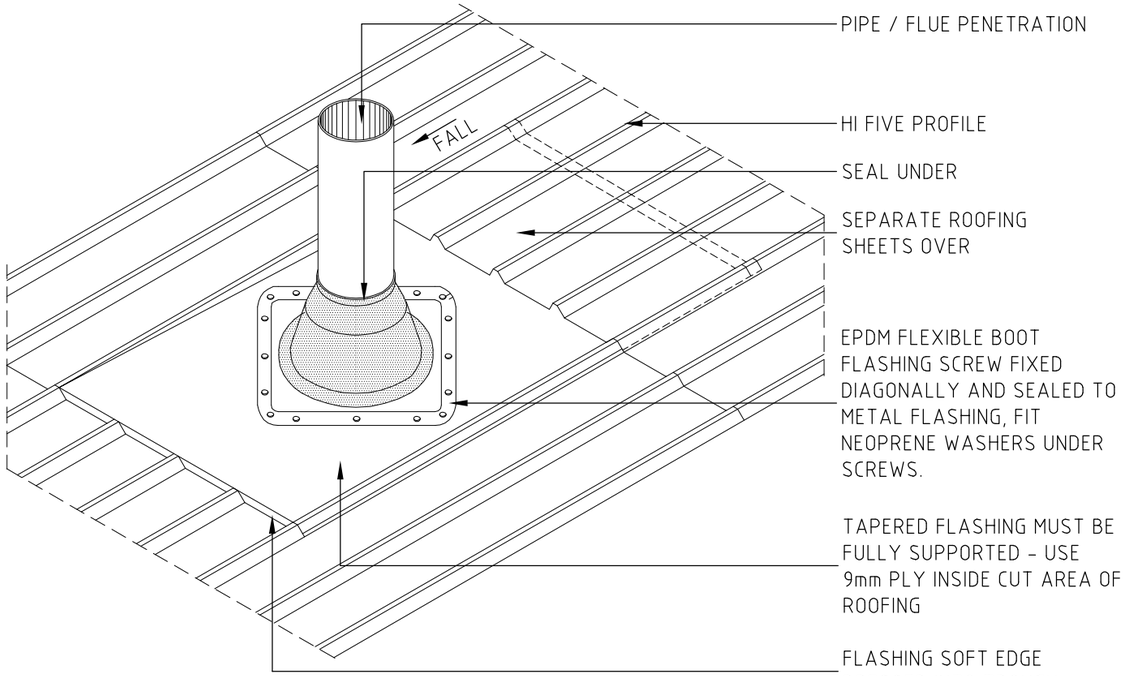
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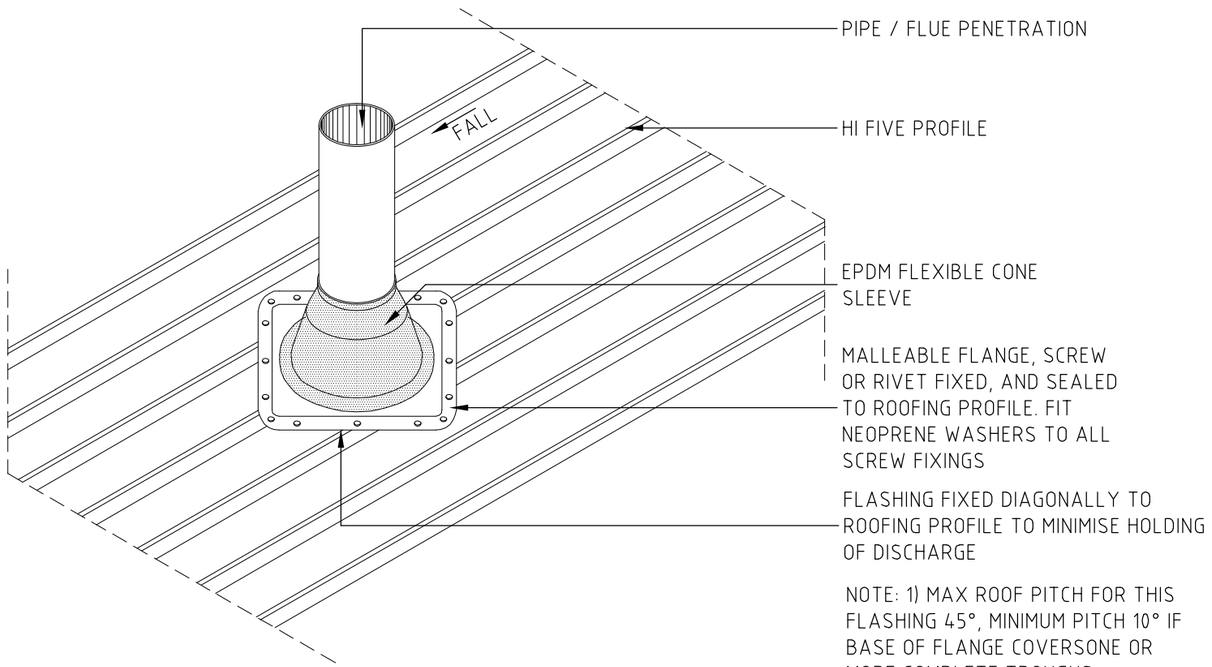
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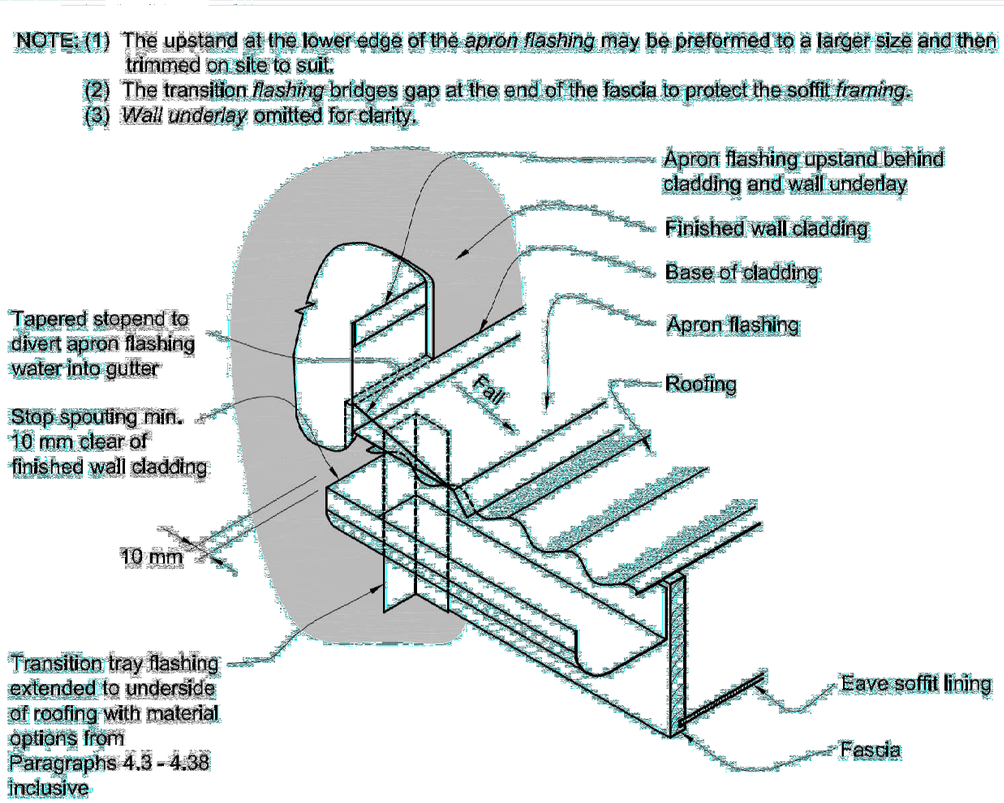


FLUE PENETRATION
MID ROOF PENETRATION 60-500mm



FLASHING FOR SMALL PIPES

Figure 8B: **Gutter/wall junction**
Paragraphs 5.1 and 5.2



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Schedule of Proposed Easements			
Purpose	**Shown**	**Burdened Land**	**Benefited Land**
Right to maintain and operate a pump	Area F DP 482093	Lot 4 DP 482093	Section 3 Block V Lower Hawea SD, Section 18 Block IV Lower Hawea SD
Right to convey electricity	Area B, C, E, F DP 482098		
Right to convey water	Area F DP 48093, Area B hereon		
	Area C hereon	Section 3 Block V Lower Haewea SD	Section 18 Block IV Lower Hawea SD

Notes:
- Aerial image sourced from QLDC records and is indicative only.
- Boundary data has been sourced from SO 5442, DP 459415 & DP 482093.
- Adjoining boundary data has been sourced from LINZ XML.
- Refer to the Record of Title for any site encumbrances. Encumbrances have not been reviewed. Any height restrictions should be clarified with a surveyor prior to design.
- Existing water supply indicative and subject to a locate trace & asbuilt survey.
- Areas and dimensions subject to final Land Transfer Survey & LINZ approval.

Section 18
Block IV Lower Hawea SD
443131m²
683914

Lot 1
DP 482093
16827m²
683914

Lot 2
DP 482093
372330m²
683915

89°59'10"
544.01

22.30

86.25

Proposed
Water Toby
(QLDC CoP B2-3)

Proposed
Building Platform
25m x 40m
(1000m²)

86°06'30"
596.98

Section 3
Block V Lower Hawea SD
411439m²
OT126/271

Lot 4
DP 482093
276421m²
683916

Section 30
Block V Lower Hawea SD
397781m²
OT18B/689

65m

41°13'00"

179°59'10"
631.80

179°59'10"
631.80

ex. formed access

123°40'00"
659.25

ex. 90mm
water supply pipe

ex. Bore/Pump

Area C
DP 482093

Area E
DP 482093

Area F
DP 482093

Area B
DP 482093

Lot 2
DP 460542
23585m²
608711

ex. gate/access
to be upgraded
(QLDC CoP B5-20)

89°59'10"
652.56

Camp Hill Road

iP solutions

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Rev	Description	Date
A	ORIGINAL	06/03/26

Proposed Building Platform on Section 3 Block V Lower Hawea SD and Easements over Lot 4 DP 482093 & Section 3 Block V Lower Hawea SD

(Camp Hill Road, Hawea Flat)

Client: Laing Dairy Limited

Scale: 1 : 3000 @ A3

Surveyed:

Drawn: ST 06/03/2026

Datum: Lindis Peak 2000

Job #: 25255_S1

Rev: A

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