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G.J. Gardner. HOMES

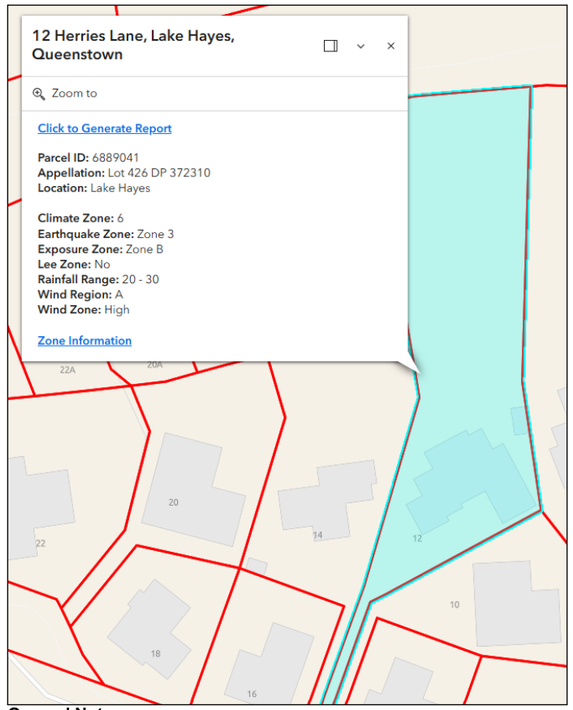
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055	Construction Details - Wet Area	
056	Construction Details - Wet Area	
057	NZBC Details	







client:
Dan & Rachael Gerard

site address:
Lot 426, DP 372310
12 Herries Lane
Lake Hayes Estate

job no:
67-55

Notes:

1. All building work is to be carried out in accordance to NZS:3604:2011 and the New Zealand Building Code latest edition.
2. All sub trades are to complete work in accordance to their relevant standards.
3. All fixings, materials and workmanship to comply with NZBC clause B2 'durability'.
4. The contractor is responsible for verifying all dimensions, levels, boundaries and underground service locations on site before construction commences.
5. All queries are to be referred to the designer and/or engineer as applicable.

THESE PLANS MUST BE READ IN CONJUNCTION WITH ACCOMPANYING DOCUMENTS:
SITE SPECIFIC GEOTECH REPORT GQ76687, DATED MAY 2026
FOUNDATION & STRUCTURAL ENGINEERING REPORT s2277 REV C, DATED 21 SEP 2026
PLACEMAKERS BUILDABLE TRUSS DESIGN 35050A, DATED 28 JULY 2026

General Notes:

1. All dimensions & underground service locations are to be checked prior to commencement of any works.

2. DO NOT scale off drawings. Cross reference all drawings, confirm site levels, floor heights & restrictions prior to any earthworks. If any discrepancies occur, contact the Designer immediately before commencing works or ordering.

3. COPYRIGHT; These drawings remain the property of GJ Gardner Homes and are provided for use as described above and may not be used or re-produced in whole or part without written permission.

4. Producer statements are to be issued by all suppliers & tradesmen where applicable.

5. ***Any site/construction works are not to commence until building permit is issued.***

6. Plan drawings prepared on the understanding that the Building Contractor has a firm understanding of the NZ Building Code and NZS 3604:2011.

7. All contractors or Authorized parties of the Owner or Builder shall ensure that all works complies with the requirements of the Territorial Authority & NZ Building Code and NZS 3604:2011.

8. Any work undertaken outside these requirements without the prior written approval of the Designer, Engineer and/or the Territorial Authority hereby indemnifies the Designer against any claims in respect of the said work.

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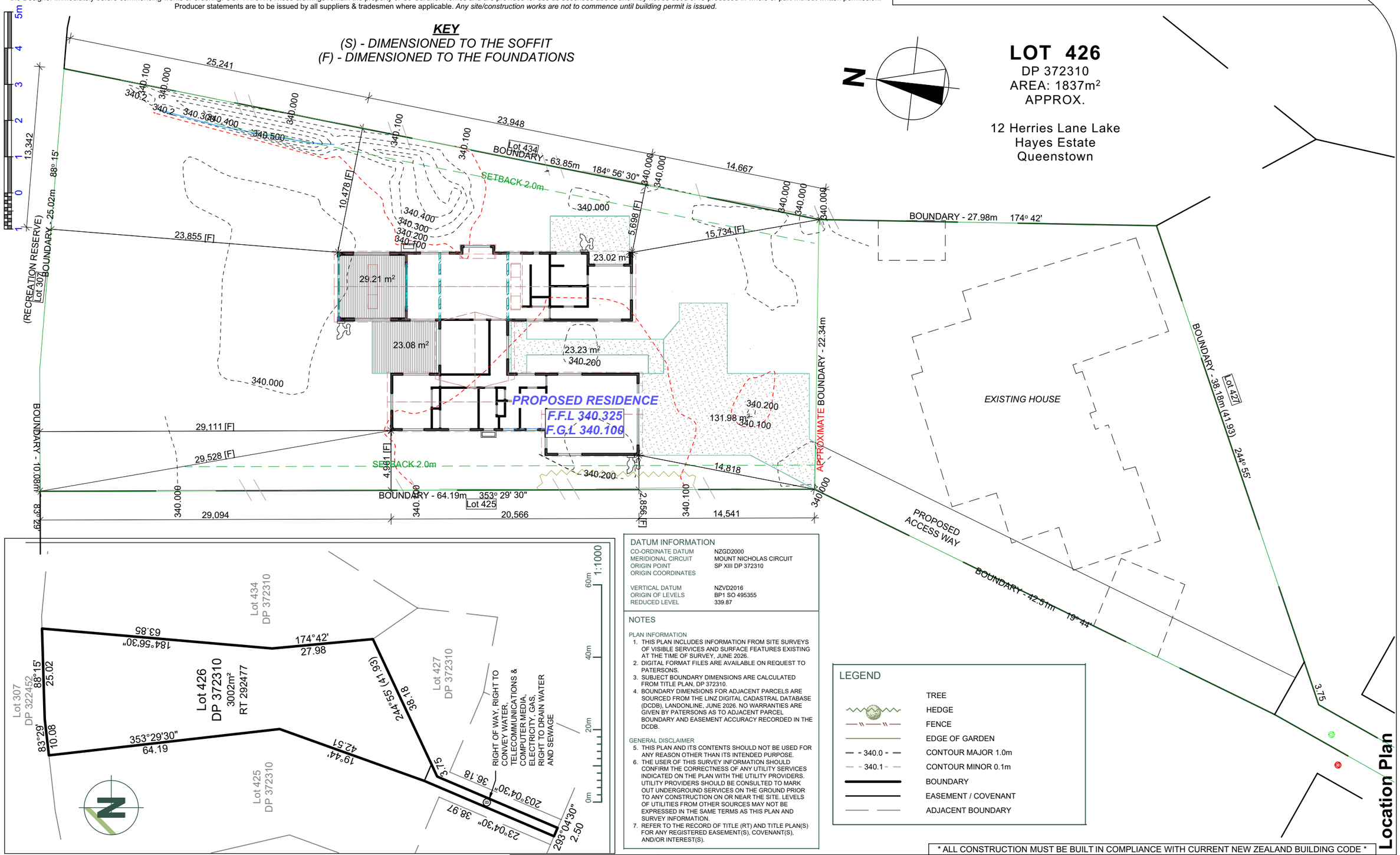
CORNERSTONE DESIGN

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Notes:



DATUM INFORMATION

CO-ORDINATE DATUM	NZGD2000
MERIDIONAL CIRCUIT	MOUNT NICHOLAS CIRCUIT
ORIGIN POINT	SP XIII DP 372310
ORIGIN COORDINATES	
VERTICAL DATUM	NZVD2016
ORIGIN OF LEVELS	BP1 SO 495355
REDUCED LEVEL	339.87

NOTES

PLAN INFORMATION

1. THIS PLAN INCLUDES INFORMATION FROM SITE SURVEYS OF VISIBLE SERVICES AND SURFACE FEATURES EXISTING AT THE TIME OF SURVEY, JUNE 2026.
2. DIGITAL FORMAT FILES ARE AVAILABLE ON REQUEST TO PATERSONS.
3. SUBJECT BOUNDARY DIMENSIONS ARE CALCULATED FROM TITLE PLAN, DP 372310.
4. BOUNDARY DIMENSIONS FOR ADJACENT PARCELS ARE SOURCED FROM THE LINZ DIGITAL CADASTRAL DATABASE (DCDB), LANDONLINE, JUNE 2026. NO WARRANTIES ARE GIVEN BY PATERSONS AS TO ADJACENT PARCEL BOUNDARY AND EASEMENT ACCURACY RECORDED IN THE DCDB.

GENERAL DISCLAIMER

5. THIS PLAN AND ITS CONTENTS SHOULD NOT BE USED FOR ANY REASON OTHER THAN ITS INTENDED PURPOSE.
6. THE USER OF THIS SURVEY INFORMATION SHOULD CONFIRM THE CORRECTNESS OF ANY UTILITY SERVICES INDICATED ON THE PLAN WITH THE UTILITY PROVIDERS. UTILITY PROVIDERS SHOULD BE CONSULTED TO MARK OUT UNDERGROUND SERVICES ON THE GROUND PRIOR TO ANY CONSTRUCTION ON OR NEAR THE SITE. LEVELS OF UTILITIES FROM OTHER SOURCES MAY NOT BE EXPRESSED IN THE SAME TERMS AS THIS PLAN AND SURVEY INFORMATION.
7. REFER TO THE RECORD OF TITLE (RT) AND TITLE PLAN(S) FOR ANY REGISTERED EASEMENT(S), COVENANT(S), AND/OR INTEREST(S).

LEGEND

- TREE
- HEDGE
- FENCE
- EDGE OF GARDEN
- 340.0 CONTOUR MAJOR 1.0m
- 340.1 CONTOUR MINOR 0.1m
- BOUNDARY
- EASEMENT / COVENANT
- ADJACENT BOUNDARY

1 0 1 2 3 4 5m

Owner's signature ----------

Date ----------

GJ Gardner Homes' signature ----------

Date ----------

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* ALL CONSTRUCTION MUST BE BUILT IN COMPLIANCE WITH CURRENT NEW ZEALAND BUILDING CODE *

client: Dan & Rachael Gerard
Wind Zone: HIGH AS PER BRANZ WEBSITE

site address: 12 Herries Lane, Lake Hayes Estate, Queenstown
Lot 426, DP 372310

job no:	scale:	sheet:
67-55	1:300, 1:1, 1:1.2943	2

drawn:	checked:	date:
AKC	AKC	20/10/2026

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Notes:

1800mm HIGH RING FENCE TO BUILDING SITE DURING CONSTRUCTION

PERMANENT SITE FENCING HEIGHT WONT EXCEED 1800mm ABOVE ORIGINAL GROUND LEVEL (GIVEN SITE LEVELS/SLOPE)

ALL CONSTRUCTION TRADES TO COMPLY WITH GJ GARDNER HOMES QUEENSTOWN HAZARDCO POLICY IN ACCORDANCE WITH F5/AS1

DECK CONSTRUCTION IS EXEMPT UNDER SCHEDULE 1 AND NOT COVERED BY THIS BUILDING CONSENT

SITE COVERAGE

Total site Area	1837m²
Building sqm over foundation	
Including Porch	
Total	275.29m²
Site coverage =	9.17%

NOTE:

EROSION AND SEDIMENT CONTROL MEASURES

TEMPORARY CONSTRUCTION AREA:
RESTRICT ACESS TO ONE ENTRY / EXIT POINT.
ENSURE ALL-WEATHER ACCESS IS PROVIDED IN A MANNER THAT PREVENTS THE ACCESS BECOMING A SOURCE OF SEDIMENT

EARLY STORMWATER DRAINAGE CONNECTION:
TO AVOID LOCAL EROSION, CONNECT TEMPORARY OR PERMANENT DOWNPIPES TO THE STORMWATER SYSTEM AS SOON AFTER LAYING THE ROOF AS POSSIBLE

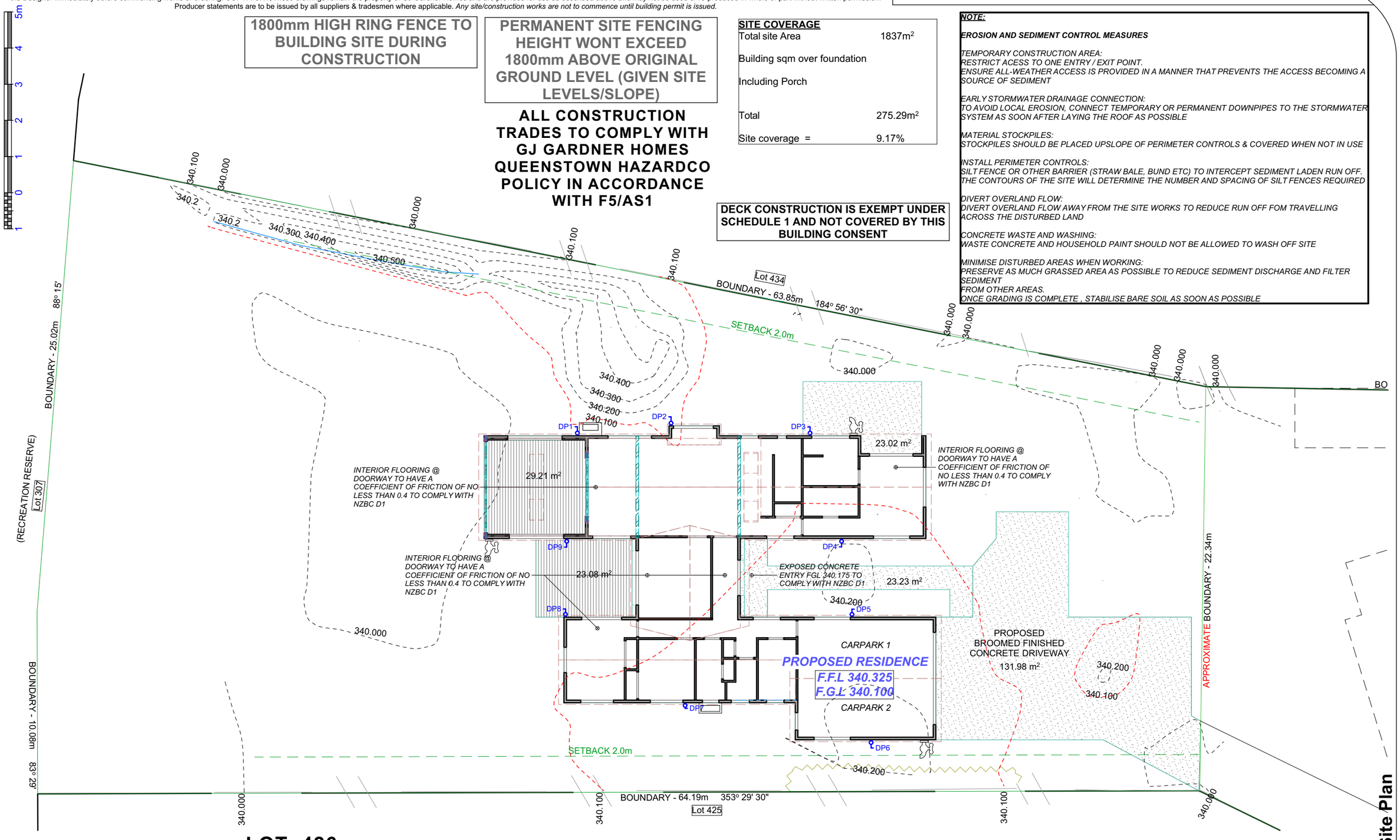
MATERIAL STOCKPILES:
STOCKPILES SHOULD BE PLACED UPSLOPE OF PERIMETER CONTROLS & COVERED WHEN NOT IN USE

INSTALL PERIMETER CONTROLS:
SILT FENCE OR OTHER BARRIER (STRAW BALE, BUND ETC) TO INTERCEPT SEDIMENT LADEN RUN OFF. THE CONTOURS OF THE SITE WILL DETERMINE THE NUMBER AND SPACING OF SILT FENCES REQUIRED

DIVERT OVERLAND FLOW:
DIVERT OVERLAND FLOW AWAY FROM THE SITE WORKS TO REDUCE RUN OFF FOM TRAVELLING ACROSS THE DISTURBED LAND

CONCRETE WASTE AND WASHING:
WASTE CONCRETE AND HOUSEHOLD PAINT SHOULD NOT BE ALLOWED TO WASH OFF SITE

MINIMISE DISTURBED AREAS WHEN WORKING:
PRESERVE AS MUCH GRASSED AREA AS POSSIBLE TO REDUCE SEDIMENT DISCHARGE AND FILTER SEDIMENT
FROM OTHER AREAS.
ONCE GRADING IS COMPLETE , STABILISE BARE SOIL AS SOON AS POSSIBLE



LOT 426
DP 372310
AREA: 1837m² APPROX.

12 Herries Lane Lake Hayes Estate Queenstown

N

1 0 1 2 3 4 5m

LICENSED BUILDING PRACTITIONER www.dbh.govt.nz BUILDING CONFIDENCE

ADNZ Professional Member

Owner's signature ---

Date ---

GJ Gardner Homes' signature ---

Date ---

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client: Dan & Rachael Gerard
Wind Zone: HIGH AS PER BRANZ WEBSITE

site address: 12 Herries Lane, Lake Hayes Estate, Queenstown, Lot 426, DP 372310

job no:	scale:	sheet:
67-55	1:200, 1:150	3

drawn: AKC
checked: AKC
date: 20/10/2026

CORNERSTONE DESIGN
ph: 07 578 1611
e: info@cornerstonedesign.co.nz

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Notes:

1 0 1 2 3 4 5m

Queenstown Lakes Operative District Plan

12 HERRIES LANE LAKE HAYES
QUEENSTOWN 9304

Area 3,002 m^2
Legal Desc Lot 426 DP 372310



Property Specific Operative District Plan Chapters

View Full Operative District Plan

Zoom to selected property

Clear selected property

Operative: 07 Nov 2025
Revision: 07 Nov 2025

Change

The following information applies to this property

Zones

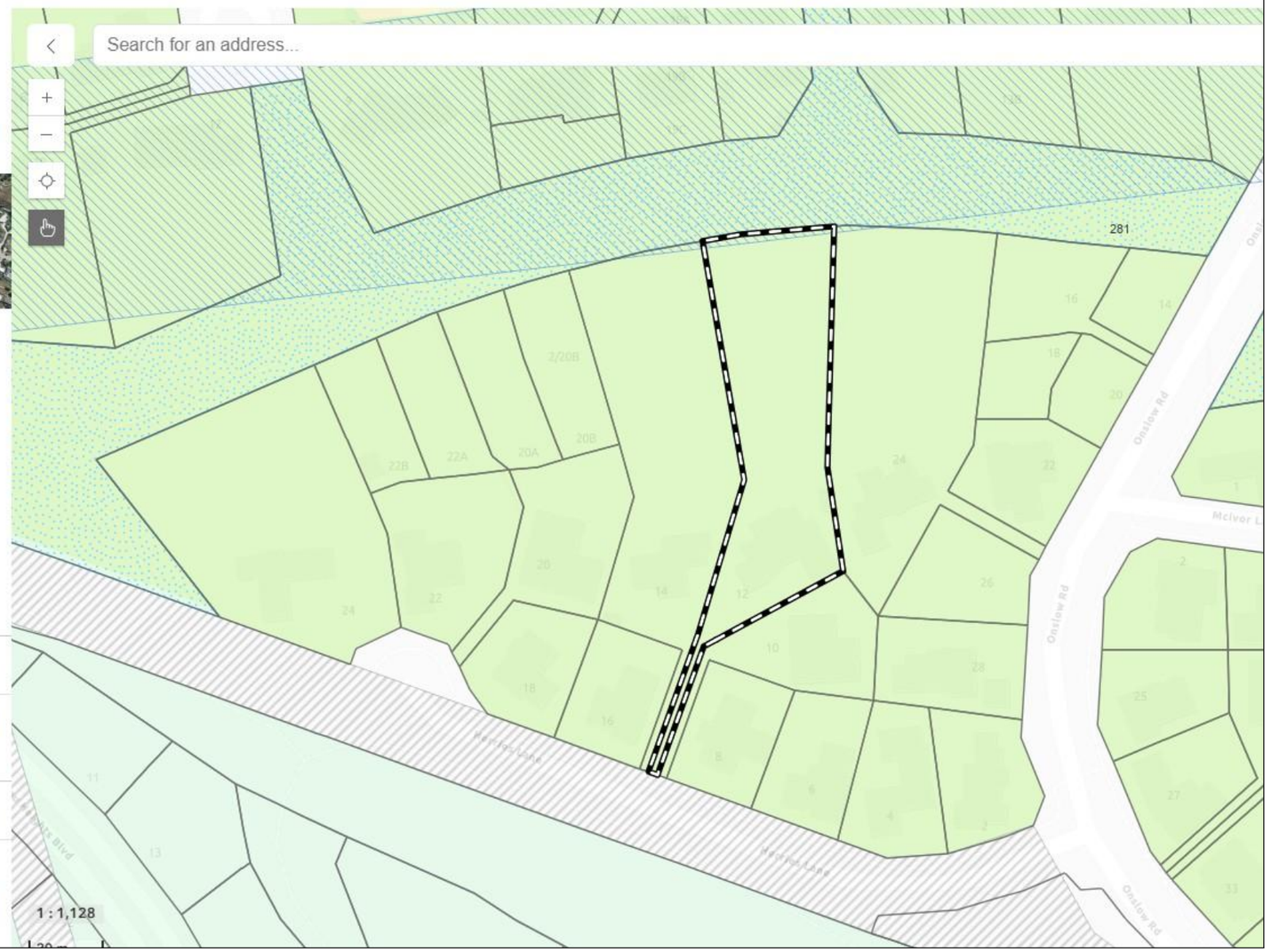
Rural Residential Zone

View section

Operative District Plan

Building Restrictions

Type: BUILDING RESTRICTION AREA



RURAL RESIDENTIAL ZONE

8m HEIGHT RESTRICTION
10m ROAD BOUNDARY SETBACK
6m INTERNAL SETBACK .
15% MAX COVERAGE

Site Context

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Owner's signature _____

Date _____

GJ Gardner Homes' signature _____

Date _____

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67-55	1:1.2825	4

drawn: AKC
checked: AKC
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Notes:

LOT 426
DP 372310
AREA: 1837m²
APPROX.

12 Herries Lane Lake
Hayes Estate
Queenstown

DRAINAGE
PLUMBING TO ASNZ:3500.2.2 BY QUALIFIED TRADESMEN 80mm DIA UPVC DOWNPIPES.
CONTRACTOR TO LOCATE ALL SERVICE CONNECTIONS ON SITE PRIOR TO EARTHWORKS.
ALL WASTE PIPE SIZES, FALL, AND DISCHARGE TO BE CONFIRMED BY QUALIFIED PLUMBER.
CONFIRM POSITIONS OF AVAILABLE SERVICE CABLING ETC ON SITE PRIOR TO EXCAVATION.
VERIFY SEWER DEPTH ON SITE BEFORE COMMENCEMENT OF BUILDING.
ENSURE STORMWATER DOES NOT FLOW ON TO ANY ADJOINING PROPERTY EITHER DURING OR ON THE COMPLETION OF THE BUILDING.

IO: INSPECTION OPENING
DP: DOWNPIPE
ORG: OVERFLOW RELIEF GULLY
FWG: FLOOR WASTE GULLY
AAV: AIR ADMITANCE VALVE

BOUNDARY - 63.85m 184° 56' 30"
Lot 434
SETBACK 2.0m
BOUNDARY - 27.98m 174° 42'
APPROXIMATE BOUNDARY - 22.34m
BOUNDARY - 64.19m 353° 29' 30"
Lot 425
SETBACK 2.0m

340.000 340.100 340.200 340.300 340.400

HIGH POINT OF GUTTER
DP1 DP2 DP3 DP4 DP5 DP6 DP7 DP8 DP9
DOWNPIPE SERVICING 31m² OF ROOF AREA
DOWNPIPE SERVICING 9.94m² OF ROOF AREA
DOWNPIPE SERVICING 34.46m² OF ROOF AREA
DOWNPIPE SERVICING 40.65m² OF ROOF AREA
DOWNPIPE SERVICING 45.56 OF ROOF AREA
DOWNPIPE SERVICING 50.42m² OF ROOF AREA
DOWNPIPE SERVICING 25.36m² OF ROOF AREA
DOWNPIPE SERVICING 32.27m² OF ROOF AREA
DOWNPIPE SERVICING 29.21m² OF ROOF AREA
29.21 m²
23.02 m²
23.08 m²
23.23 m²
131.98 m²
50mm TERMINAL VENT THROUGH ROOF
TYPE-ONE 375mm DIAMETER SURFACE WATER SUMP (110m² MAX CAPACITY)
FALL TO LANDSCAPING
PROPOSED RESIDENCE
F.F.L 340.325
F.G.L 340.100
WATER CONNECTION TO HOUSE TBC
TYPE-ONE 375mm DIAMETER SUFACE WATER SUMP (110m² MAX CAPACITY)
100Ø Marley uPVC Pipe @ 1:60 fall
TO SW CONNECTION
PROPOSED ACCESS WAY
EXISTING HOUSE

6,560 3,000 4,000 5,833 6,790 5,459 1,270 11,360 4,350 1,545 9,248 6,001 5,080

Downpipes:
Roof Area = 298.87m²/70m² = 4.27 (5 downpipes)
Roof Perimeter = 87.88/15m (max crs for DPs) = 5.86 (6 downpipes)

Minimum downpipe size = 74mm internal diameter

*** GENERAL INSTALLATION OF STORMWATER SYSTEM TO COMPLY WITH E1/AS1**

Site Storm Water Disposal Plan

1 0 1 2 3 4 5m

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Date ----------
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Date ----------

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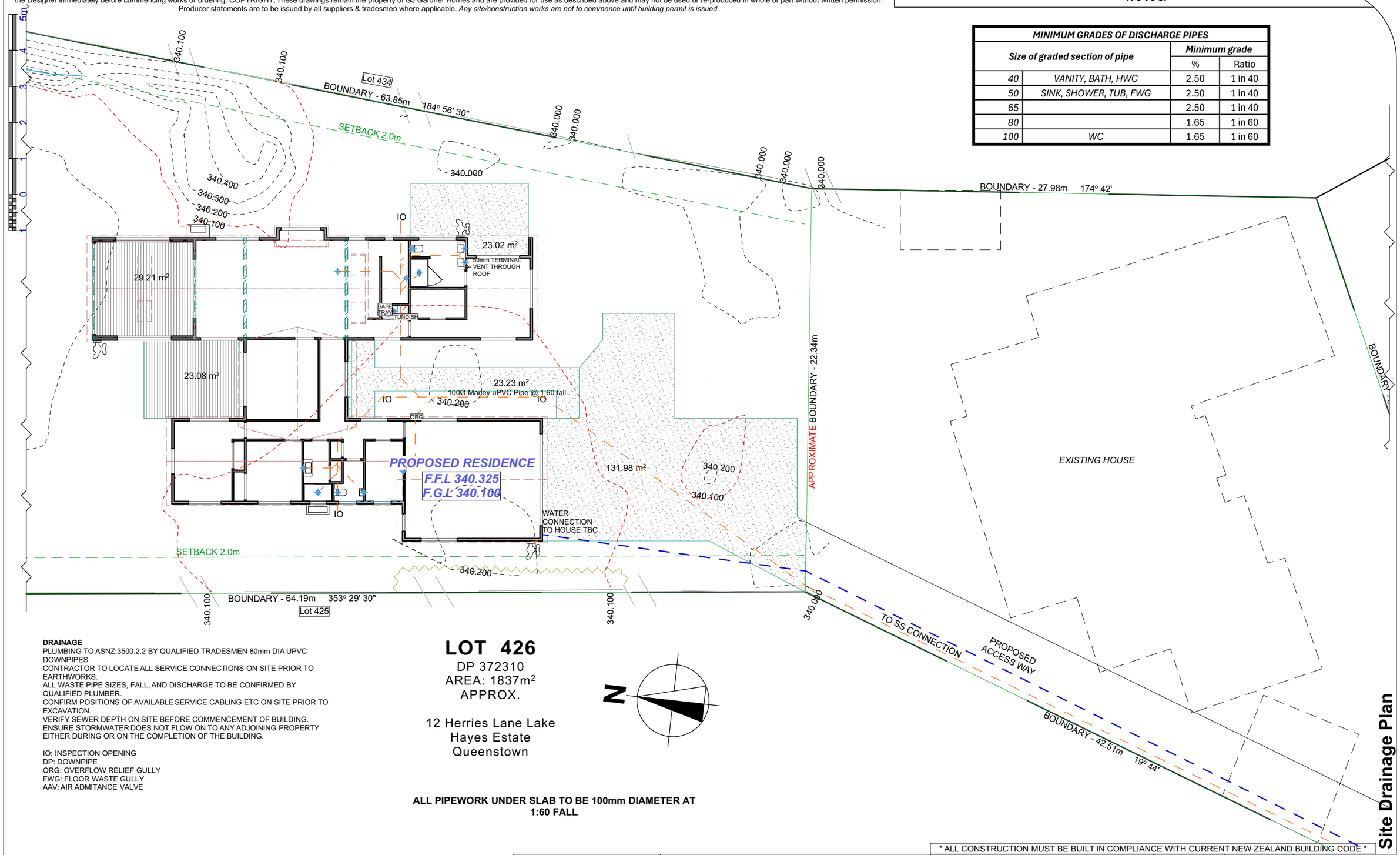
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Notes:

MINIMUM GRADES OF DISCHARGE PIPES			
Size of graded section of pipe		Minimum grade	
		%	Ratio
40	VANITY, BATH, HWC	2.50	1 in 40
50	SINK, SHOWER, TUB, FWG	2.50	1 in 40
65		2.50	1 in 40
80		1.65	1 in 60
100	WC	1.65	1 in 60



DRAINAGE
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CONTRACTOR TO LOCATE ALL SERVICE CONNECTIONS ON SITE PRIOR TO EARTHWORKS.
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Queenstown

ALL PIPEWORK UNDER SLAB TO BE 100mm DIAMETER AT 1:60 FALL

Site Drainage Plan

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Owner's signature _____

Date _____

GJ Gardner Homes' signature _____

Date _____

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job no: 67-55 | scale: 1:200, 1:1.3333 | sheet: 6

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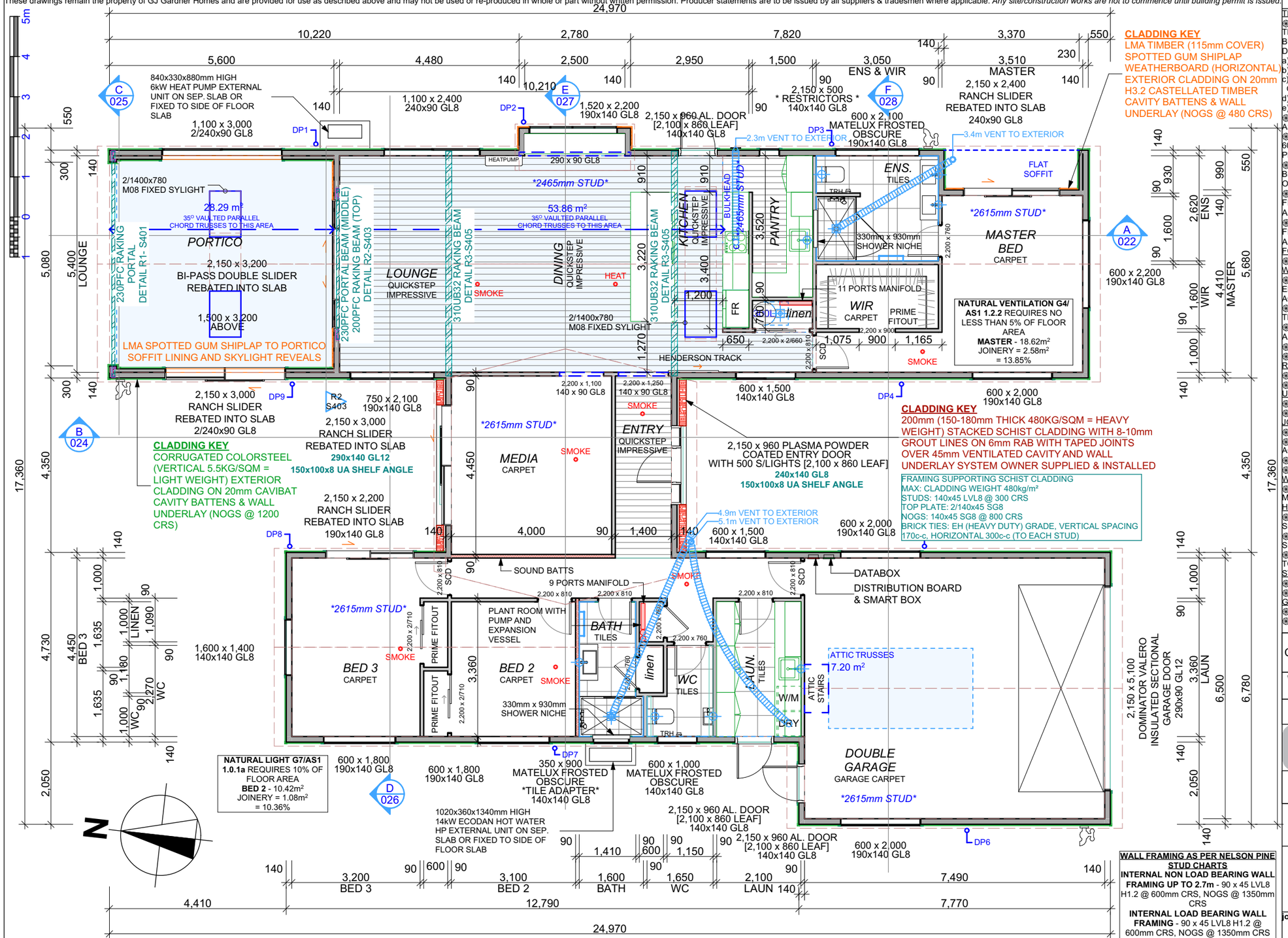
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1 0 1 2 3 4 5m

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CLADDING KEY

LMA TIMBER (115mm COVER) SPOTTED GUM SHIPLAP WEATHERBOARD (HORIZONTAL) EXTERIOR CLADDING ON 20mm H3.2 CASTELLATED TIMBER CAVITY BATTENS & WALL UNDERLAY (NOGS @ 480 CRS)

CLADDING KEY

CORRUGATED COLORSTEEL (VERTICAL 5.5KG/SQM = LIGHT WEIGHT) EXTERIOR CLADDING ON 20mm CAVIBAT CAVITY BATTENS & WALL UNDERLAY (NOGS @ 1200 CRS)

CLADDING KEY

200mm (150-180mm THICK 480KG/SQM = HEAVY WEIGHT) STACKED SCHIST CLADDING WITH 8-10mm GROUT LINES ON 6mm RAB WITH TAPED JOINTS OVER 45mm VENTILATED CAVITY AND WALL UNDERLAY SYSTEM OWNER SUPPLIED & INSTALLED

FRAMING SUPPORTING SCHIST CLADDING
MAX: CLADDING WEIGHT 480kg/m²
STUDS: 140x45 LVL8 @ 300 CRS
TOP PLATE: 2/140x45 SG8
NOGS: 140x45 SG8 @ 800 CRS
BRICK TIES: EH (HEAVY DUTY) GRADE, VERTICAL SPACING 170c-c, HORIZONTAL 300c-c (TO EACH STUD)

Notes:

TECHNICAL
- WHERE STUD SPACINGS ARE GREATER THAN 450mm AN INTERMEDIATE MEANS OF RESTRAINING THE BUILDING WRAP AND INSULATION FROM BULGING INTO THE DRAINED CAVITY SHALL BE INSTALLED USING:
  a) 75mm GALVANIZED MESH
  b) POLYPROPYLENE TAPE AT 300mm CRS
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  d) VERTICAL CAVITY BATTENS AT FACING TO MATCH ALL STUDS
  e) HORIZONTAL CAVITY BATTENS TO BE FIXED OVER NOGS
- WIRE OR MESH SHALL BE GALVANIZED IN ACCORDANCE WITH AS/NZS 4534
- PINK BATTS ARE FRICTION FITTED WHEN USING STUDS UP TO 600mm CRS. SOUND BATTS TO INTERNAL WALLS AS NOTED ON PLAN
- KITCHEN BENCH TOPS TO BE 38mm LAMINATE, CABINETRY TO BE 18mm MELAMINE & SPLASH BACKS TO BE TILED UNLESS OTHEWISE NOTED
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ROOF FRAMING
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e: queenstown@gjgardner.co.nz

client:
Dan & Rachael Gerard
Wind Zone: HIGH AS PER BRANZ WEBSITE

site address:
12 Herries Lane
Lake Hayes Estate
Queenstown
Lot 426, DP 372310

job no: 67-55
scale: 1:100
sheet: 7

Floor Plan

drawn: ESL
checked: AKC
date: 20/10/2026

CORNERSTONE DESIGN
ph: 07 578 1611
e: info@cornerstonedesign.co.nz

NATURAL LIGHT G7/AS1 1.0.1a REQUIRES 10% OF FLOOR AREA
BED 2 - 10.42m²
JOINERY = 1.08m²
= 10.36%

WALL FRAMING AS PER NELSON PINE STUD CHARTS
INTERNAL NON LOAD BEARING WALL FRAMING UP TO 2.7m - 90 x 45 LVL8 H1.2 @ 600mm CRS, NOGS @ 1350mm CRS
INTERNAL LOAD BEARING WALL FRAMING - 90 x 45 LVL8 H1.2 @ 600mm CRS, NOGS @ 1350mm CRS
EXTERNAL WALL FRAMING UP TO 3.3m - 140 x 45 LVL8 H1.2 @ 600mm CRS

DIMENSIONS ARE OVER THE FRAME

TOTAL Floor Area : 245.94 m² **o/frame**
TOTAL Floor Area : 247.94 m² **o/schist**
Roof Area = 298.87

Wind Zone: HIGH AS PER BRANZ WEBSITE

elevation guide

BATHROOM
- 1600mm² x 1000mm² SQUARE TILED SHOWER
- 465mm x 900mm WIDE SAHARA WALL HUNG VANITY WITH LED MIRRORS
- 600mm HEATED TOWEL RAIL
- FULL HEIGHT TILED WALLS
- EXTRACTOR FAN DUCTED TO EXTERIOR

WC
- NEWTECH CASALINO BACK TO WALL RIMLESS TOILET SUITE
- 420x250mm CAROMA SQUARE HAND WALL BASIN
- FULL HEIGHT TILED TO 2 WALLS AS SHOWN
- EXTRACTOR FAN DUCTED TO EXTERIOR
- 100mm HIGH TILED SKIRTING, MINIMUM, TO ALL WALLS WITH MEMBRANE WATERPROOFING TO MEET NZBC E3/AS1 2.1, CONTAINMENT, AND AS PER FIGURE 1

ENSUITE
- 1600mm² x 1000mm² SQUARE TILED SHOWER
- 465mm x 1500mm WIDE SAHARA DOUBLE BASIN WALL HUNG VANITY WITH LED MIRRORS
- CAROMA URBANE II BIDET CLEANFLUSH BACK TO WALL RIMLESS TOILET SUITE
- FULL HEIGHT TILED WALLS
- 600mm HEATED TOWEL RAIL
- EXTRACTOR FAN DUCTED TO EXTERIOR

SNOW LOADING	N5
EARTHQUAKE ZONE	3
EXPOSURE ZONE	B
CLIMATE ZONE	6
WIND REGION	A

R4.0 (140mm) Wall Insulation
R3.6 (140mm) Wall Insulation Garage
R2.8 (90mm) Internal Garage Wall Insulation
R7.0 (275mm) Pink Superbatts Ceiling Insulation - Including Garage
R7.0 (275mm) Pink Superbatts Ceiling Compressed Perimeter Insulation

Owner's signature
Date
GJ Gardner Homes' signature
Date

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Notes:

1 0 1 2 3 4 5m

* ARTIST IMPRESSION*







Internal Renders

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job no:	scale:	sheet:
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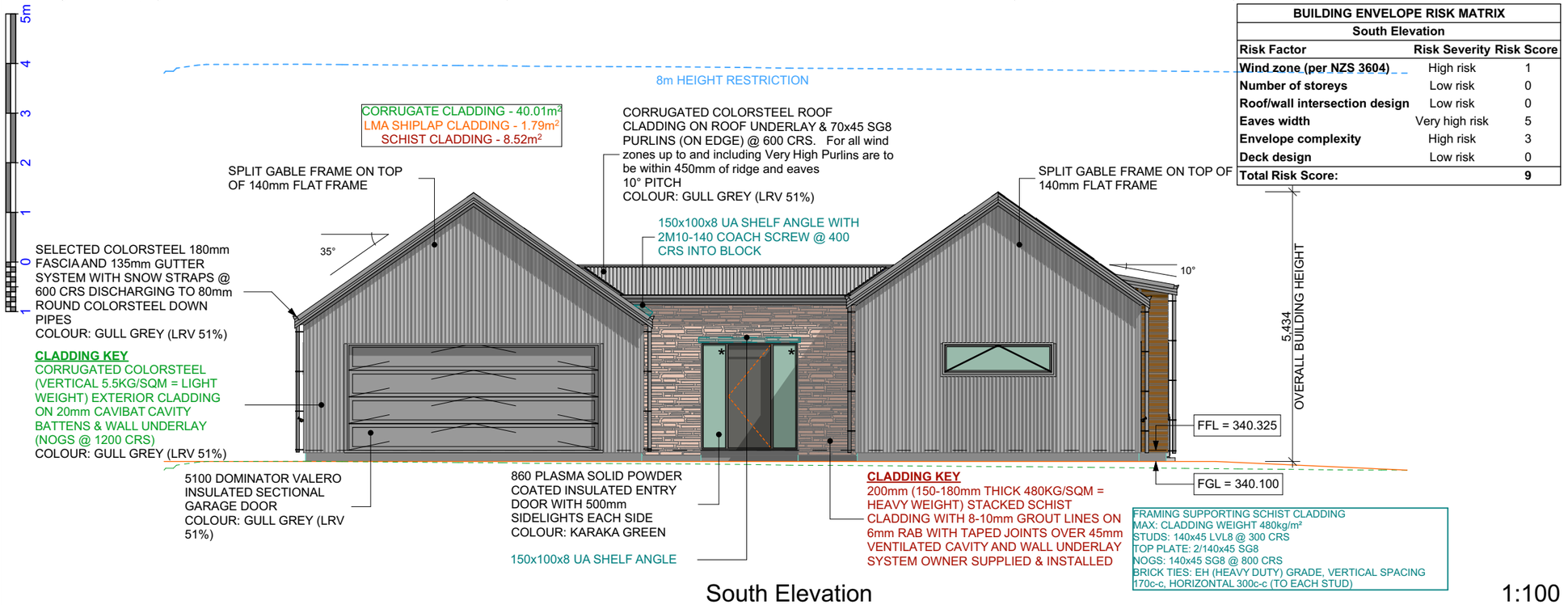
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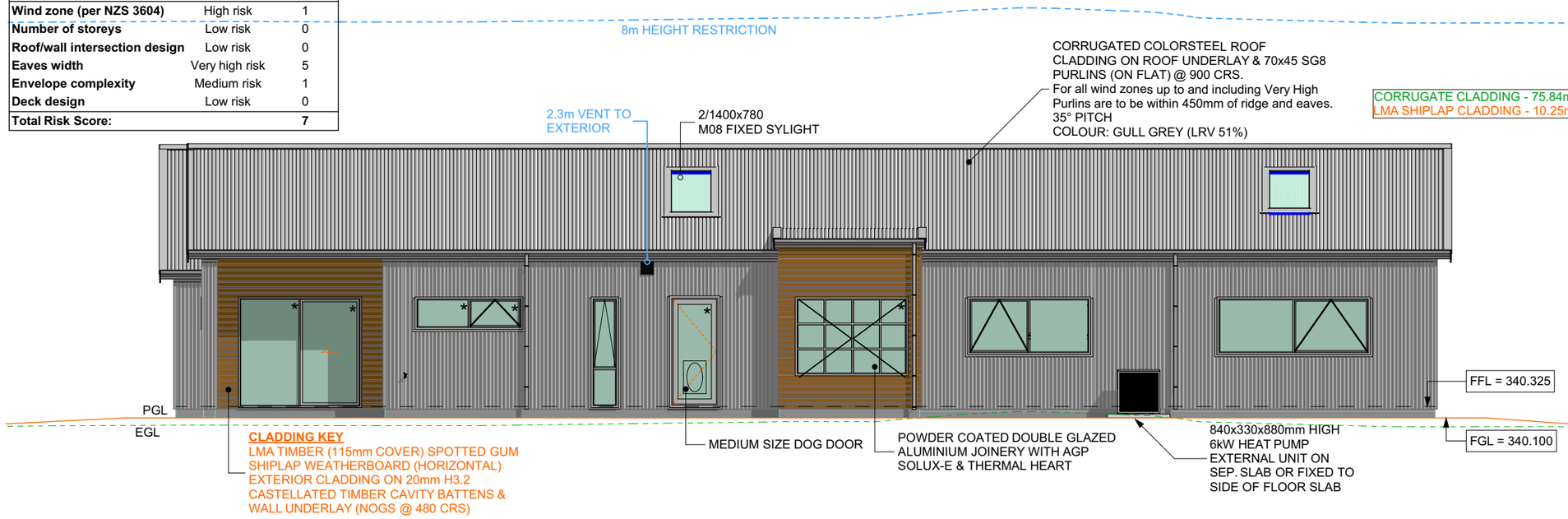
South Elevation 1:100

BUILDING ENVELOPE RISK MATRIX
South Elevation

Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	Very high risk	5
Envelope complexity	High risk	3
Deck design	Low risk	0
Total Risk Score:		**9**

BUILDING ENVELOPE RISK MATRIX
East Elevation

Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		**7**



East Elevation 1:100

PGL - PROPOSED GROUND LINE
EGL - EXISTING GROUND LINE

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SAFETY GLASS INDICATED BY ASTERISK
*

1 0 1 2 3 4 5m

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Elevations 1

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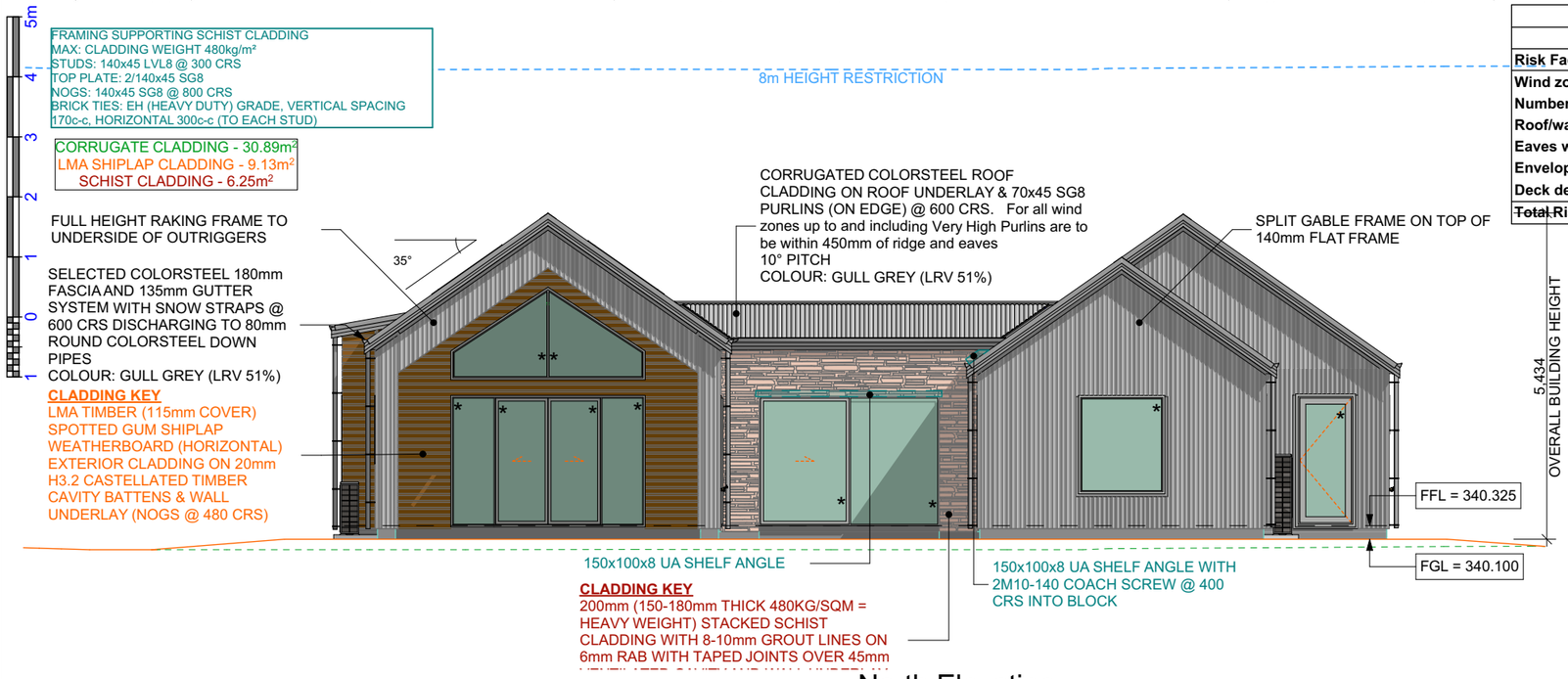
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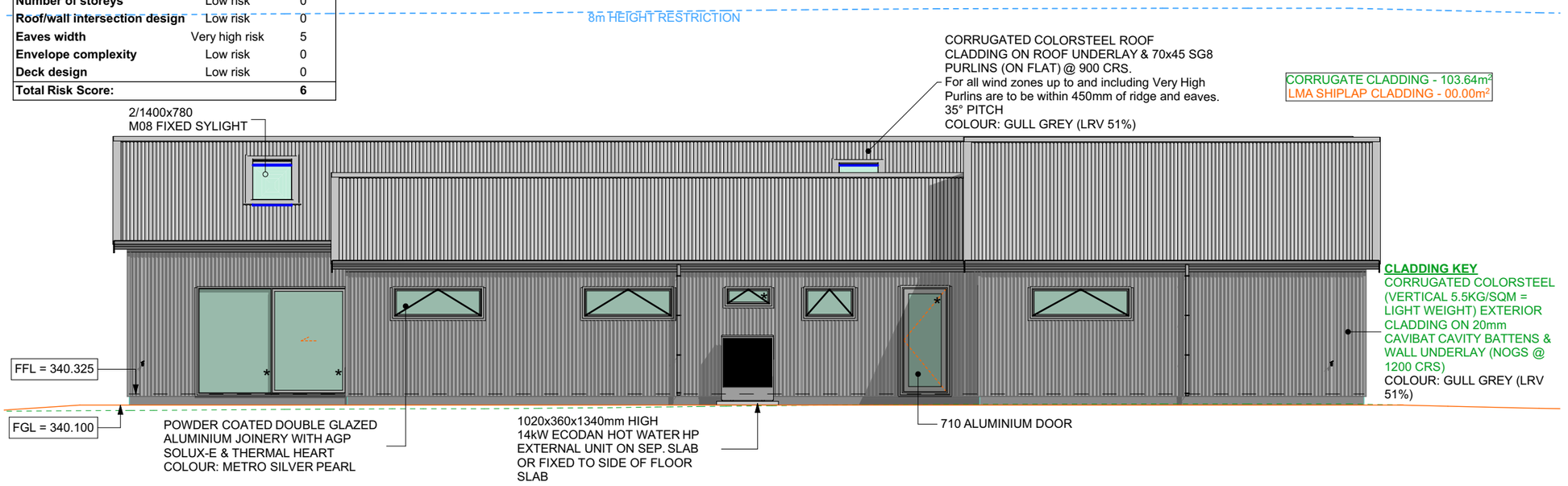
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North Elevation 1:100

BUILDING ENVELOPE RISK MATRIX		
North Elevation		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	Very high risk	5
Envelope complexity	High risk	3
Deck design	Low risk	0
~~Total~~ Risk Score:		**9**



West Elevation 1:100

BUILDING ENVELOPE RISK MATRIX		
West Elevation		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	Very high risk	5
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		**6**

PGL - PROPOSED GROUND LINE
EGL - EXISTING GROUND LINE

COLOURS ARE INDICATIVE ONLY

SAFETY GLASS INDICATED BY ASTERISK
*

TOTAL CLADDINGS
CORRUGATE CLADDING - 250.38m² = 87.45%
LMA SHIPLAP CLADDING - 21.17m² = 7.39%
SCHIST CLADDING - 14.77m² = 5.16%

1 0 1 2 3 4 5m

Notes:

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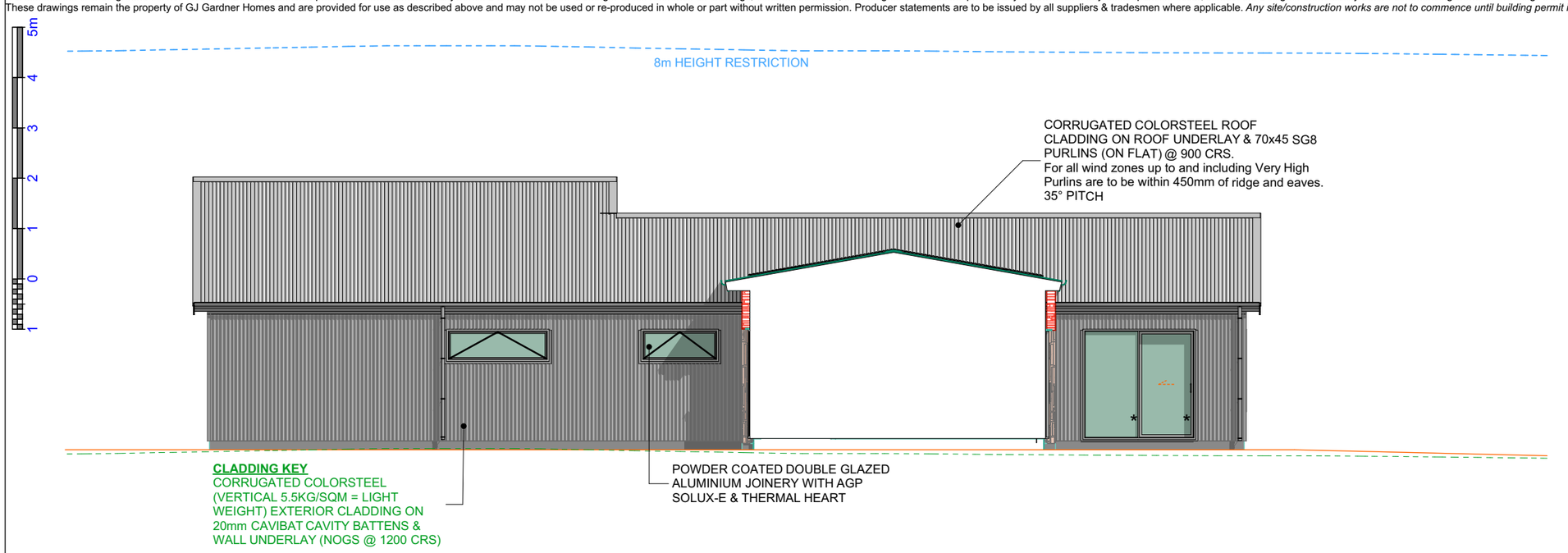
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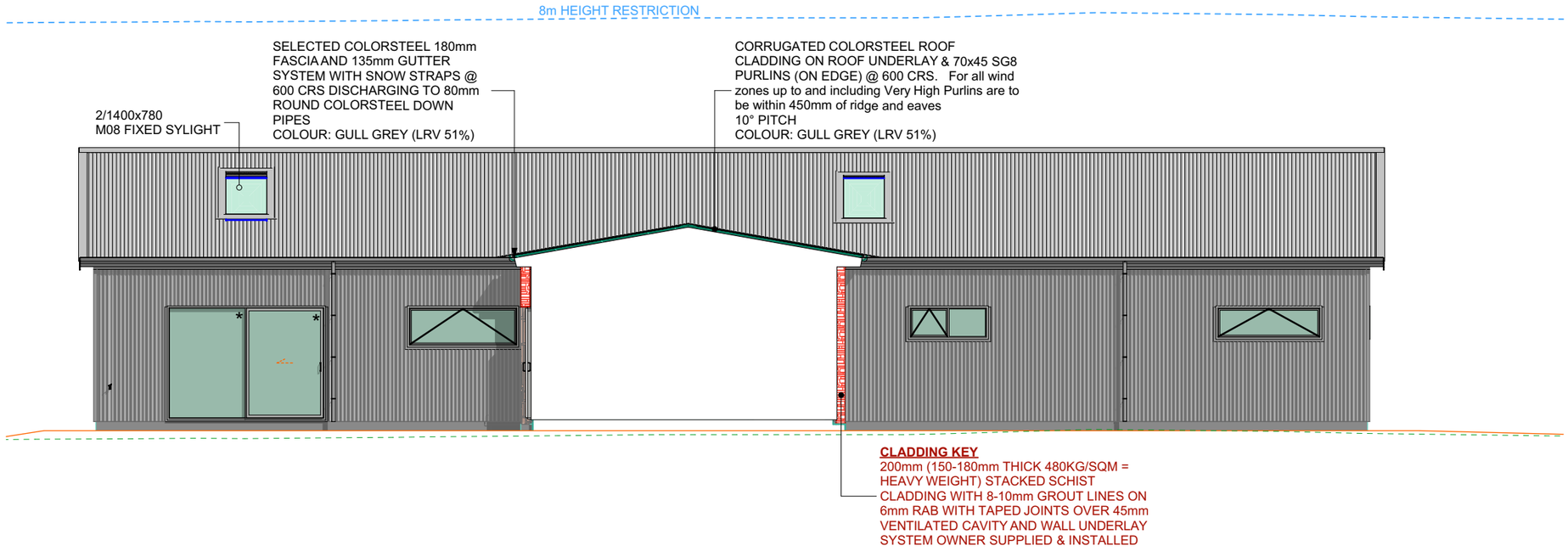
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Internal East Elevation 1:100



Internal West Elevation 1:100

FRAMING SUPPORTING SCHIST CLADDING
MAX: CLADDING WEIGHT 480kg/m²
STUDS: 140x45 LVL8 @ 300 CRS
TOP PLATE: 2/140x45 SG8
NOGS: 140x45 SG8 @ 800 CRS
BRICK TIES: EH (HEAVY DUTY) GRADE, VERTICAL SPACING 170c-c, HORIZONTAL 300c-c (TO EACH STUD)

1 0 1 2 3 4 5m

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- 13mm GIB AQUALINE TO ALL WET AREA CEILINGS

UNDERLAYS
- ROOF - DRISTUD RU24 ROOF UNDERLAY
- WALL - MASONS UNI WRAP PLUS WALL UNDERLAY

JOINERY
- 2150mm HEAD HEIGHT TO ALL JOINERY
- POWDER COATED DOUBLE GLAZED ALUMINIUM JOINERY WITH AGP SOLUX-E & THERMAL HEART
- ALL GLAZING TO COMPLY WITH NZS 4223:2016
- ALL JOINERY TO COMPLY WITH NZS 4211:2008

WARNING SYSTEMS
- INTERCONNECTED SMOKE ALARMS MUST BE INSTALLED & MAINTAINED IN ACCORDANCE WITH NZS 4514:2021

HEATING
- 6kW HEATPUMP SYSTEMS INSTALLED TO MANUFACTURERS SPECIFICATIONS
- INFLOOR HEATING INSTALLED TO MANUFACTURERS SPECIFICATIONS
- HEATED TOWEL RAILS TO BATHROOM AND ENSUITE INSTALLED TO MANUFACTURERS SPECIFICATIONS

STORMWATER & WASTEWATER DISPOSAL
- STORMWATER DISPOSAL TO ON SITE CONNECTION
- WASTEWATER DISPOSAL TO ON SITE CONNECTION

GENERAL
- SOLIDCORE DOOR TO GARAGE & MASTER BED
- MEDIUM DOG DOOR IN KITCHEN DOOR.

* ALL CONSTRUCTION MUST BE BUILT IN COMPLIANCE WITH CURRENT NEW ZEALAND BUILDING CODE *

* ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION COMMENCING *

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G.J. Gardner. HOMES
ph: 03 442 8840
e: queenstown@gjgardner.co.nz

client:
Dan & Rachael Gerard
Wind Zone: HIGH AS PER BRANZ WEBSITE

site address:
12 Herries Lane
Lake Hayes Estate
Queenstown
Lot 426, DP 372310

job no:	scale:	sheet:
67-55	1:100	11

Elevations 3

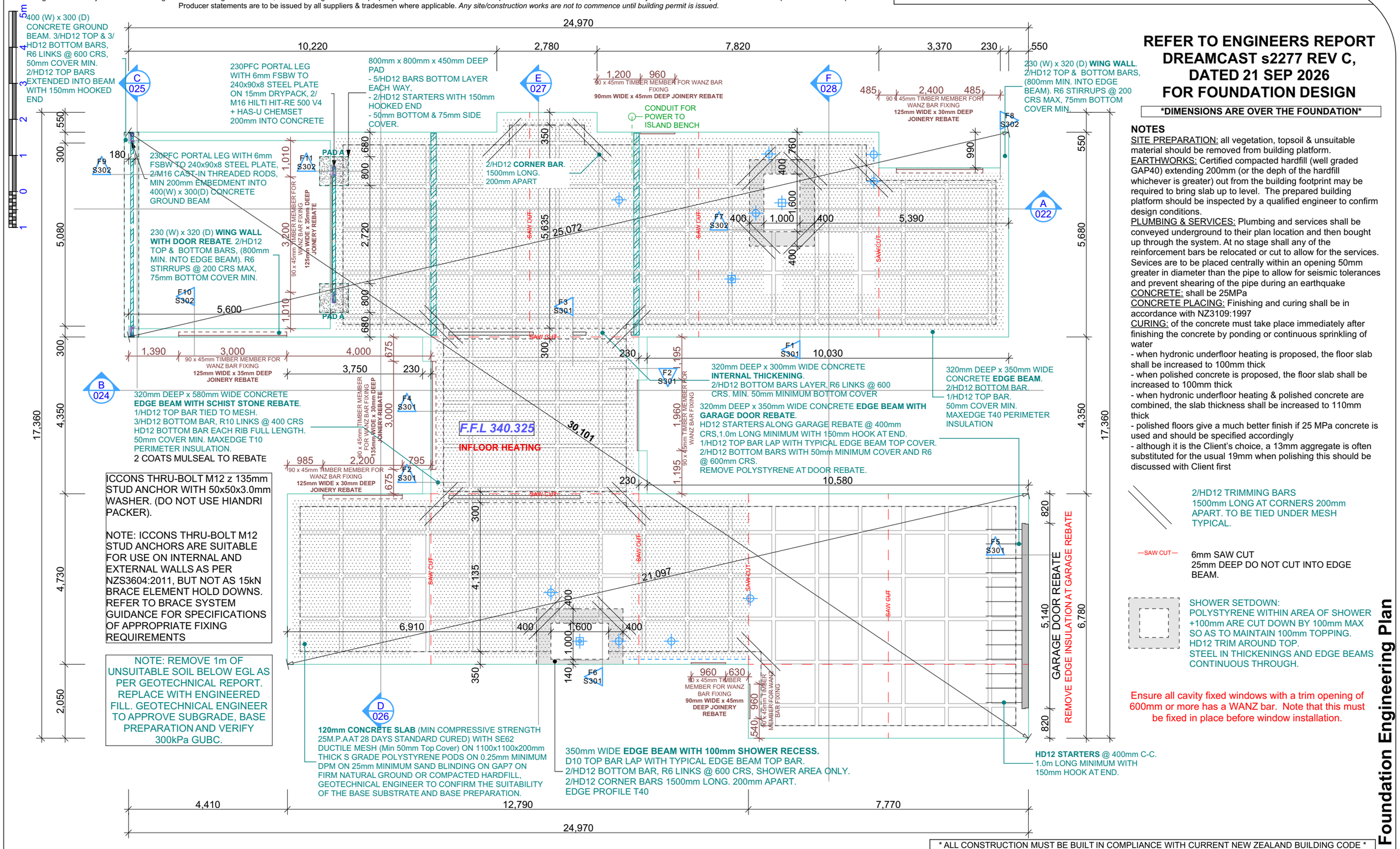
drawn: ESL
checked: AKC
date: 20/10/2026

Owner's signature _____
Date _____
GJ Gardner Homes' signature _____
Date _____

CORNERSTONE DESIGN
ph: 07 578 1611
e: info@cornerstonedesign.co.nz

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Notes:



REFER TO ENGINEERS REPORT DREAMCAST s2277 REV C, DATED 21 SEP 2026 FOR FOUNDATION DESIGN

DIMENSIONS ARE OVER THE FOUNDATION

NOTES

SITE PREPARATION: all vegetation, topsoil & unsuitable material should be removed from building platform.
EARTHWORKS: Certified compacted hardfill (well graded GAP40) extending 200mm (or the deph of the hardfill whichever is greater) out from the building footprint may be required to bring slab up to level. The prepared building platform should be inspected by a qualified engineer to confirm design conditions.
PLUMBING & SERVICES: Plumbing and services shall be conveyed underground to their plan location and then bought up through the system. At no stage shall any of the reinforcement bars be relocated or cut to allow for the services. Sevices are to be placed centrally within an opening 50mm greater in diameter than the pipe to allow for seismic tolerances and prevent shearing of the pipe during an earthquake
CONCRETE: shall be 25MPa
CONCRETE PLACING: Finishing and curing shall be in accordance with NZ3109:1997
CURING: of the concrete must take place immediately after finishing the concrete by ponding or continuous sprinkling of water
- when hydronic underfloor heating is proposed, the floor slab shall be increased to 100mm thick
- when polished concrete is proposed, the floor slab shall be increased to 100mm thick
- when hydronic underfloor heating & polished concrete are combined, the slab thickness shall be increased to 110mm thick
- polished floors give a much better finish if 25 MPa concrete is used and should be specified accordingly
- although it is the Client's choice, a 13mm aggregate is often substituted for the usual 19mm when polishing this should be discussed with Client first

2/HD12 TRIMMING BARS 1500mm LONG AT CORNERS 200mm APART. TO BE TIED UNDER MESH TYPICAL.

—SAW CUT— 6mm SAW CUT 25mm DEEP DO NOT CUT INTO EDGE BEAM.

SHOWER SETDOWN: POLYSTYRENE WITHIN AREA OF SHOWER +100mm ARE CUT DOWN BY 100mm MAX SO AS TO MAINTAIN 100mm TOPPING. HD12 TRIM AROUND TOP. STEEL IN THICKENINGS AND EDGE BEAMS CONTINUOUS THROUGH.

Ensure all cavity fixed windows with a trim opening of 600mm or more has a WANZ bar. Note that this must be fixed in place before window installation.

PAD SCHEDULE:

PAD	Dimension	Reinforcement	Note
	mm	Each way	50mm side cover 75mm bottom cover. 450mm below FGL
A	800x800	5HD12	

Foundation Engineering Plan

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GJ Gardner Homes' signature _____ Date _____

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job no: 67-55 | scale: 1:100, 1:1 | sheet: 12

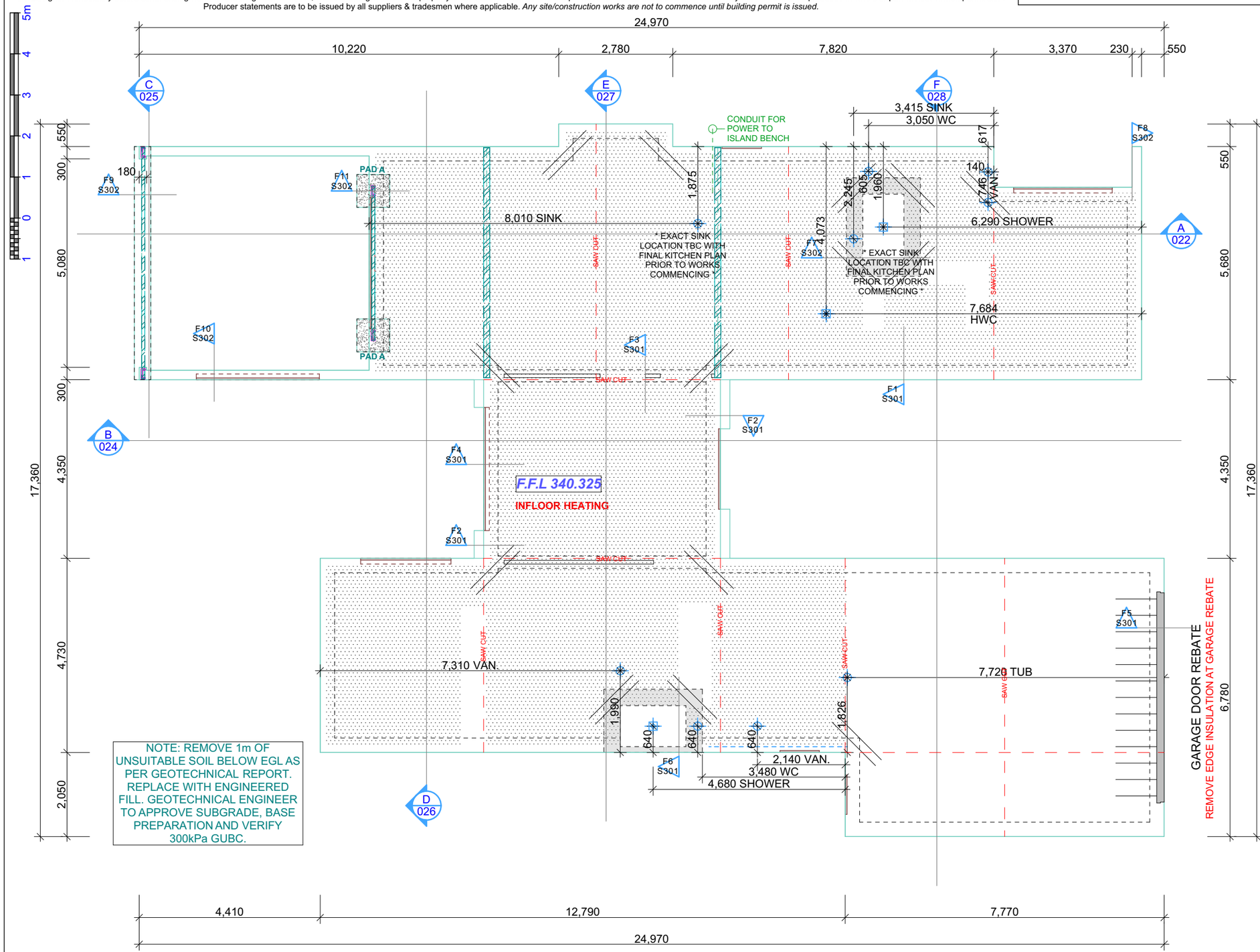
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Notes:



NOTE: REMOVE 1m OF UNSUITABLE SOIL BELOW EGL AS PER GEOTECHNICAL REPORT. REPLACE WITH ENGINEERED FILL. GEOTECHNICAL ENGINEER TO APPROVE SUBGRADE, BASE PREPARATION AND VERIFY 300kPa GUBC.

REFER TO ENGINEERS REPORT DREAMCAST s2277 REV C, DATED 21 SEP 2026 FOR FOUNDATION DESIGN

DIMENSIONS ARE OVER THE FOUNDATION

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—SAW CUT— 6mm SAW CUT
25mm DEEP DO NOT CUT INTO EDGE BEAM.

SHOWER SETDOWN:
POLYSTYRENE WITHIN AREA OF SHOWER +100mm ARE CUT DOWN BY 100mm MAX SO AS TO MAINTAIN 100mm TOPPING.
HD12 TRIM AROUND TOP.
STEEL IN THICKENINGS AND EDGE BEAMS CONTINUOUS THROUGH.

Foundation Drainage Plan

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job no: 67-55 | scale: 1:100 | sheet: 13

drawn: AKC | checked: AKC | date: 20/10/2026

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Notes:

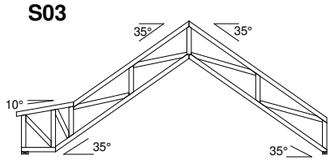
Layout is null and void if trusses not supplied by PlaceMakers

FULL HEIGHT RAKING FRAME TO UNDERSIDE OF OUTRIGGERS
CORRUGATED COLORSTEEL CLADDING

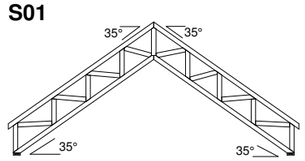
90mm SPLIT GABLE FRAME ON TOP 140mm FLAT FRAME
SHIPLAP CLADDING
SUPPLIED BY PRENAIL
NOGGED / STRAPPED ONSITE BY OTHERS

CORRUGATED COLORSTEEL ROOF CLADDING ON ROOF UNDERLAY & 70x45 SG8 PURLINS (ON FLAT) @ 900 CRS.
For all wind zones up to and including Very High Purlins are to be within 450mm of ridge and eaves.
PURLIN FIXING
1x80mm x 10g LUMBERLOK BLUE SCREW @ EACH PURLIN AS PER LUMBERLOK FIXING TYPE C (CAPACITY 2.4Kn)
ROOF PITCH = 35°

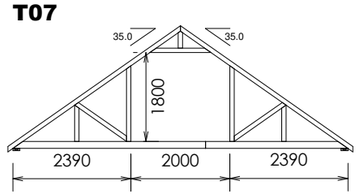
S03

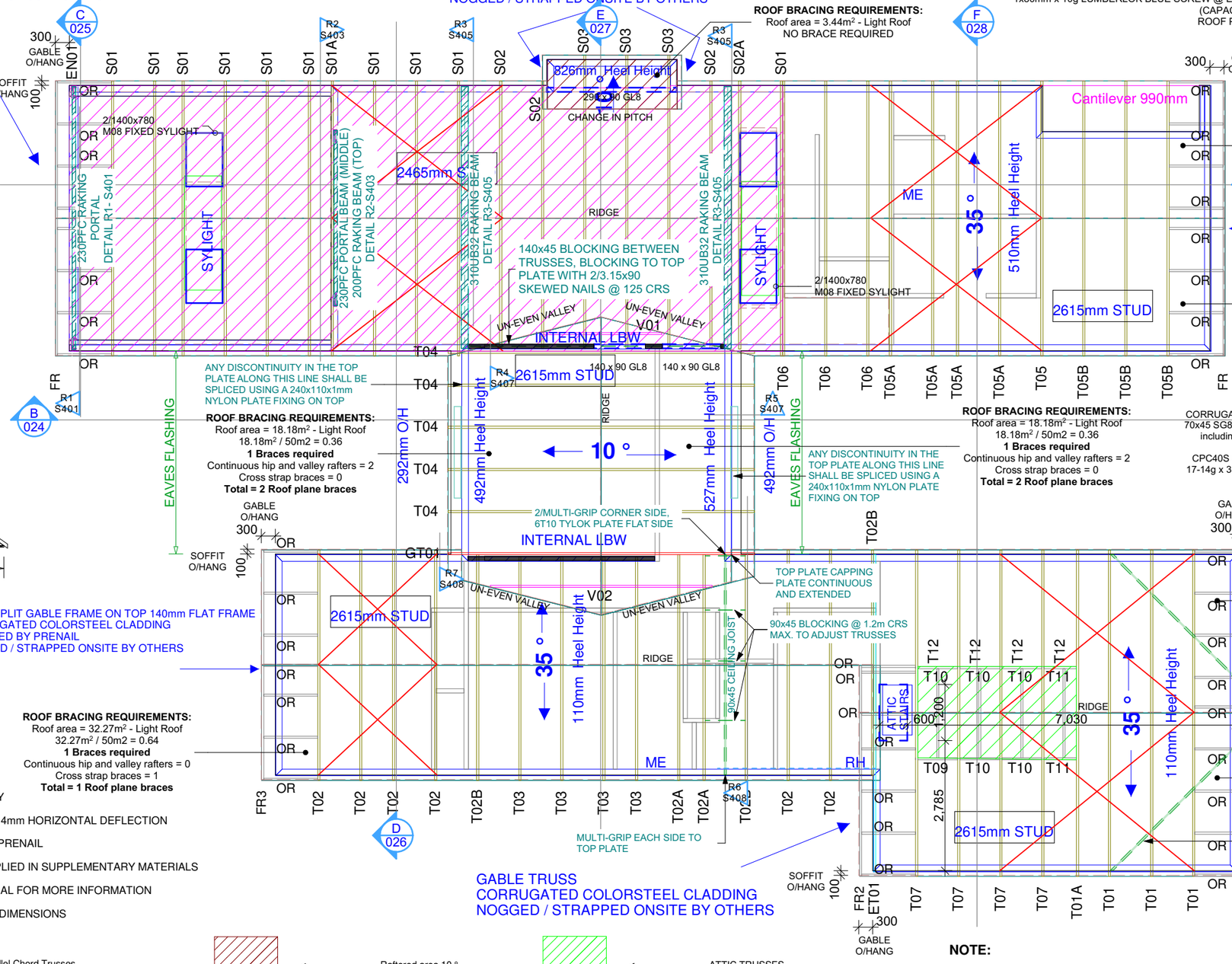


S01



T07





ROOF BRACING REQUIREMENTS:
Roof area = 3.44m² - Light Roof
NO BRACE REQUIRED

ROOF BRACING REQUIREMENTS:
Roof area = 71.88m² - Light Roof
71.88m² / 50m2 = 1.43
2 Braces required
Continuous hip and valley rafters = 0
Cross strap braces = 2
Total = 2 Roof plane braces

90mm SPLIT GABLE FRAME ON TOP 140mm FLAT FRAME
CORRUGATED COLORSTEEL CLADDING
SUPPLIED BY PRENAIL
NOGGED / STRAPPED ONSITE BY OTHERS

ROOF BRACING REQUIREMENTS:
Roof area = 70.85m² - Light Roof
70.85m² / 50m2 = 1.42
2 Braces required
Continuous hip and valley rafters = 0
Cross strap braces = 2
Total = 2 Roof plane braces

ROOF BRACING REQUIREMENTS:
Roof area = 18.18m² - Light Roof
18.18m² / 50m2 = 0.36
1 Braces required
Continuous hip and valley rafters = 2
Cross strap braces = 0
Total = 2 Roof plane braces

CORRUGATED COLORSTEEL ROOF CLADDING ON ROOF UNDERLAY & 70x45 SG8 PURLINS (ON EDGE) @ 600 CRS. For all wind zones up to and including Very High Purlins are to be within 450mm of ridge and eaves
PURLIN FIXING
CPC40S FIXED WITH PRODUCT NAILS 2x 30mm x 3.15 dia. AND TYPE 17-14g x 35mm HEX HEAD SCREWS @ EACH PURLIN (CAPACITY 4.0Kn)
ROOF PITCH = 10°

ROOF BRACING REQUIREMENTS:
Roof area = 54.78m² - Light Roof
54.78m² / 50m2 = 1.09
2 Braces required
Continuous hip and valley rafters = 0
Cross strap braces = 2
Total = 2 Roof plane braces

90mm SPLIT GABLE FRAME ON TOP 140mm FLAT FRAME
CORRUGATED COLORSTEEL CLADDING
SUPPLIED BY PRENAIL
NOGGED / STRAPPED ONSITE BY OTHERS

ROOF BRACING REQUIREMENTS:
Roof area = 29.21m² - Light Roof
29.21m² / 50m2 = 0.58
1 Braces required
Continuous hip and valley rafters = 0
Cross strap braces = 1
Total = 1 Roof plane braces

ROOF BRACING REQUIREMENTS:
Roof area = 32.27m² - Light Roof
32.27m² / 50m2 = 0.64
1 Braces required
Continuous hip and valley rafters = 0
Cross strap braces = 1
Total = 1 Roof plane braces

GABLE TRUSS
CORRUGATED COLORSTEEL CLADDING
NOGGED / STRAPPED ONSITE BY OTHERS

NOTES:

ME - MECHANICAL EXHAUST
RH - RANGEHOOD

VERGE FRAMING IS INDICATIVE ONLY

PARALLEL CHORD TRUSSES HAVE A 4mm HORIZONTAL DEFLECTION

SPLIT GABLES (90mm) SUPPLIED BY PRENAIL

INTERTENANCY WALL DETAILS SUPPLIED IN SUPPLEMENTARY MATERIALS

REFER TO SUPPLEMENTARY MATERIAL FOR MORE INFORMATION

REFER TO PAGE 2 FOR CLEARANCE DIMENSIONS

Parallel Chord Trusses
Ceiling pitch of 35°

Raftered area 10 °
Rafter sizes & fixing by other

ATTIC TRUSSES
- Distributed : 1.5 kPa
- Concentrated : 1.8kN

NOTE:

- All overhangs to be 100mm unless otherwise noted.

ALL CONSTRUCTION TRADES TO COMPLY WITH GJ GARDNER HOMES QUEENSTOWN HAZARDCO POLICY IN ACCORDANCE WITH F5/AS1

1 0 1 2 3 4 5m

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Owner's signature ---------- *Date* ----------

GJ Gardner Homes' signature ---------- *Date* ----------

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client: Dan & Rachael Gerard
Wind Zone: HIGH AS PER BRANZ WEBSITE

site address: 12 Herries Lane, Lake Hayes Estate, Queenstown
Lot 426, DP 372310

job no: 67-55 | scale: 1:100 | sheet: 14

drawn: AKC | checked: AKC | date: 20/10/2026

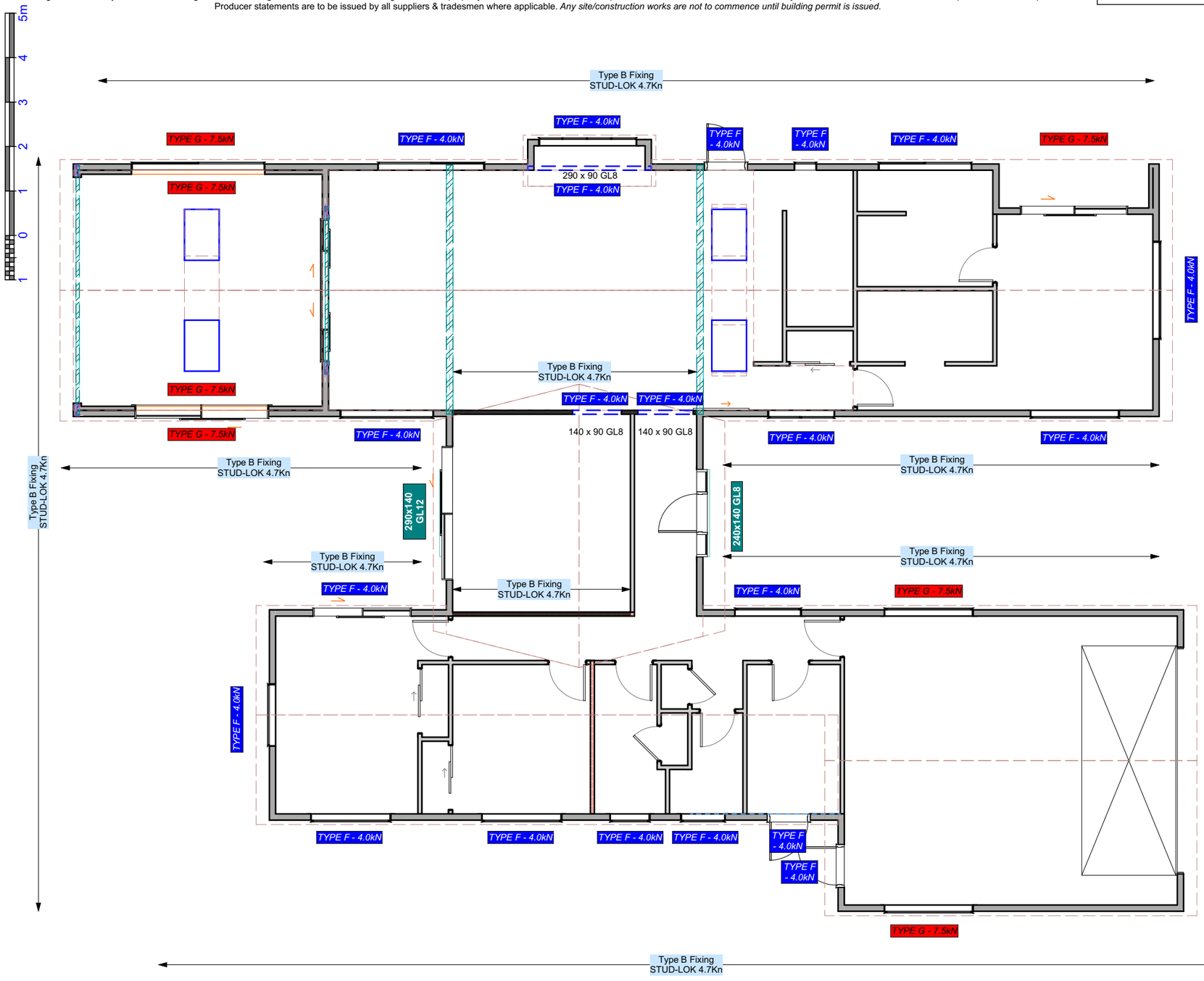
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Roof Framing Plan

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Notes:



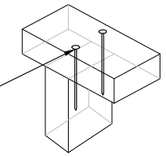
BOWMAC
STUD-LOK
STUD TO TOP PLATE FIXING OPTIONS

TYPE A - 0.7kN

*Imges are indicative only. Timber Sizes may vary.

Non-Load Bearing Walls

2 x 90mm x 3.15 Ø plain steel wire nails driven vertically through single Top Plate into stud.



TYPE B- 4.7kN

Load Bearing Walls

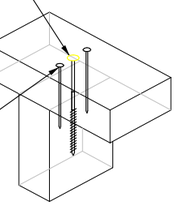
STUD-LOK SL125
Yellow Head
125mm Long



1x STUD-LOK SL125 screwed vertically through SINGLE Top Plate into stud.

Max. Top Plate Depth = 45mm

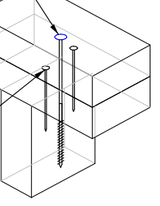
2 x 90mm x 3.15 Ø plain steel wire nails driven vertically into stud.



1x STUD-LOK SL170 screwed vertically through SINGLE OR DOUBLE Top Plate into stud.

Max. Top Plate Depth = 90mm

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



STUD-LOK SL170
Blue Head
170mm Long



STUD-LOK Wall Fixing Chart - Stud to Top Plate Fixing Schedule (Alternative to NZS3604:2011 Table 8.18)

Lintels and Top Plate Fixings

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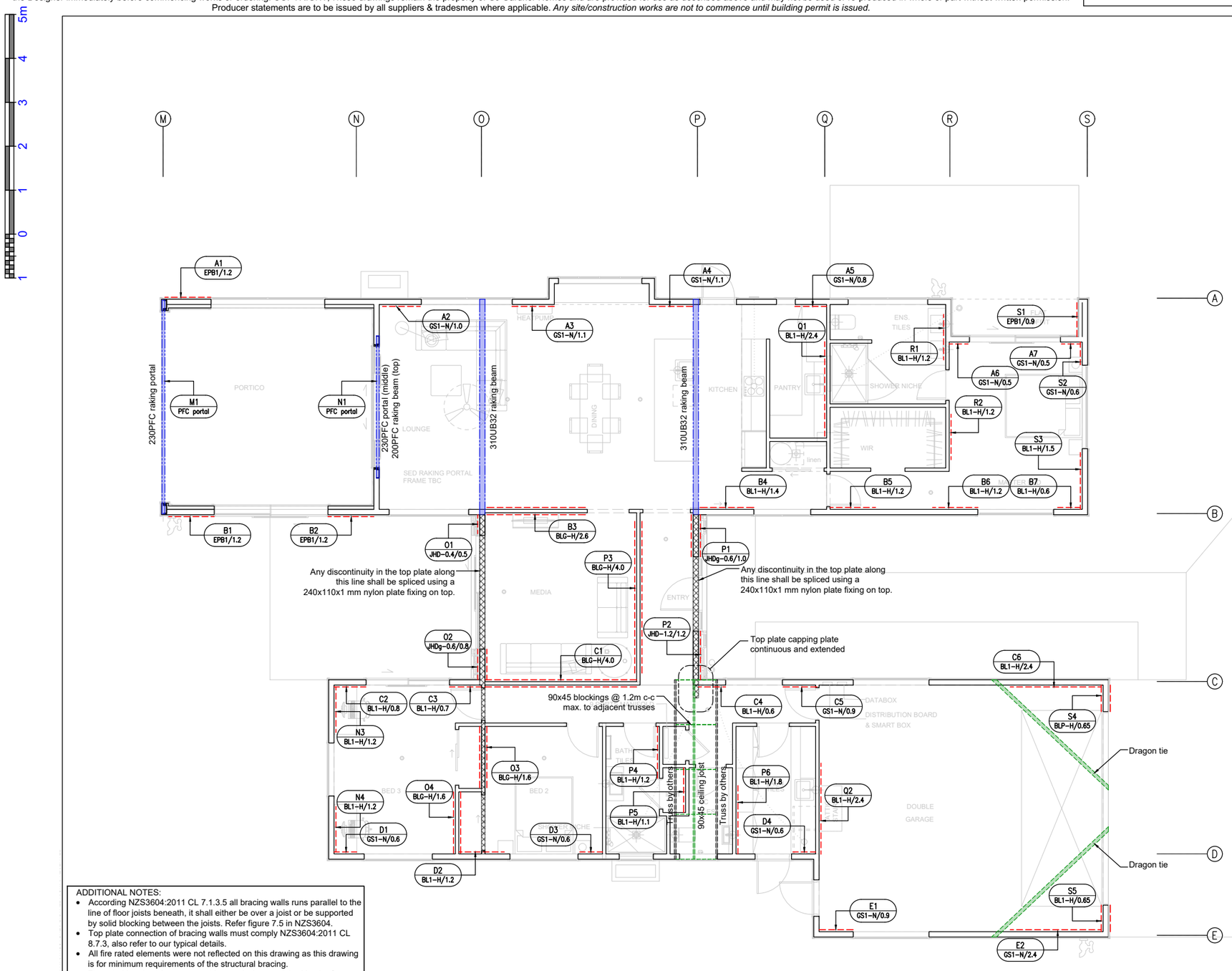
drawn:	checked:	date:
AKC	AKC	20/10/2026

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Notes:



DESIGN CONSIDERATION:

1. Loading
   Living area
   Live Load: 1.5 kPa or 1.8 kN
   SDL: 0.2 kPa
   Timber balcony and deck
   Live Load: 2.0 kPa or 1.8 kN
   Garage
   Live load: 2.5 kPa or 9 kN
   For domestic with timber floors
2. Wind zone: "HIGH" to NZS3604:2011
3. Geotechnical Parameters
   Seismic soil class "D"
   Corrosion zone "B"

BRACING SCHEDULE:

GS1-N - Any 10mm/13mm GIB standard plaster board to one side only.

BL1-H - 10mm/13mm GIB Braceline to one side only, require Hold-Down bracket.

BLG-H - 10mm/13mm GIB Braceline to one side of the frame plus any 10mm or 13mm GIB plasterboard to the other side, require Hold-Down bracket.

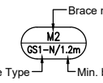
EPB1 - 7mm Ecoply Barrier fixed to one side (recessed), require GIB HandiBrac Hold-Down

JHD - 6mm/9mm James Hardie RAB Board fixed to one side, require GIB HandiBrac Hold-Down

JHDg - 6mm/9mm James Hardie RAB Board fixed to one side, 10mm/13mm GIB plasterboard to the other side, require GIB HandiBrac Hold-Down

All fixings to GIB guideline, James Hardie Bracing Design Manual, Ecoply Specification Guide and NZS3604. Lengths indicated on this layout are Minimum requirement, actual length can be longer.

Small openings of 90x90mm or less may be placed no closer than 90mm to the edge of the braced elements. Openings above 90x90mm should be placed outside of the bracing element.



DISCLAIMER:

1. PAI Structures Ltd. is not responsible for any existing structural, soil and weather tightness issues. All existing structural elements to be inspected & confirmed by others. Refer to our PS1 letter for B2 durability requirements
2. Only the items quoted in our original scope are covered by our PS1, PAI Structures Ltd. is not liable for any other works.
3. PAI Structures Ltd. will not issue PS4 unless we conducted all inspections and all queries are satisfied. All documents supplied by us remain properties of PAI Structures Ltd. The documents should not be disclosed to other parties without our written permission.
4. This document was prepared for for Building Consent purposes only. No responsibility to any other person, including any Territorial Authority. Liability limited to 5× fee (max $200,000) as per engagement agreement.

ADDITIONAL NOTES:

- According NZS3604:2011 CL 7.1.3.5 all bracing walls runs parallel to the line of floor joists beneath, it shall either be over a joist or be supported by solid blocking between the joists. Refer figure 7.5 in NZS3604.
- Top plate connection of bracing walls must comply NZS3604:2011 CL 8.7.3, also refer to our typical details.
- All fire rated elements were not reflected on this drawing as this drawing is for minimum requirements of the structural bracing.
- Fire rated bracing elements must be used where required by the fire engineer or Architect. refer to GIB Plasterboard Alternatives table for direct replacement of the bracing elements.

STATUS: FOR BUILDING CONSENT

Bracing Plan

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PRYDA BRACKETS MAY BE USED AS A HANDIBRACK SUBSTITUTE

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Date _____

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Date _____

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G.J. Gardner. HOMES

ph: 03 442 8840
e: queenstown@gjgardner.co.nz

* ALL CONSTRUCTION MUST BE BUILT IN COMPLIANCE WITH CURRENT NEW ZEALAND BUILDING CODE *

client: Dan & Rachael Gerard
Wind Zone: HIGH AS PER BRANZ WEBSITE

site address: 12 Herries Lane, Lake Hayes Estate, Queenstown
Lot 426, DP 372310

job no:	scale:	sheet:
67-55	1:100, 1:1.1579	16

drawn:	checked:	date:
AKC	AKC	20/10/2026

CORNERSTONE DESIGN
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Plan drawings prepared on the understanding that the Building Contractor has a firm undestanding of the NZ Building Code and NZS 3604:2011. All contractors or Authorised parties of the Owner or Builder shall ensure that all works complies with the requirements of the Territorial Authority & NZ Building Code and NZS 3604:2011. Any work undertaken outside these requirements without the prior written approval of the Designer, Engineer and/or the Territorial Authority hereby indemnifies the Designer against any claims in respect of the said work.

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Notes:

GIB EzyBrace® Bracing Software

Demand Calculation Sheet

Job Details

Name:	Proposed new dwelling, East part
Street and Number:	12 Herries Lane,
Lot and DP Number:	Lot 426 DP 372310
City/Town/District:	Lake Hayes, Queenstown
Designer:	PQ
Company:	Pai Structures
Date:	Monday, 17 August 2026

Building Specification

Number of Storeys	1
Floor Loading	2 kPa
Foundation Type	Slab
	Single
Cladding Weight	Light
Roof Weight	Light
Room in Roof Space	No
Roof Pitch (degrees)	35
Roof Height above Eaves (m)	2.8
Building Height to Apex (m)	5.42
Ground to Lower Floor (m)	0.2
Average Stud Height (m)	2.62
Building Length (m)	24.42
Building Width (m)	6.23
Building Plan Area (m²)	136.03

Building Location

Wind Zone = High

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

Bracing Units required for Wind

	Along	Across
Single Level	**433**	**1589**

Bracing Units required for Earthquake

	Along & Across
Single Level	**757**

GIB EzyBrace® Version 12/18a

GIB EzyBrace® Bracing Software

Single Level Along Resistance Sheet

Job Name: Proposed new dwelling, East part

									Wind	EQ
									Demand	
									433	757
									Achieved	
Line	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind (BUs)	EQ (BUs)	880 203%	887 117%
A	1	1.20		2.62	EPB1_1.2	Ecoply	132	148		
	2	1.00		2.62	GS1-N	GIB®	60	55		
	3	1.10		2.62	GS1-N	GIB®	68	60		
	4	1.10		2.62	GS1-N	GIB®	68	60		
	5	0.80		2.62	GS1-N	GIB®	45	43		
	6	0.50		2.62	GS1-N	GIB®	25	27		
	7	0.50		2.62	GS1-N	GIB®	25	27		
	External Length = 24.42								422 OK	420 OK
B	1	1.20		2.62	EPB1_1.2	Ecoply	132	148		
	2	1.20		2.62	EPB1_1.2	Ecoply	132	148		
	6	1.20		2.62	BL1-H	GIB®	141	114		
	7	0.60		2.62	BL1-H	GIB®	54	56		
	External Length = 18.65								459 OK	467 OK

GIB EzyBrace® Bracing Software

Single Level Across Resistance Sheet

Job Name: Proposed new dwelling, East part

									Wind	EQ
									Demand	
									1589	757
									Achieved	
Line	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind (BUs)	EQ (BUs)	1928□ 121%	1209□ 160%
M	1	1.00		2.62	portal 1	230PFC	200	100		
	External Length = 5.68								200 OK	100 OK
N	1	1.00		2.62	portal 2	230PFC	320	135		
									320 OK	135 OK
O	0	1.00		2.62	To west wing	310UB32	300	135		
									300 OK	135 OK
P	0	1.00		2.62	To west wing	310UB32	260	120		
									260 OK	120 OK
Q	1	2.40		2.62	BL1-H	GIB®	281	229		
									281 OK	229 OK
R	1	1.20		2.62	BL1-H	GIB®	141	114		
	2	1.20		2.62	BL1-H	GIB®	141	114		
	External Length = 1								281 OK	229 OK
S	1	0.90		2.62	EPB1_0.6	Ecoply	78	87		
	2	0.60		2.62	GS1-N	GIB®	31	32		
	3	1.50		2.62	BL1-H	GIB®	176	143		
	External Length = 6.6								286 OK	262 OK

Bracing Demand & Calculations

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Owner's signature ---------- *Date* ----------

GJ Gardner Homes' signature ---------- *Date* ----------

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client: Dan & Rachael Gerard
Wind Zone: HIGH AS PER BRANZ WEBSITE

site address: 12 Herries Lane, Lake Hayes Estate, Queenstown, Lot 426, DP 372310

job no: 67-55 **scale:** 1:1.2482, 1:1.1821 **sheet:** 17

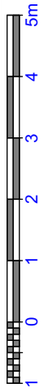
drawn: AKC **checked:** AKC **date:** 20/10/2026

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Notes:



GIB EzyBrace® Bracing Software

Demand Calculation Sheet

Job Details

Name:	Proposed new dwelling, Middle part
Street and Number:	12 Herries Lane,
Lot and DP Number:	Lot 426 DP 372310
City/Town/District:	Lake Hayes, Queenstown
Designer:	PQ
Company:	Pai Structures
Date:	Monday, 17 August 2026

Building Specification

Number of Storeys	1
Floor Loading	2 kPa
Foundation Type	Slab
	Single
Cladding Weight	Light
Roof Weight	Light
Room in Roof Space	No
Roof Pitch (degrees)	10
Roof Height above Eaves (m)	1.12
Building Height to Apex (m)	3.74
Ground to Lower Floor (m)	0.2
Average Stud Height (m)	2.62
Building Length (m)	6.21
Building Width (m)	4.63
Building Plan Area (m²)	28.75

'Light' indicates timber framing only. Schist cladding seismic demand is counted seperately and reflected in the following pages

Building Location

Wind Zone = High

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

Bracing Units required for Wind

	Along	Across
Single Level	**183**	**202**

Bracing Units required for Earthquake

	Along & Across
Single Level	**149**

GIB EzyBrace® Version 12/18a

GIB EzyBrace® Bracing Software

Single Level Along Resistance Sheet

Job Name: Proposed new dwelling, Middle part

									Wind	EQ
									Demand	
									183	149
									Achieved	
Line	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind (BUs)	EQ (BUs)	1332□ 728%	1251□ 840%
B	3	2.60		2.62	BLG-H	GIB®	357	348		
	4	1.40		2.62	BL1-H	GIB®	164	133		
	5	1.20		2.62	BL1-H	GIB®	141	114		
									662 OK	595 OK
C	1	4.00		2.62	BLG-H	GIB®	550	535		
	3	0.70		2.62	BL1-H	GIB®	66	65		
	4	0.60		2.62	BL1-H	GIB®	54	56		
									670 OK	656 OK

GIB EzyBrace® Bracing Software

Single Level Across Resistance Sheet

Job Name: Proposed new dwelling, Middle part

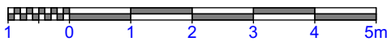
									Wind	EQ
									Demand	
									202	149
									Achieved	
Line	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind (BUs)	EQ (BUs)	927□ 459%	937□ 629%
O	1	0.50		2.62	JHD-0.4	James Hardie	38	49	129+143=272BU by west wing	
	2	0.80		2.62	JHDg-0.6	James Hardie	78	89		
	External Length = 4.35								116 OK	138 OK
P	1	1.00		2.62	JHDg-0.6	James Hardie	97	111	120BU by west wing	
	2	1.20		2.62	JHD-1.2	James Hardie	165	154		
	3	4.00		2.62	BLG-H	GIB®	550	535		
	External Length = 4.35								812 OK	800 OK

Achieved additional
1100BU for schist cladding

Bracing Demand & Calculations







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Owner's signature _____

Date _____

GJ Gardner Homes' signature _____

Date _____

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Wind Zone: HIGH AS PER BRANZ WEBSITE

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Lake Hayes Estate
Queenstown
Lot 426, DP 372310

job no:	scale:	sheet:
67-55	1:1.2435, 1:1.0715	18

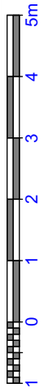
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Notes:



GIB EzyBrace® Bracing Software

Demand Calculation Sheet

Job Details

Name:	Proposed new dwelling, West part
Street and Number:	12 Herries Lane,
Lot and DP Number:	Lot 426 DP 372310
City/Town/District:	Lake Hayes, Queenstown
Designer:	PQ
Company:	Pai Structures
Date:	Monday, 17 August 2026

Building Specification

Number of Storeys	1
Floor Loading	2 kPa
Foundation Type	Slab
	Single
Cladding Weight	Light
Roof Weight	Light
Room in Roof Space	No
Roof Pitch (degrees)	35
Roof Height above Eaves (m)	2.8
Building Height to Apex (m)	5.42
Ground to Lower Floor (m)	0.2
Average Stud Height (m)	2.62
Building Length (m)	20.56
Building Width (m)	6.78
Building Plan Area (m²)	112.31

Building Location

Wind Zone = High

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

Bracing Units required for Wind

	Along	Across
Single Level	**465**	**1349**

Bracing Units required for Earthquake

	Along & Across
Single Level	**625**

GIB EzyBrace® Version 12/18a

GIB EzyBrace® Bracing Software

Single Level Along Resistance Sheet

Job Name: Proposed new dwelling, West part

	Wind	EQ
	Demand	
	465	625
	Achieved	

Line	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind (BUs)	EQ (BUs)	851□ 183%	744□ 119%
C	2	0.80		2.62	BL1-H	GIB®	80	75		
	5	0.90		2.62	GS1-N	GIB®	52	49		
	6	2.40		2.62	BL1-H	GIB®	281	229		
	External Length = 14.8								413 OK	352 OK
D	1	0.60		2.62	GS1-N	GIB®	31	32		
	2	1.20		2.62	BL1-H	GIB®	141	114		
	3	0.60		2.62	GS1-N	GIB®	31	32		
	4	0.60		2.62	GS1-N	GIB®	31	32		
	External Length = 12.8								235 OK	211 OK
E	1	0.90		2.62	GS1-N	GIB®	52	49		
	2	2.40		2.62	GS1-N	GIB®	152	132		
	External Length = 7.7								204 OK	181 OK

GIB EzyBrace® Bracing Software

Single Level Across Resistance Sheet

Job Name: Proposed new dwelling, West part

	Wind	EQ
	Demand	
	1349	625
	Achieved	

Line	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind (BUs)	EQ (BUs)	1620□ 120%	1422□775 227% 124%
N	3	1.20		2.62	BL1-H	GIB®	141	114	129BU for central schist cladding Remaining: 100BU	
	4	1.20		2.62	BL1-H	GIB®	141	114		100 OK
	External Length = 4.7								281 OK	229 OK
O	3	1.60		2.62	BLG-H	GIB®	220	214	135BU for east wing; 143BU for central schist cladding Remaining: 150BU	
	4	1.60		2.62	BLG-H	GIB®	220	214		150 OK
									440 OK	428 OK
P	4	1.20		2.62	BL1-H	GIB®	141	114	120BU for east wing; 120BU for central schist cladding Remaining: 150BU	
	5	1.10		2.62	BL1-H	GIB®	124	104		
	6	1.80		2.62	BL1-H	GIB®	211	171		150 OK
									476 OK	390 OK
Q	2	2.40		2.62	BL1-H	GIB®	281	229		
									281 OK	229 OK
S	4	0.65		2.62	BLP-H	GIB®	82	86		
	5	0.65		2.62	BL1-H	GIB®	60	60		
	External Length = 6.7								142 OK	146 OK

Bracing Demand & Calculations







Owner's signature _____

Date _____

GJ Gardner Homes' signature _____

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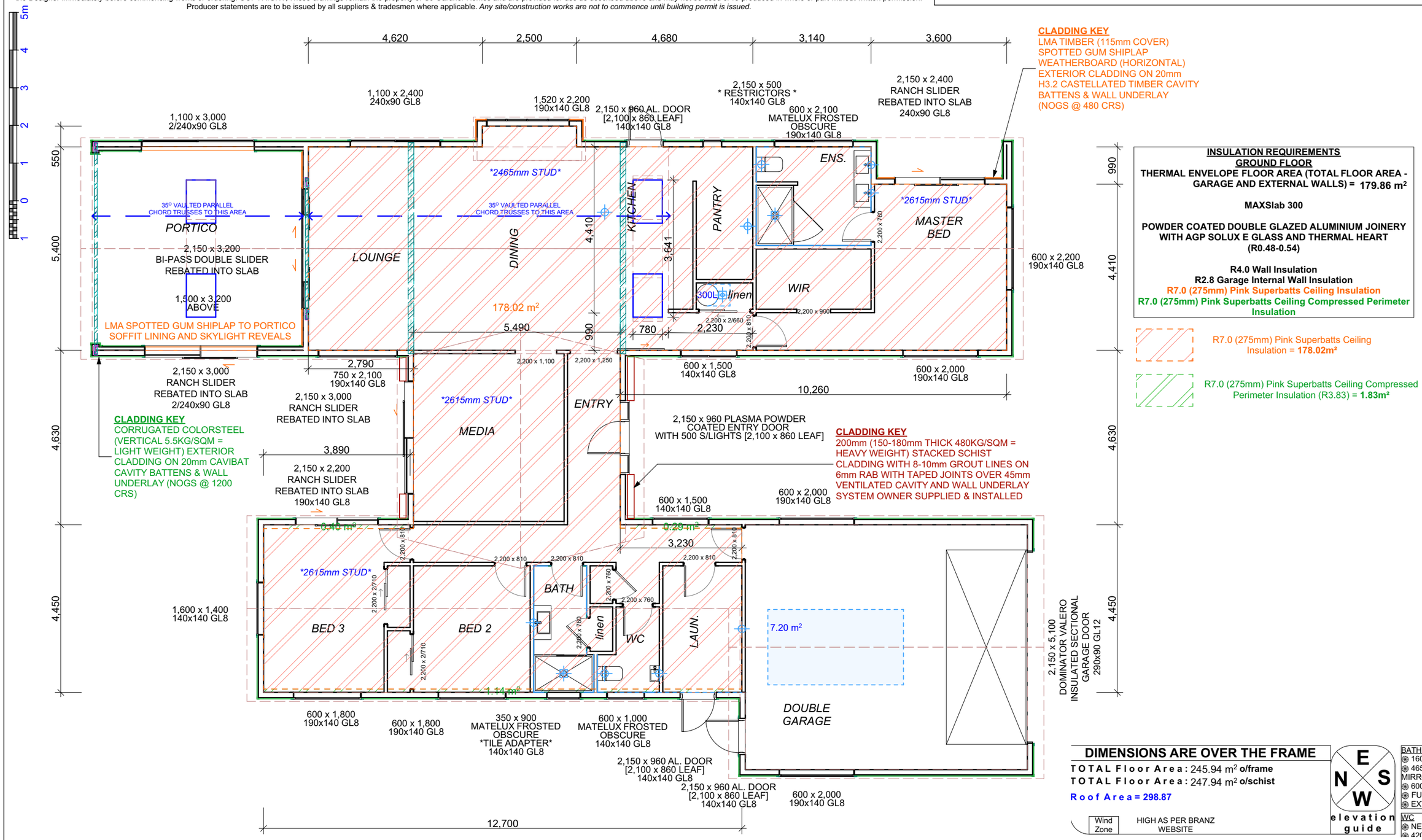
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Notes:



INSULATION REQUIREMENTS
GROUND FLOOR
THERMAL ENVELOPE FLOOR AREA (TOTAL FLOOR AREA - GARAGE AND EXTERNAL WALLS) = 179.86 m²

MAXSlab 300

POWDER COATED DOUBLE GLAZED ALUMINIUM JOINERY WITH AGP SOLUX E GLASS AND THERMAL HEART (R0.48-0.54)

R4.0 Wall Insulation
R2.8 Garage Internal Wall Insulation
R7.0 (275mm) Pink Superbatts Ceiling Insulation
R7.0 (275mm) Pink Superbatts Ceiling Compressed Perimeter Insulation

R7.0 (275mm) Pink Superbatts Ceiling Insulation = **178.02m²**

R7.0 (275mm) Pink Superbatts Ceiling Compressed Perimeter Insulation (R3.83) = **1.83m²**

DIMENSIONS ARE OVER THE FRAME
TOTAL Floor Area: 245.94 m² **o/frame**
TOTAL Floor Area: 247.94 m² **o/schist**
Roof Area = 298.87

Wind Zone: HIGH AS PER BRANZ WEBSITE

elevation guide

BATHI
160
465
MIRR(
600
FUI
EX
WC
NE
420

H1 Requirements

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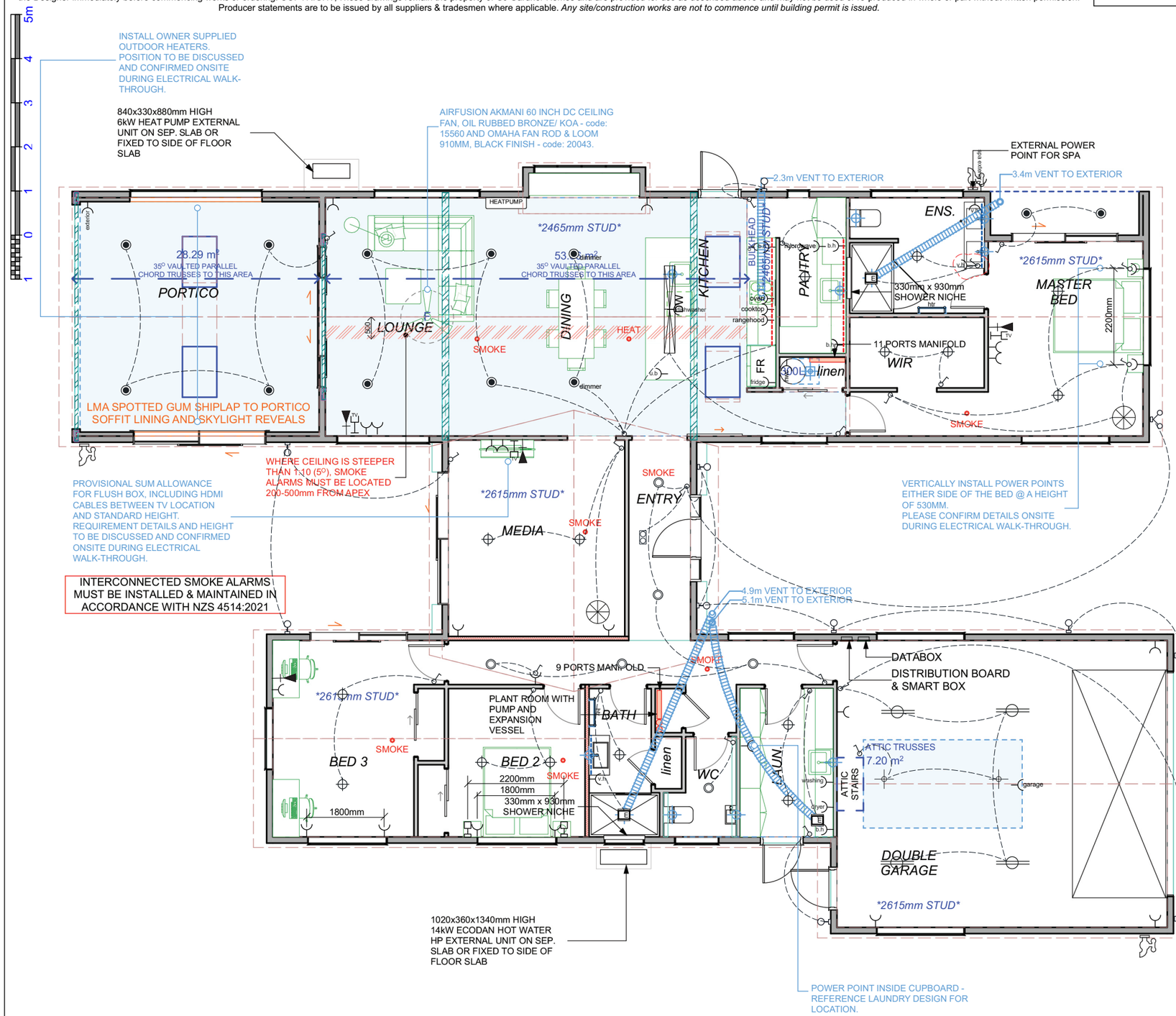
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Notes:

Lighting & Electrical Legend

CLASSIC STANDARD INCLUSIONS.

Quantity	Symbol	Description
1x	fridge	Fisher & Paykel 498L Series 7 Quad Door Refrigerator Freezer Ice & Water, RF500QNUB1 to Kitchen.
1x	dishwasher	Fisher & Paykel Series 7 Contemporary Double DishDrawer Dishwasher, DD60D2NB9 to Kitchen.
1x	rangehood	Fisher and Paykel 90cm Rangehood, HPB9028-1 to Kitchen.
1x	oven	Fisher and Paykel Oven, 60cm, 7 Function, OB60SC7CEX3 to Kitchen.
1x	cooktop	Fisher & Paykel 90cm Series 7 5 Zone Induction Cooktop SmartZone, CI905DTB4 to Kitchen.
1x		Oven/Cooktop Isolator Switch.
1x	garage	Power to Garage Door.
1x	microwave	Single Power Point for Microwave.
1x	washing	Fisher & Paykel 8kg 5 Contemporary Front Loader Washer Auto Dose, WH8060J5.
1x	dryer	Fisher & Paykel 8kg Series 5 Contemporary Heat Pump Dryer Woolmark Black, DH8060P5 .
3x	TV	TV Point.
4x		Data Point.
31x		Double Power Point. Double Power Point at Bench Height Power Point. Double Power Point Under Bench Height. Double Power Point Under Bench Height.
1x	exterior	Exterior power point - black finish.
1x	spa exterior	Spa power point.
		Live Wire.
		Light Switch.
		Smoke Detectors (as per building code).
14x		Orion Recessed LED Interior Downlight (White Frame) - code: 23055.
6x		Torio 10W CCT Recessed LED Downlight (White Frame) - code: 22800.
6x		Roto 8W Tiltable Dimmable Downlight White - code: 20808 to interior.
6x		Roto 8W Tiltable Dimmable Downlight Black - code: 20809 to Portico and bedroom soffit.
1x		Totem 83mm IP54 16W 3000K 2 Light Tiltable Downlight White - code: 21717.
2x		Mr Ralph Mid-Century Dome Wall Sconce, Black with LED - 40mm Mini Globe - E14 - 4W. Position & height to be discussed and confirmed onsite during electrical walk-through.
2x		1x Mr Ralph Rattan - Bordeaux Large Hanging Shade (620mm dia) with 1x Lockie E27 Pendant Set 2.5m / Black and 1x LED - 125mm Dolly - 8W Warm White to Master Bedroom. Position & drop height to be discussed and confirmed onsite during electrical walk-through. 1x Mr Ralph Rattan - Lyon Shade (800mm dia) with 1x Lockie E27 Pendant Set 2.5m / Black and 1x LED - 125mm Dolly - 10W to Media Room.Position & drop height to be discussed and confirmed onsite during electrical walk-through.
1x		Mr Ralph iO2 Slimline Rectangle Pendant - Large Natural Ply / 2070mm / Black pendant light with 4x LED - A60 Frosted - 12W Bulb. Position & drop height to be discussed and confirmed onsite during electrical walk-through.
4x		Ledlux Dawn 35W 910mm garage light - code: 21162.
2x		Batten Holder Lights to attic storage area.
10x		Owner supplied exterior wall light - height to be discussed & confirmed onsite during electrical walk-through.
2x		Castana Twin Spot with sensor 316 stainless steel finish - code: 19306.
3x		Ducted Exhaust Ventilation Fan with White Plastic Grille to Bathroom, Ensuite and Laundry.
2x		Newtech Ambience Rectangle LED Mirror, with built in demister pad - 1500mm wide x 700mm high - code: 9420 to Ensuite. Newtech Ambience Rectangle LED Mirror with built in demister pad - 900mm wide x 700mm high - code: 9416 to Bathroom.
1x		Tasklight LED Channel 120 Slim Recessed Profile W23mm x H8mm to upper cooktop elevation.
1x		Tasklight LED Channel Shallow Surface Mount Profile W17mm x H8mm - code: LEDCHAN110OL, to underside of pantry upper open shelving.
2x	dimmer	Lighting circuit on dimmer.
2x	htr	1x Newtech Quadro 7-Bar Heated Towel Rail (800mm high x 600mm wide) - gunmetal - code: ST75 GM - Ensuite. 1x Newtech Quadro 7-Bar Heated Towel Rail (800mm high x 600mm wide) - chrome - code: ST75 - Bathroom.

Note: Fridge, dishwasher, oven power/ power points to be installed according to the kitchen plans.

Note: PDL Iconic Vivid/ Extra White Switchgear.

Note: 90mm architraves and skirtings.

Note: Position of 2x Owner Supplied Outdoor Heaters to be confirmed onsite.

Electrical Plan

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Owner's signature ----------

Date ----------

GJ Gardner Homes' signature ----------

Date ----------

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G.J. Gardner. HOMES

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e: queenstown@gjgardner.co.nz

client: Dan & Rachael Gerard
Wind Zone: HIGH AS PER BRANZ WEBSITE

site address: 12 Herries Lane, Lake Hayes Estate, Queenstown
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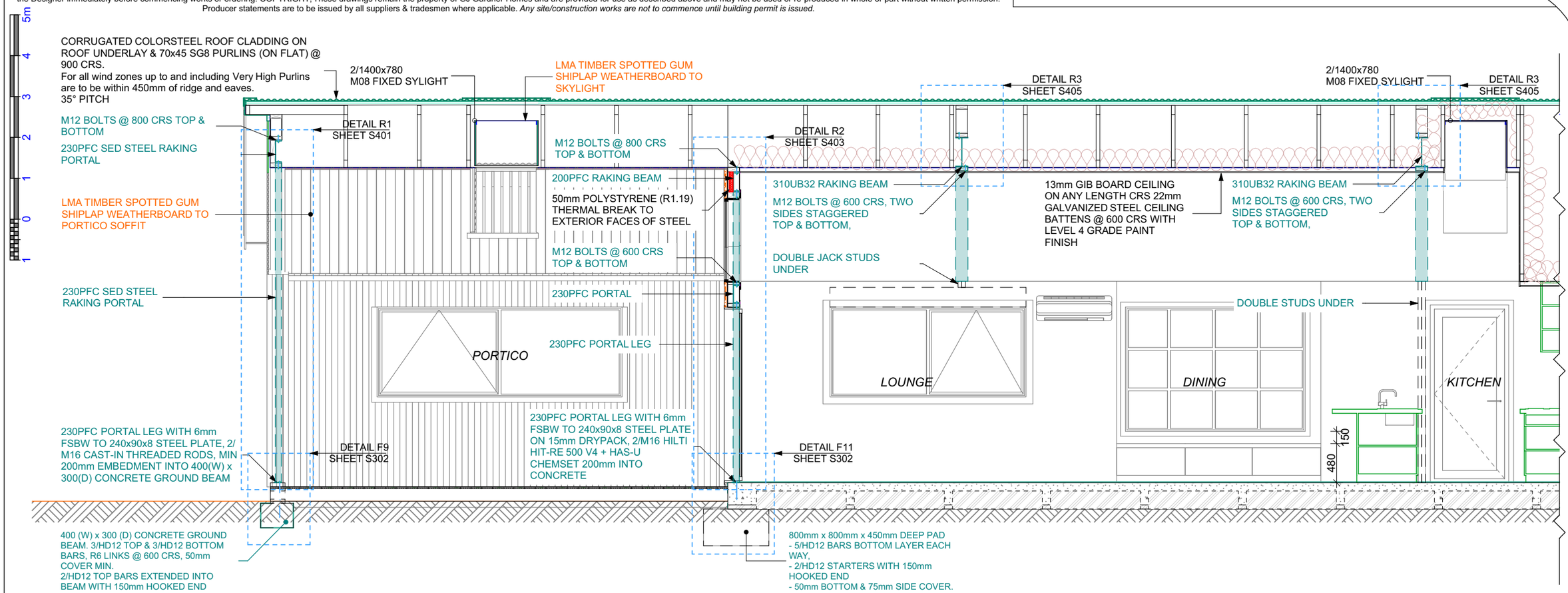
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Notes:



Where Timber treatments are used

Floor framing protected from weather but exposed to ground atmosphere		
H1.2	Radiata Pine Douglas Fir	Jack studs, subfloor braces, wall plates, floor joists to the subfloor, blocking, battens, nogs etc. Interior solid wood flooring for ground floors.
Enclosed roof framing and trusses		
H1.2	Radiata Pine Douglas Fir	Sarking & framing not protected from solar-driven moisture through absorbent cladding materials. Enclosed flat or skillion roof framing and associated roof members. Valley boards & boards supporting flashings for box gutters, roof penetrations and upstands to roof decks. All roof trusses, incl. gable end trusses, roof framing, ceiling & eaves framing, purlins & battens.
Enclosed wall framing protected from the weather		
H1.2	Radiata Pine Douglas Fir	Parapet Framing. Framing and other members within enclosed decks or balconies. Framing and other members supporting enclosed decks or balconies (including for cant. decks). All other exterior wall framing and other members incl. exterior and boundary joists.
H3.1	Radiata Pine	Battens used behind cladding to form a cavity
H3.2	Radiata Pine	Framing & other members within enclosed cantilevered decks (including joist trimmers, nogs & blocking).

Internal wall framing		
H1.2	Radiata Pine/Douglas Fir	Internal Walls
Internal wall framing		
H1.2	Radiata Pine Douglas Fir	All mid-floor framing, including boundary joists, ceiling framing, ceiling battens & double top plates.
Interior flooring		
H1.2	Pinus Species/Douglas Fir	Interior flooring
Other framing		
H3.2	Radiata Pine	Framing Exposed to the weather and above ground.
H4	Radiata Pine	Fence posts, landscape & exposed timbers to the weather & in contact with the ground.
H5	Radiata Pine	House piles, posts exposed to the weather & in contact with the ground.
None	Radiata Pine Douglas Fir	Wall framing & roof framing (incl. trusses) protected from the weather, except buildings with high internal humidity, such as saunas & spas etc.

ALL TRUSSES TO BE NO LESS THAN MSG8 H1.2

BATHROOM
- 1600mm² x 1000mm² SQUARE TILED SHOWER
- 465mm x 900mm WIDE SAHARA WALL HUNG VANITY WITH LED MIRRORS
- 600mm HEATED TOWEL RAIL
- FULL HEIGHT TILED WALLS
- EXTRACTOR FAN DUCTED TO EXTERIOR

WC
- NEWTECH CASALINO BACK TO WALL RIMLESS TOILET SUITE
- 420x250mm CAROMA SQUARE HAND WALL BASIN
- FULL HEIGHT TILED TO 2 WALLS AS SHOWN
- EXTRACTOR FAN DUCTED TO EXTERIOR
- 100mm HIGH TILED SKIRTING, MINIMUM, TO ALL WALLS WITH MEMBRANE WATERPROOFING TO MEET NZBC E3/AS1 2.1, CONTAINMENT, AND AS PER FIGURE 1

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FRAMING SUPPORTING SCHIST CLADDING
MAX: CLADDING WEIGHT 480kg/m²
STUDS: 140x45 LVL8 @ 300 CRS
TOP PLATE: 2/140x45 SG8
NOGS: 140x45 SG8 @ 800 CRS
BRICK TIES: EH (HEAVY DUTY) GRADE, VERTICAL SPACING 170c-c, HORIZONTAL 300c-c (TO EACH STUD)

WALL FRAMING AS PER NELSON PINE STUD CHARTS
INTERNAL NON LOAD BEARING WALL FRAMING UP TO 2.7m - 90 x 45 LVL8 H1.2 @ 600mm CRS, NOGS @ 1350mm CRS
INTERNAL LOAD BEARING WALL FRAMING - 90 x 45 LVL8 H1.2 @ 600mm CRS, NOGS @ 1350mm CRS
EXTERNAL WALL FRAMING UP TO 3.3m - 140 x 45 LVL8 H1.2 @ 600mm CRS

Cross Section A1

1 0 1 2 3 4 5m

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job no: 67-55 **scale:** 1:50, 1:100 **sheet:** 22

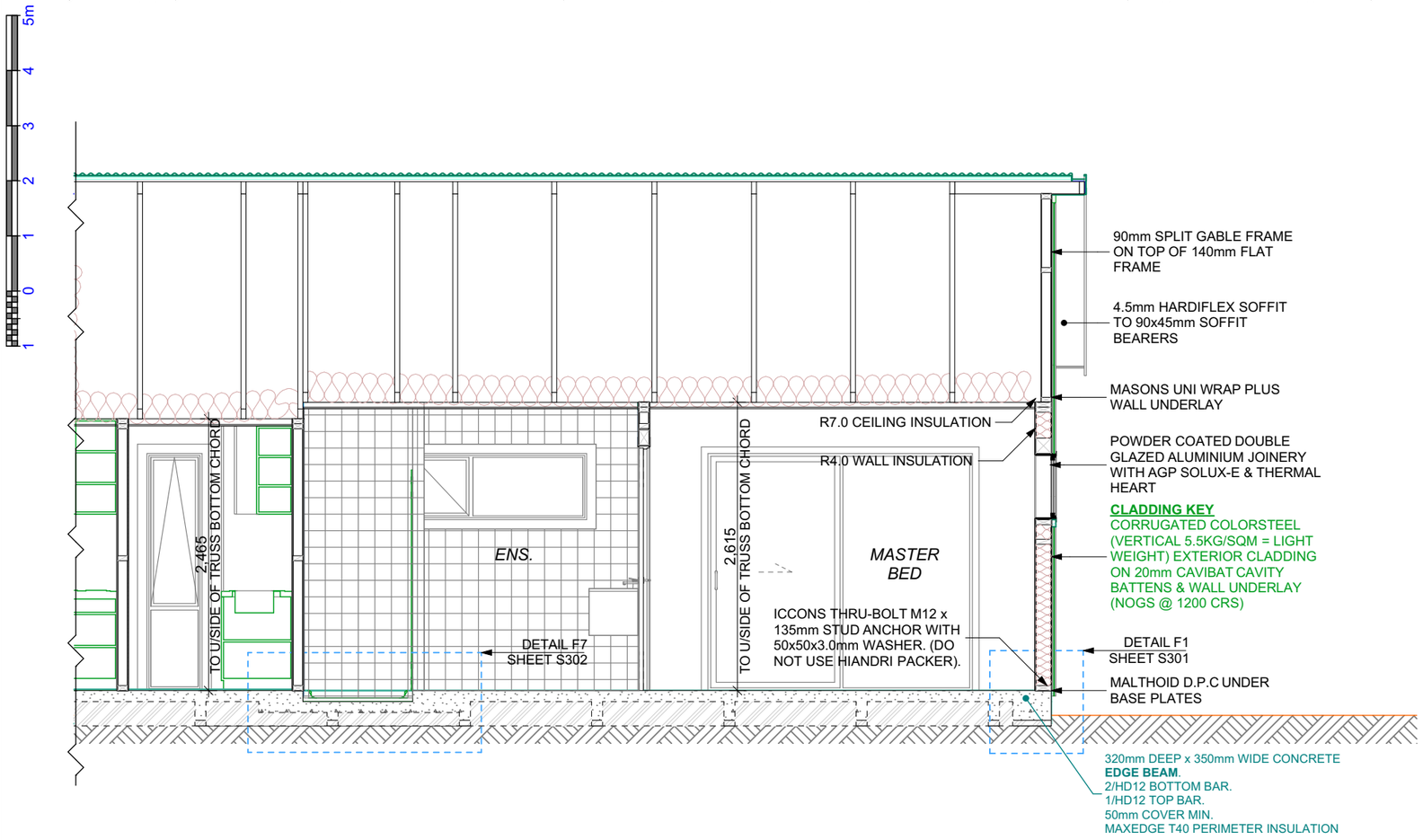
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Notes:

TECHNICAL
- WHERE STUD SPACINGS ARE GREATER THAN 450mm AN INTERMEDIATE MEANS OF RESTRAINING THE BUILDING WRAP AND INSULATION FROM BULGING INTO THE DRAINED CAVITY SHALL BE INSTALLED USING:
  a) 75mm GALVANIZED MESH
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  c) GALVANIZED WIRE AT 300mm CRS FIXED TO DWANGS OVER THE BUILDING WRAP
  d) VERTICAL CAVITY BATTENS AT FACING TO MATCH ALL STUDS
  e) HORIZONTAL CAVITY BATTENS TO BE FIXED OVER NOGS
- WIRE OR MESH SHALL BE GALVANIZED IN ACCORDANCE WITH AS/NZS 4534
- PINK BATTS ARE FRICTION FITTED WHEN USING STUDS UP TO 600mm CRS. SOUND BATTS TO INTERNAL WALLS AS NOTED ON PLAN
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- FLOOR SURFACES OF ANY SPACE CONTAINING SANITARY FIXTURES OR APPLIANCES MUST BE IMPERVIOUS AS PER E3/AS2 E3.3.3
- WALL SURFACES OF ANY SPACE CONTAINING SANITARY FIXTURES OR APPLIANCES MUST BE IMPERVIOUS AS PER E3/AS2 E3.3.4

FOUNDATIONS
- **MAXSLAB 320 FLOOR SYSTEM**

WALL FRAMING
- BOTTOM PLATE ANCHORS MUST BE WITHIN 150mm OF EACH END OF THE PLATE & @ NO MORE THAN 900mm CRS IN ACCORDANCE WITH NZS 3604:2011 TABLE 8.19
- 2615mm FROM FFL TO U/SIDE OF TRUSSES BOTTOM CHORD THROUGHOUT (EXCEPT KITCHEN BULKHEAD AND PANTRY)
- 2465mm FROM FFL TO U/SIDE OF PARALLEL CHORD TRUSSES AND KITCHEN BULKHEAD AND PANTRY
- 10mm GIB LINING TO ALL INTERNAL WALLS
- 10mm GIB AQUALINE TO ALL WET AREA INTERNAL WALLS

ROOF FRAMING
- 13mm GIB LINING TO ALL CEILINGS
- 13mm GIB AQUALINE TO ALL WET AREA CEILINGS

UNDERLAYS
- ROOF - DRISTUD RU24 ROOF UNDERLAY
- WALL - MASONS UNI WRAP PLUS WALL UNDERLAY

JOINERY
- 2150mm HEAD HEIGHT TO ALL JOINERY
- POWDER COATED DOUBLE GLAZED ALUMINIUM JOINERY WITH AGP SOLUX-E & THERMAL HEART
- ALL GLAZING TO COMPLY WITH NZS 4223:2016
- ALL JOINERY TO COMPLY WITH NZS 4211:2008

WARNING SYSTEMS
- INTERCONNECTED SMOKE ALARMS MUST BE INSTALLED & MAINTAINED IN ACCORDANCE WITH NZS 4514:2021

HEATING
- 6kW HEATPUMP SYSTEMS INSTALLED TO MANUFACTURERS SPECIFICATIONS
- INFLOOR HEATING INSTALLED TO MANUFACTURERS SPECIFICATIONS
- HEATED TOWEL RAILS TO BATHROOM AND ENSUITE INSTALLED TO MANUFACTURERS SPECIFICATIONS

STORMWATER & WASTEWATER DISPOSAL
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GENERAL
- SOLIDCORE DOOR TO GARAGE & MASTER BED
- MEDIUM DOG DOOR IN KITCHEN DOOR.

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- EXTRACTOR FAN DUCTED TO EXTERIOR

WC
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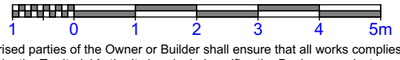
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Cross Section A2

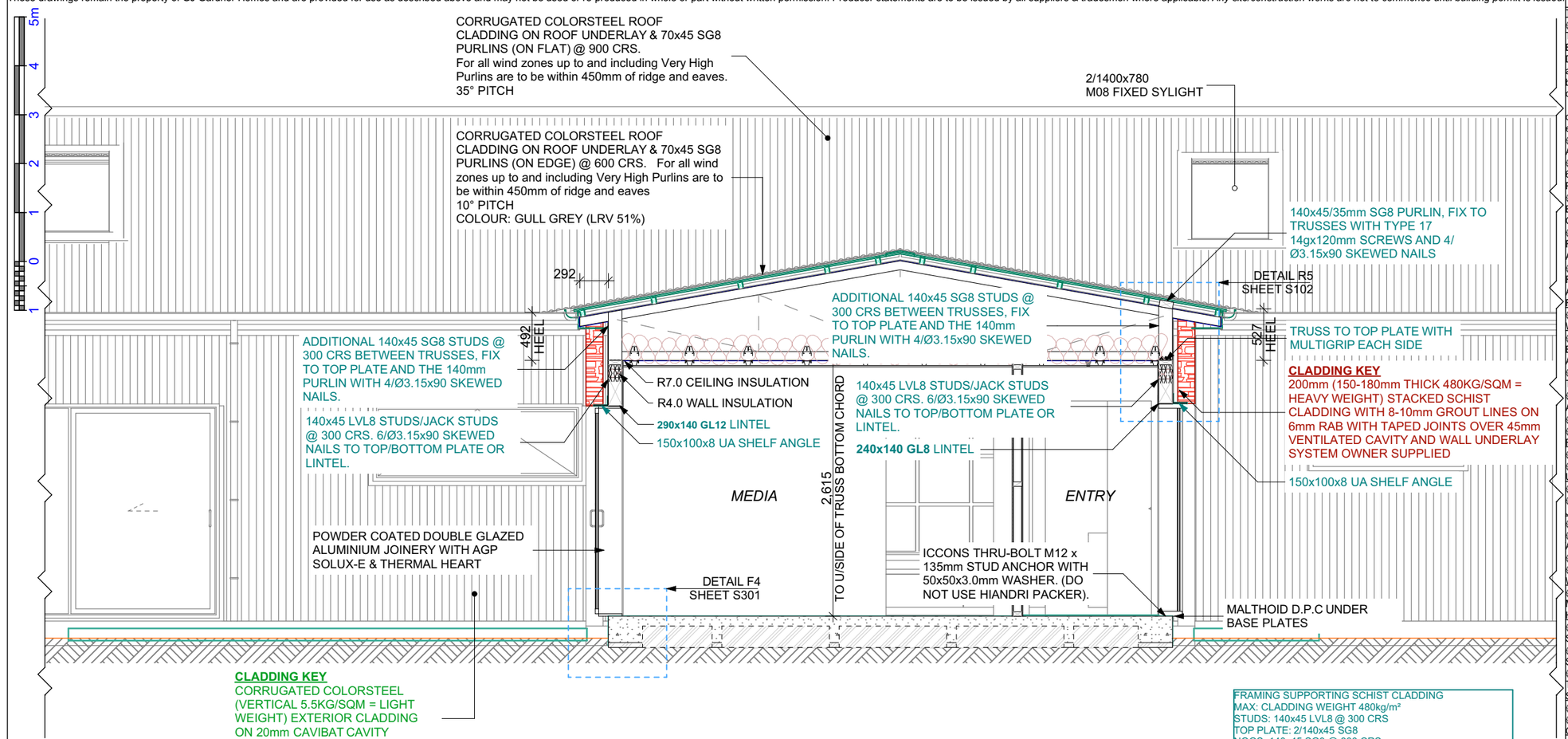
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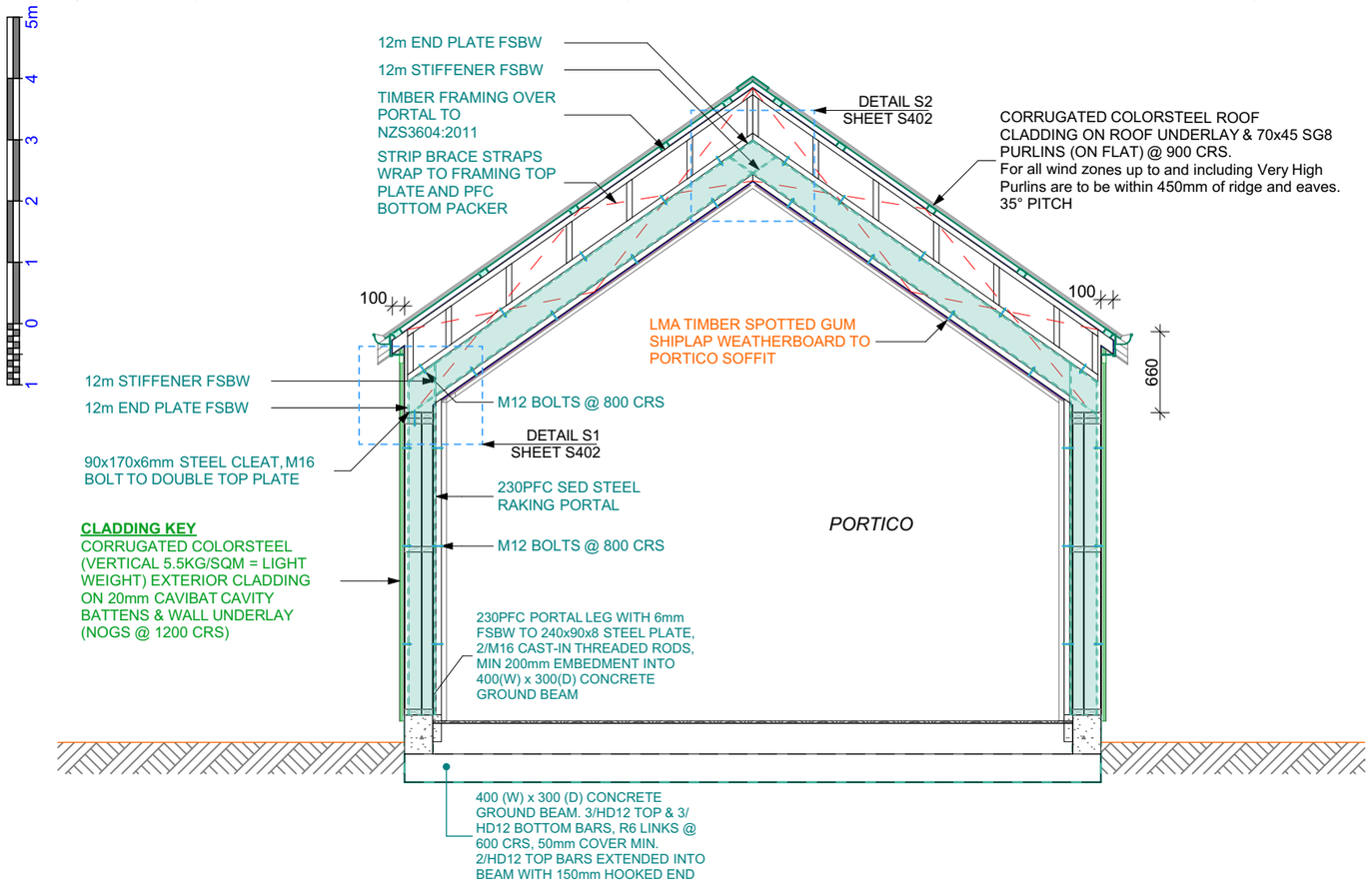
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Owner's signature _____
Date _____
GJ Gardner Homes' signature _____
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BATHROOM
- 1600mm² x 1000mm² SQUARE TILED SHOWER
- 465mm x 900mm WIDE SAHARA WALL HUNG VANITY WITH LED MIRRORS
- 600mm HEATED TOWEL RAIL
- FULL HEIGHT TILED WALLS
- EXTRACTOR FAN DUCTED TO EXTERIOR

WC
- NEWTECH CASALINO BACK TO WALL RIMLESS TOILET SUITE
- 420x250mm CAROMA SQUARE HAND WALL BASIN
- FULL HEIGHT TILED TO 2 WALLS AS SHOWN
- EXTRACTOR FAN DUCTED TO EXTERIOR
- 100mm HIGH TILED SKIRTING, MINIMUM, TO ALL WALLS WITH MEMBRANE WATERPROOFING TO MEET NZBC E3/AS1 2.1, CONTAINMENT, AND AS PER FIGURE 1

ENSUITE
- 1600mm² x 1000mm² SQUARE TILED SHOWER
- 465mm x 1500mm WIDE SAHARA DOUBLE BASIN WALL HUNG VANITY WITH LED MIRRORS
- CAROMA URBANE II BIDET CLEANFLUSH BACK TO WALL RIMLESS TOILET SUITE
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- EXTRACTOR FAN DUCTED TO EXTERIOR

Where Timber treatments are used

Floor framing protected from weather but exposed to ground atmosphere		
H1.2	Radiata Pine Douglas Fir	Jack studs, subfloor braces, wall plates, floor joists to the subfloor, blocking, battens, nogs etc. Interior solid wood flooring for ground floors.
Enclosed roof framing and trusses		
H1.2	Radiata Pine Douglas Fir	Sarking & framing not protected from solar-driven moisture through absorbent cladding materials. Enclosed flat or skillion roof framing and associated roof members. Valley boards & boards supporting flashings for box gutters, roof penetrations and upstands to roof decks. All roof trusses, incl. gable end trusses, roof framing, ceiling & eaves framing, purlins & battens.
Enclosed wall framing protected from the weather		
H1.2	Radiata Pine Douglas Fir	Parapet Framing. Framing and other members within enclosed decks or balconies. Framing and other members supporting enclosed decks or balconies (including for cant. decks). All other exterior wall framing and other members incl. exterior and boundary joists.
H3.1	Radiata Pine	Battens used behind cladding to form a cavity
H3.2	Radiata Pine	Framing & other members within enclosed cantilevered decks (including joist trimmers, nogs & blocking).

Internal wall framing		
H1.2	Radiata Pine/Douglas Fir	Internal Walls
Internal wall framing		
H1.2	Radiata Pine Douglas Fir	All mid-floor framing, including boundary joists, ceiling framing, ceiling battens & double top plates.
Interior flooring		
H1.2	Pinus Species/Douglas Fir	Interior flooring
Other framing		
H3.2	Radiata Pine	Framing Exposed to the weather and above ground.
H4	Radiata Pine	Fence posts, landscape & exposed timbers to the weather & in contact with the ground.
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None	Radiata Pine Douglas Fir	Wall framing & roof framing (incl. trusses) protected from the weather, except buildings with high internal humidity, such as saunas & spas etc.

ALL TRUSSES TO BE NO LESS THAN MSG8 H1.2

FRAMING SUPPORTING SCHIST CLADDING
MAX: CLADDING WEIGHT 480kg/m²
STUDS: 140x45 LVL8 @ 300 CRS
TOP PLATE: 2/140x45 SG8
NOGS: 140x45 SG8 @ 800 CRS
BRICK TIES: EH (HEAVY DUTY) GRADE, VERTICAL SPACING 170c-c, HORIZONTAL 300c-c (TO EACH STUD)

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EXTERNAL WALL FRAMING UP TO 3.3m - 140 x 45 LVL8 H1.2 @ 600mm CRS



Notes:

TECHNICAL
- WHERE STUD SPACINGS ARE GREATER THAN 450mm AN INTERMEDIATE MEANS OF RESTRAINING THE BUILDING WRAP AND INSULATION FROM BULGING INTO THE DRAINED CAVITY SHALL BE INSTALLED USING:
  a) 75mm GALVANIZED MESH
  b) POLYPROPYLENE TAPE AT 300mm CRS
  c) GALVANIZED WIRE AT 300mm CRS FIXED TO DWANGS OVER THE BUILDING WRAP
  d) VERTICAL CAVITY BATTENS AT FACING TO MATCH ALL STUDS
  e) HORIZONTAL CAVITY BATTENS TO BE FIXED OVER NOGS
- WIRE OR MESH SHALL BE GALVANIZED IN ACCORDANCE WITH AS/NZS 4534
- PINK BATTS ARE FRICTION FITTED WHEN USING STUDS UP TO 600mm CRS. SOUND BATTS TO INTERNAL WALLS AS NOTED ON PLAN
- KITCHEN BENCH TOPS TO BE 38mm LAMINATE, CABINETRY TO BE 18mm MELAMINE & SPLASH BACKS TO BE TILED UNLESS OTHEWISE NOTED
- FLOOR SURFACES OF ANY SPACE CONTAINING SANITARY FIXTURES OR APPLIANCES MUST BE IMPERVIOUS AS PER E3/AS2 E3.3.3
- WALL SURFACES OF ANY SPACE CONTAINING SANITARY FIXTURES OR APPLIANCES MUST BE IMPERVIOUS AS PER E3/AS2 E3.3.4

FOUNDATIONS
- **MAXSLAB 320 FLOOR SYSTEM**

WALL FRAMING
- BOTTOM PLATE ANCHORS MUST BE WITHIN 150mm OF EACH END OF THE PLATE & @ NO MORE THAN 900mm CRS IN ACCORDANCE WITH NZS 3604:2011 TABLE 8.19
- 2615mm FROM FFL TO U/SIDE OF TRUSSES BOTTOM CHORD THROUGHOUT (EXCEPT KITCHEN BULKHEAD AND PANTRY)
- 2465mm FROM FFL TO U/SIDE OF PARALLEL CHORD TRUSSES AND KITCHEN BULKHEAD AND PANTRY
- 10mm GIB LINING TO ALL INTERNAL WALLS
- 10mm GIB AQUALINE TO ALL WET AREA INTERNAL WALLS

ROOF FRAMING
- 13mm GIB LINING TO ALL CEILINGS
- 13mm GIB AQUALINE TO ALL WET AREA CEILINGS

UNDERLAYS
- ROOF - DRISTUD RU24 ROOF UNDERLAY
- WALL - MASONS UNI WRAP PLUS WALL UNDERLAY

JOINERY
- 2150mm HEAD HEIGHT TO ALL JOINERY
- POWDER COATED DOUBLE GLAZED ALUMINIUM JOINERY WITH AGP SOLUX-E & THERMAL HEART
- ALL GLAZING TO COMPLY WITH NZS 4223:2016
- ALL JOINERY TO COMPLY WITH NZS 4211:2008

WARNING SYSTEMS
- INTERCONNECTED SMOKE ALARMS MUST BE INSTALLED & MAINTAINED IN ACCORDANCE WITH NZS 4514:2021

HEATING
- 6kW HEATPUMP SYSTEMS INSTALLED TO MANUFACTURERS SPECIFICATIONS
- INFLOOR HEATING INSTALLED TO MANUFACTURERS SPECIFICATIONS
- HEATED TOWEL RAILS TO BATHROOM AND ENSUITE INSTALLED TO MANUFACTURERS SPECIFICATIONS

STORMWATER & WASTEWATER DISPOSAL
- STORMWATER DISPOSAL TO ON SITE CONNECTION
- WASTEWATER DISPOSAL TO ON SITE CONNECTION

GENERAL
- SOLIDCORE DOOR TO GARAGE & MASTER BED
- MEDIUM DOG DOOR IN KITCHEN DOOR.

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ph: 03 442 8840
e: queenstown@gjgardner.co.nz

client:
Dan & Rachael Gerard
Wind Zone: HIGH AS PER BRANZ WEBSITE

site address:
12 Herries Lane
Lake Hayes Estate
Queenstown
Lot 426, DP 372310

job no:	scale:	sheet:
67-55	1:50, 1:100	25

Cross Section C

drawn: ESL
checked: AKC
date: 20/10/2026

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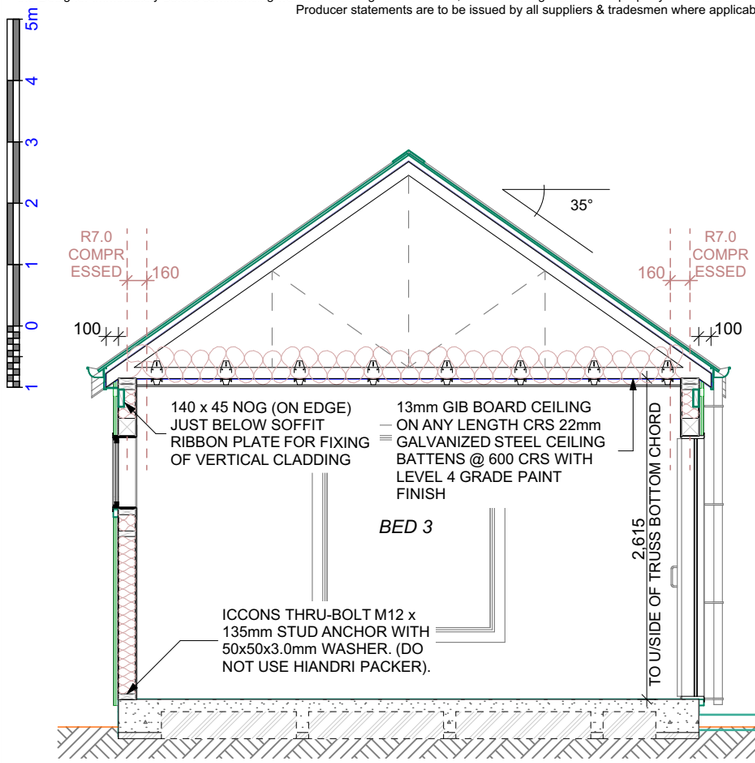
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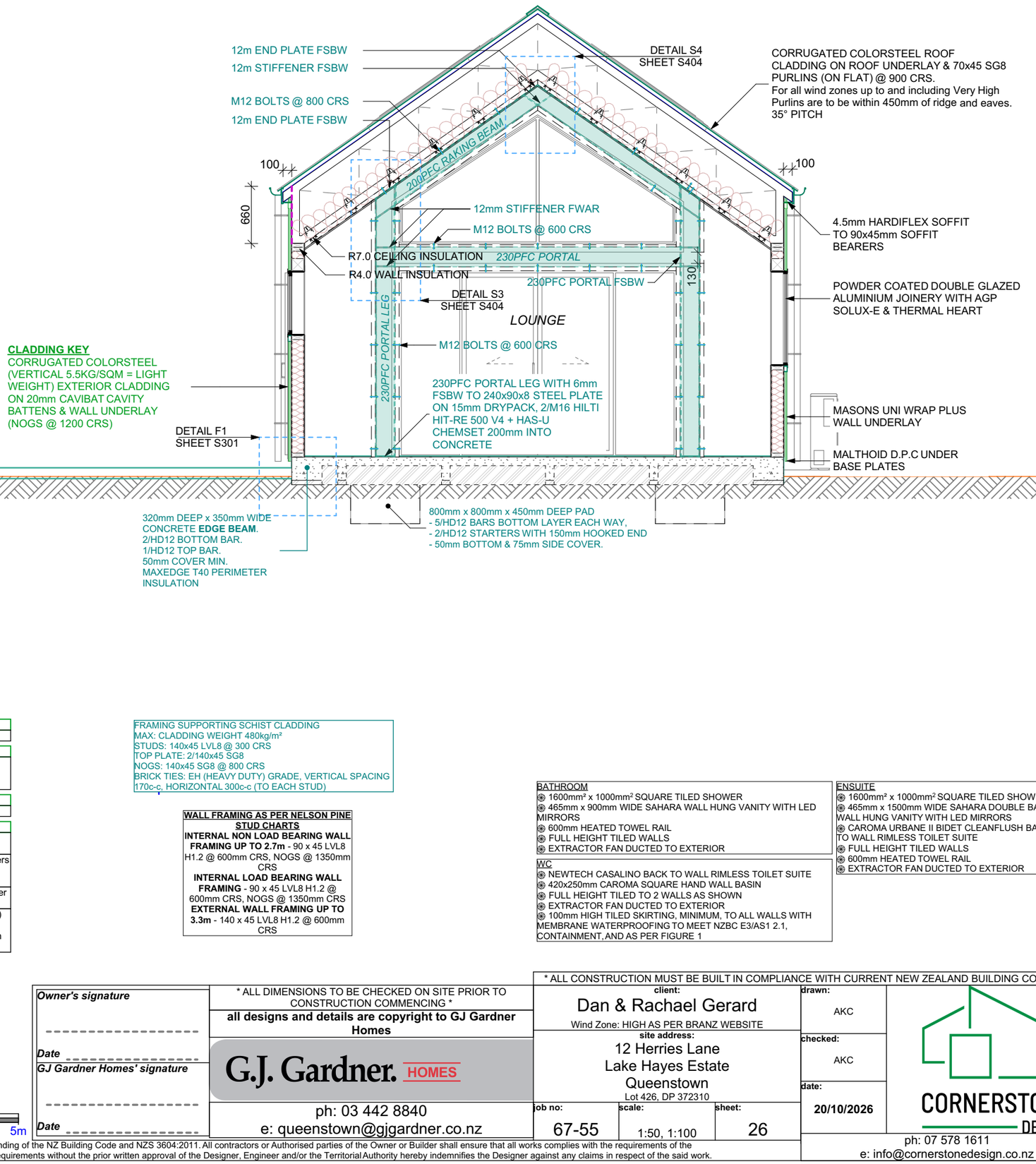
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G.J. Gardner. HOMES

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Wind Zone: HIGH AS PER BRANZ WEBSITE

site address: 12 Herries Lane, Lake Hayes Estate, Queenstown, Lot 426, DP 372310

job no: 67-55 **scale:** 1:50, 1:100 **sheet:** 26

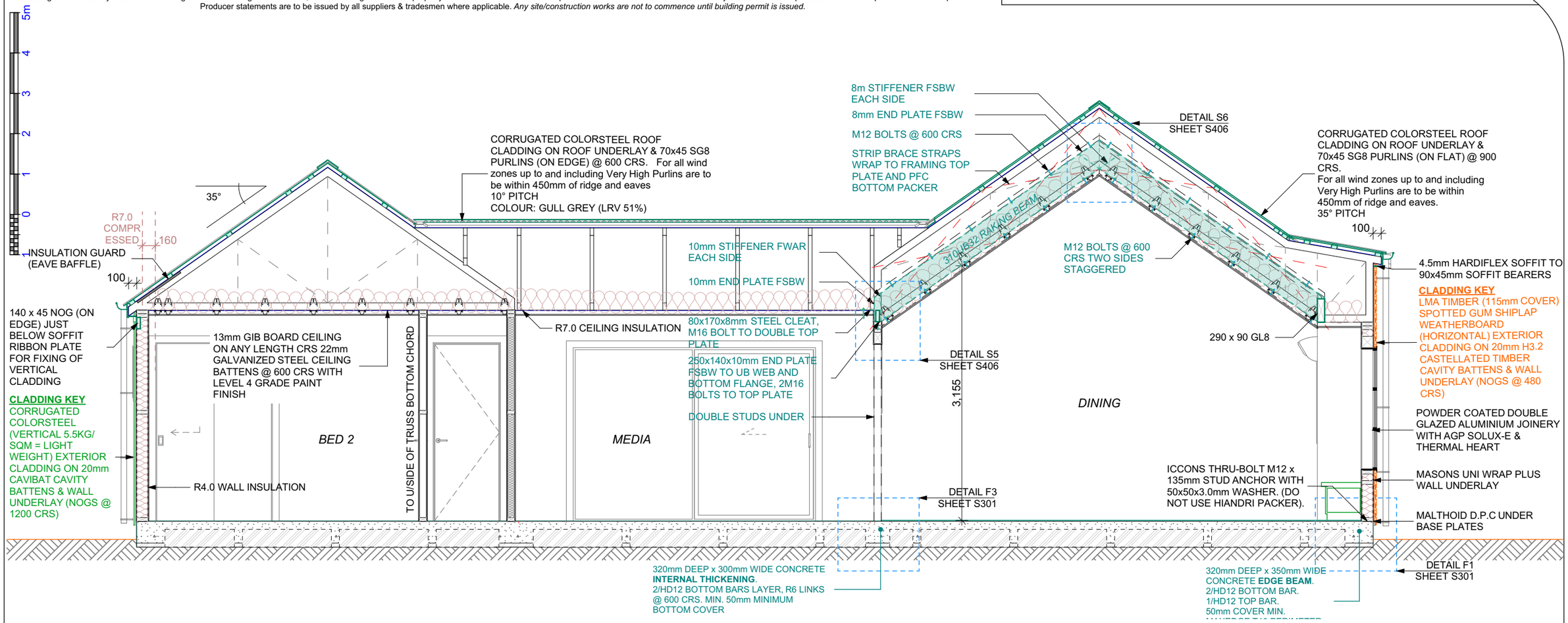
drawn: AKC
checked: AKC
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Internal wall framing		
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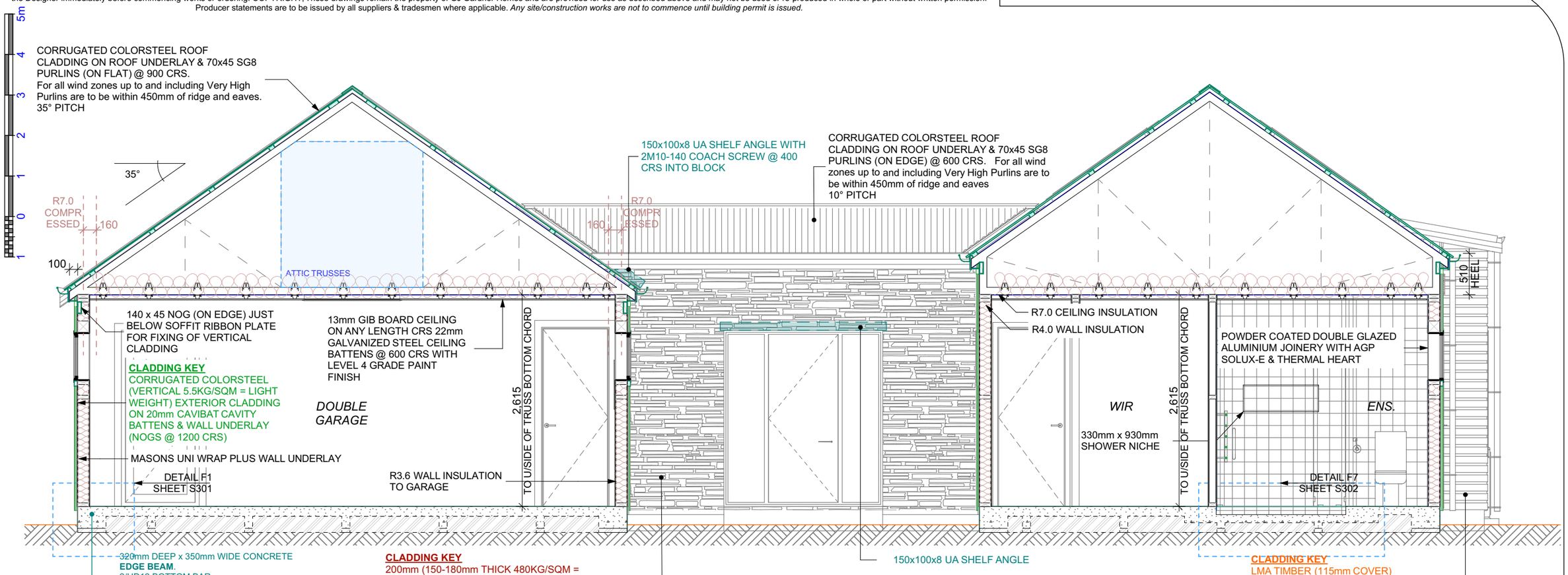
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Other framing		
H3.2	Radiata Pine	Framing Exposed to the weather and above ground.
H4	Radiata Pine	Fence posts, landscape & exposed timbers to the weather & in contact with the ground.
H5	Radiata Pine	House piles, posts exposed to the weather & in contact with the ground.
None	Radiata Pine Douglas Fir	Wall framing & roof framing (incl. trusses) protected from the weather, except buildings with high internal humidity, such as saunas & spas etc.

ALL TRUSSES TO BE NO LESS THAN MSG8 H1.2

Cross Section F

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e: queenstown@gjgardner.co.nz

client: Dan & Rachael Gerard
Wind Zone: HIGH AS PER BRANZ WEBSITE

site address:
12 Herries Lane
Lake Hayes Estate
Queenstown
Lot 426, DP 372310

job no:	scale:	sheet:
67-55	1:50, 1:100	28

drawn: AKC
checked: AKC
date: 20/10/2026

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e: info@cornerstonedesign.co.nz

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1 0 1 2 3 4 5m

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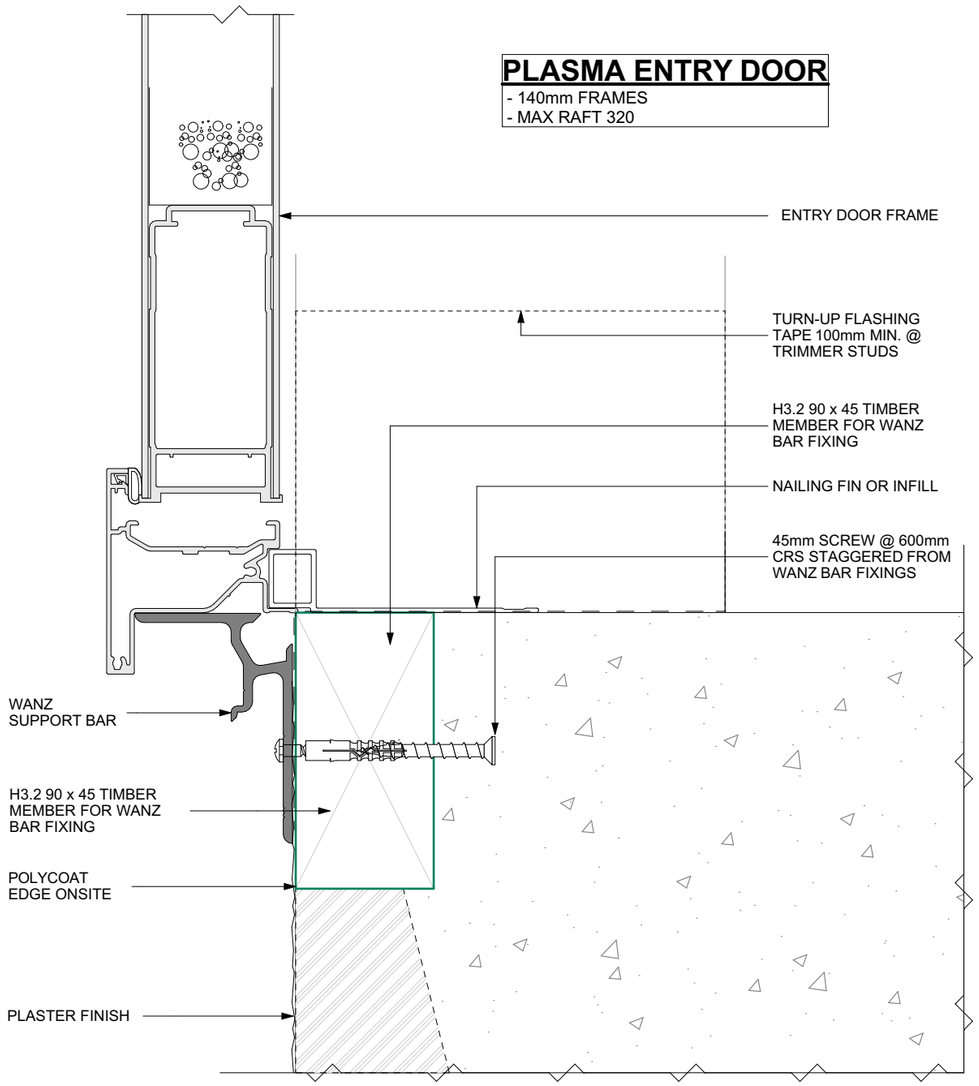
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Notes:



PLASMA ENTRY DOOR

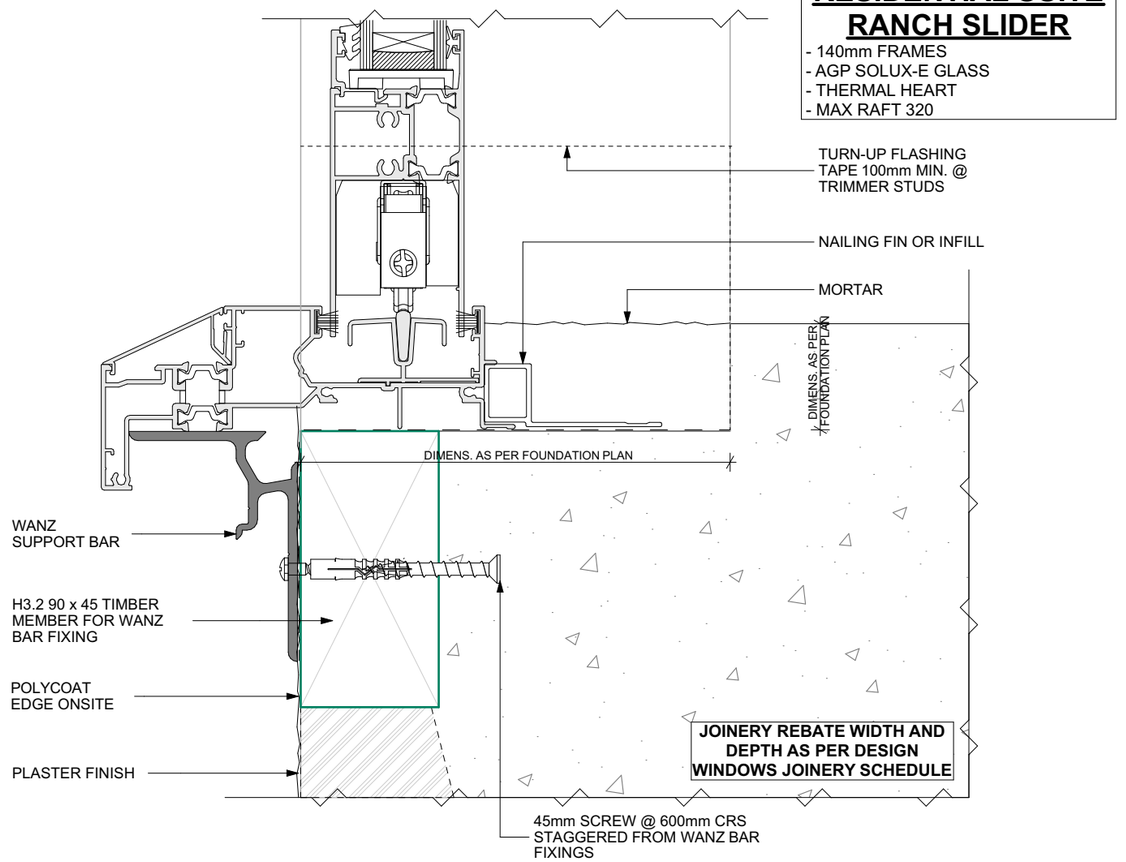
- 140mm FRAMES
- MAX RAFT 320



Detail 1 Plasma Entry Door 1:2

THERMAL RESIDENTIAL SUITE RANCH SLIDER

- 140mm FRAMES
- AGP SOLUX-E GLASS
- THERMAL HEART
- MAX RAFT 320



Detail 2 Ranch Slider 1:2

Construction Details 1 - Foundation







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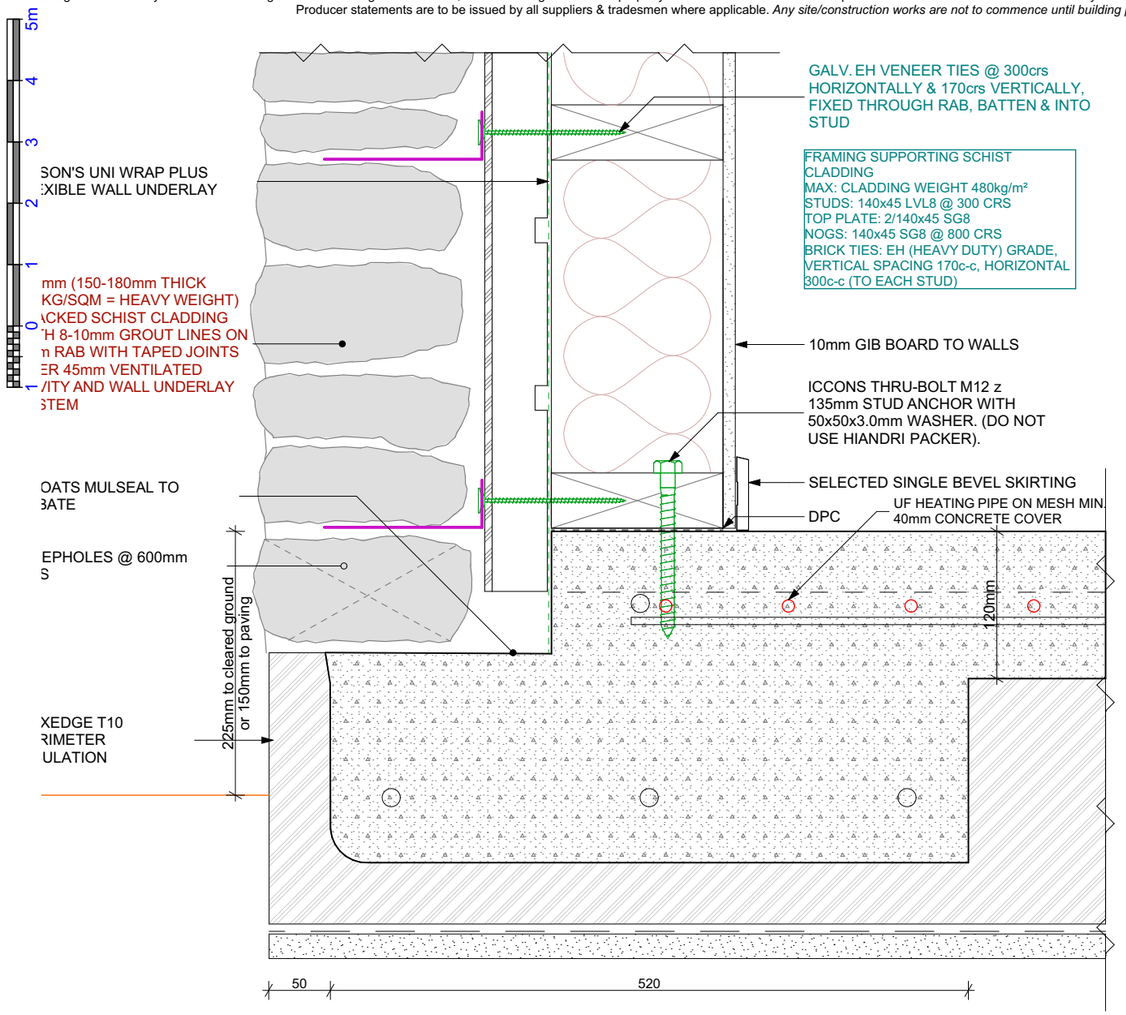
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drawn: AKC
checked: AKC
date: 20/10/2026

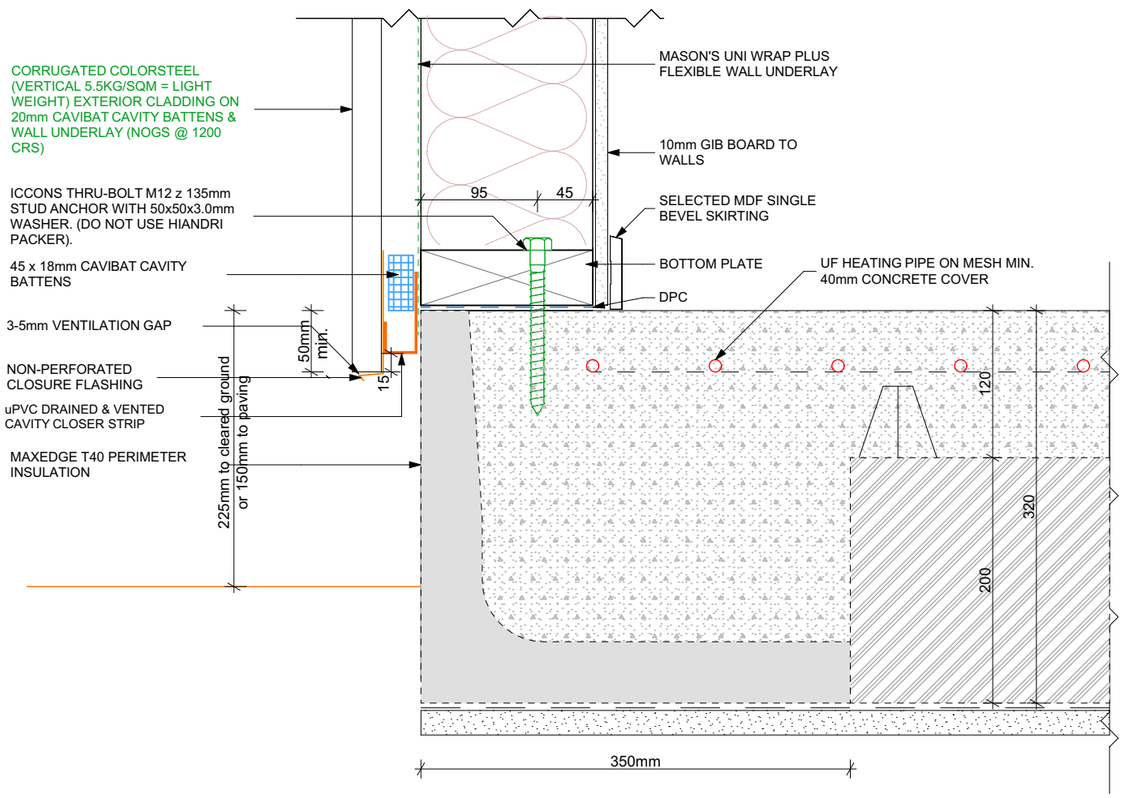
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Notes:



Detail 3 Schist Foundation 1:5



Detail 5 Corrugate Foundation 1:5

Construction Details 2 - Foundation

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1 0 1 2 3 4 5m

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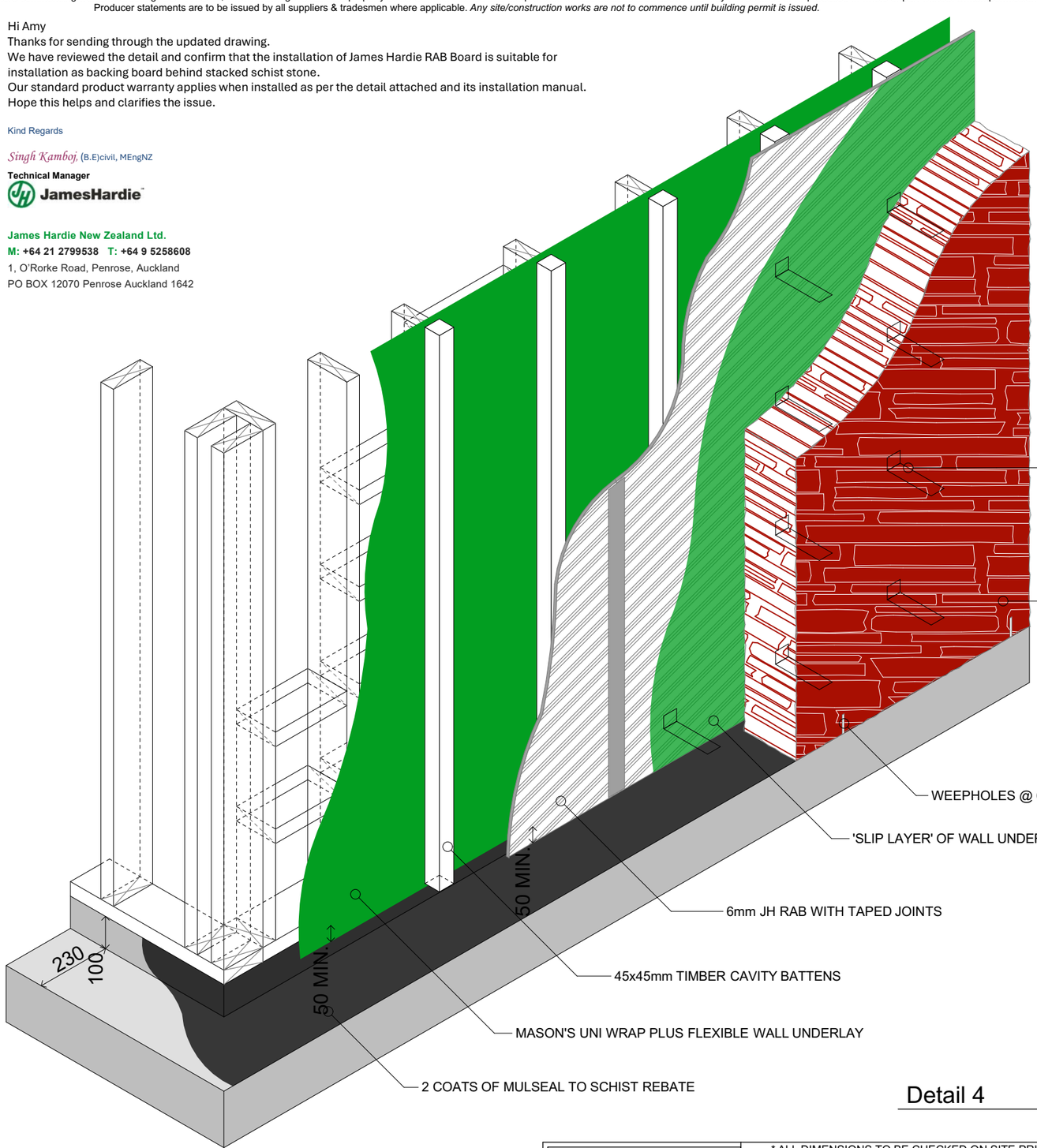


Hi Amy
Thanks for sending through the updated drawing.
We have reviewed the detail and confirm that the installation of James Hardie RAB Board is suitable for installation as backing board behind stacked schist stone.
Our standard product warranty applies when installed as per the detail attached and its installation manual.
Hope this helps and clarifies the issue.

Kind Regards

Singh Kamboj, (B.E)civil, MEngNZ
Technical Manager
JamesHardie™

James Hardie New Zealand Ltd.
M: +64 21 2799538 T: +64 9 5258608
1, O'Rorke Road, Penrose, Auckland
PO BOX 12070 Penrose Auckland 1642



Detail 4 — Schist Flooting Detail — 1:15

Construction Details 3 - Foundation

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67-55	1:15	31

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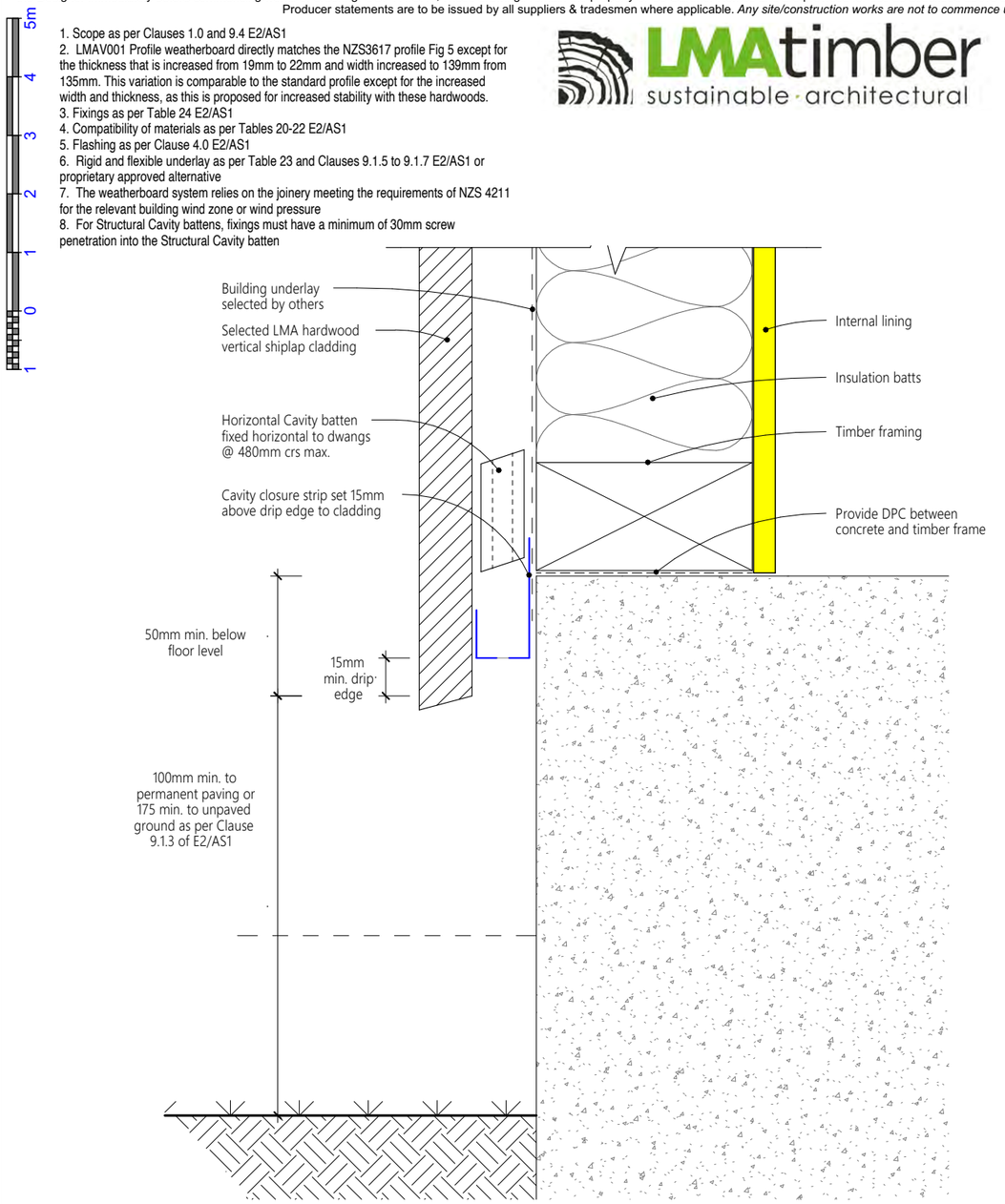
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Notes:

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2. LMAV001 Profile weatherboard directly matches the NZS3617 profile Fig 5 except for the thickness that is increased from 19mm to 22mm and width increased to 139mm from 135mm. This variation is comparable to the standard profile except for the increased width and thickness, as this is proposed for increased stability with these hardwoods.
3. Fixings as per Table 24 E2/AS1
4. Compatibility of materials as per Tables 20-22 E2/AS1
5. Flashing as per Clause 4.0 E2/AS1
6. Rigid and flexible underlay as per Table 23 and Clauses 9.1.5 to 9.1.7 E2/AS1 or proprietary approved alternative
7. The weatherboard system relies on the joinery meeting the requirements of NZS 4211 for the relevant building wind zone or wind pressure
8. For Structural Cavity battens, fixings must have a minimum of 30mm screw penetration into the Structural Cavity batten



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A: 281 Dyers Road, Bromley, 8062

- TITLE: LMA Vertical Shiplap Hardwood Cladding
- DRAWING: Base of Wall_Concrete
- SCALE: 1 : 2@ A4
- DATE:09/06/2021

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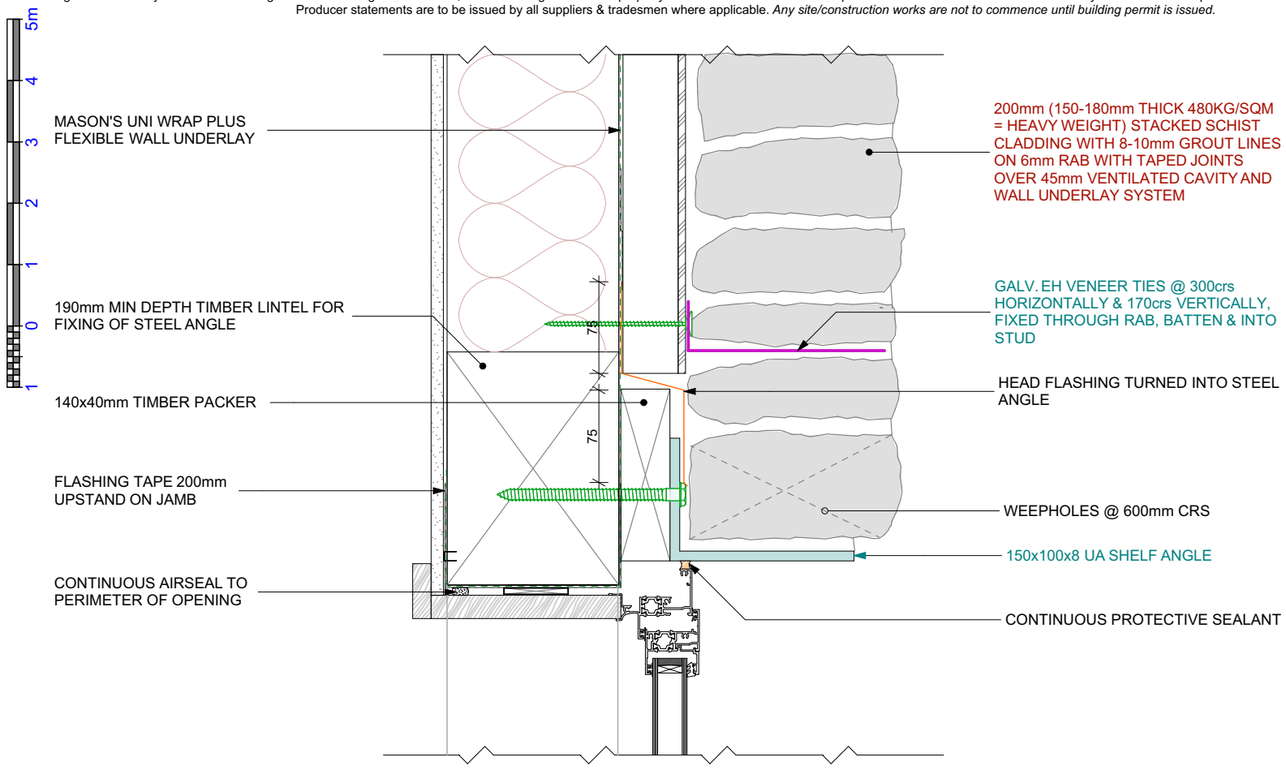
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Construction Details 4 - Foundation

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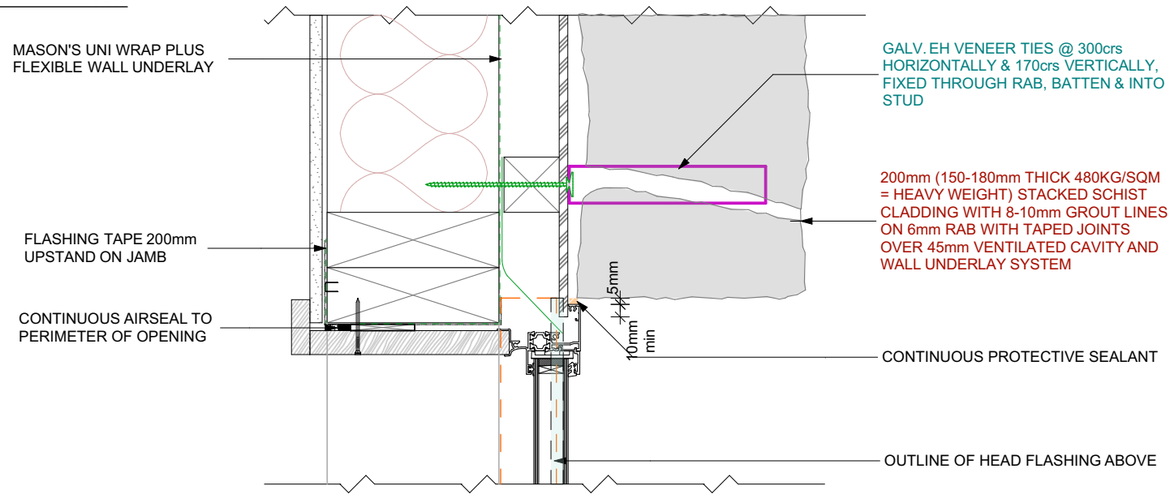
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Notes:



Detail 6 — Schist Head Detail — 1:5

FRAMING SUPPORTING SCHIST CLADDING
MAX: CLADDING WEIGHT 480kg/m²
STUDS: 140x45 LVL8 @ 300 CRS
TOP PLATE: 2/140x45 SG8
NOGS: 140x45 SG8 @ 800 CRS
BRICK TIES: EH (HEAVY DUTY) GRADE, VERTICAL SPACING 170c-c, HORIZONTAL 300c-c (TO EACH STUD)



Detail 7 — Schist Jamb Detail — 1:5

Construction Details 5 - External Joinery

1 0 1 2 3 4 5m

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Lot 426, DP 372310

job no: 67-55 | **scale:** 1:5, 1:100 | **sheet:** 33

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date: 20/10/2026

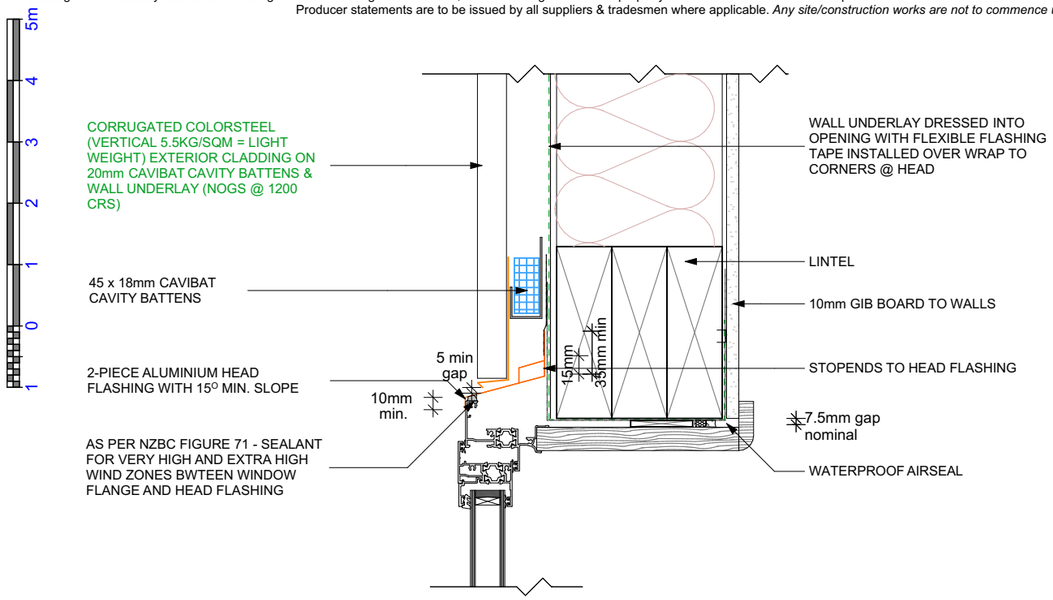
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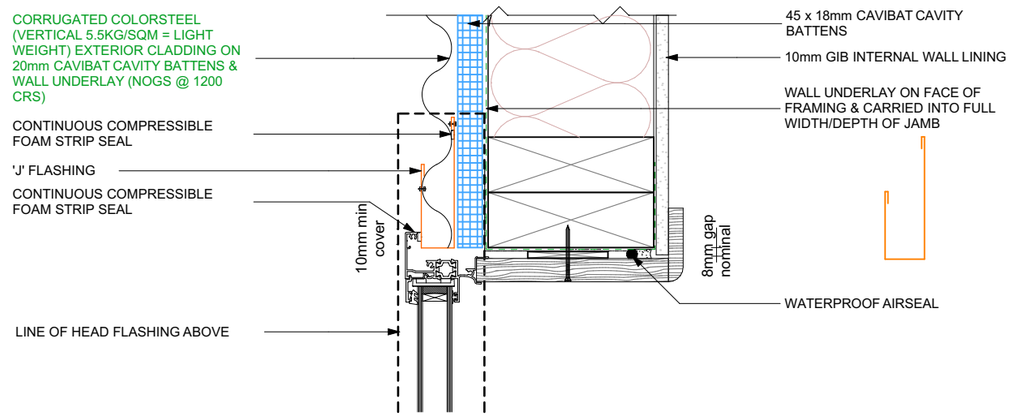
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Notes:



Detail 8 Corrugate Head Detail 1:5



Detail 10 Corrugate Jamb Detail 1:5

General notes for materials selection

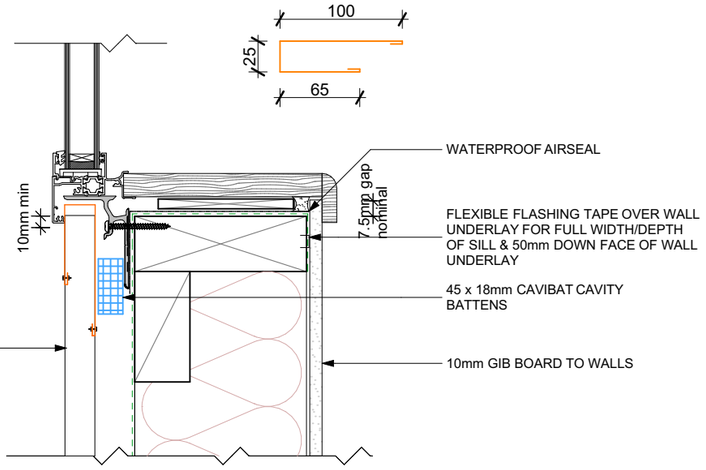
Flashing materials must be selected based on environmental exposure, refer to NZS 3604 and Table 20 of NZBC E2/AS1.

Building underlay must comply with acceptable solution E2/AS1 and NZS 3604.

Flashing tape must have proven compatibility with the selected building underlay and other materials with which it comes into contact as per Table 21 of E2/AS1.

Sill support bars must comply with EM6, E2/VM1 and B2/AS1

Refer to the manufacturer or supplier for technical information for these materials



Detail 9 Corrugate Sill Detail 1:5

Construction Details 6 - External Joinery

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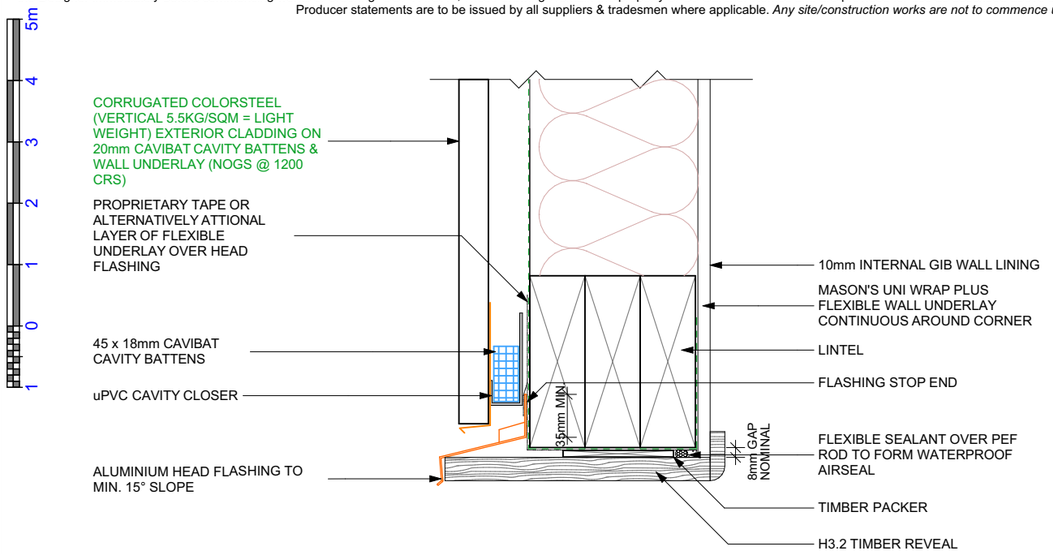
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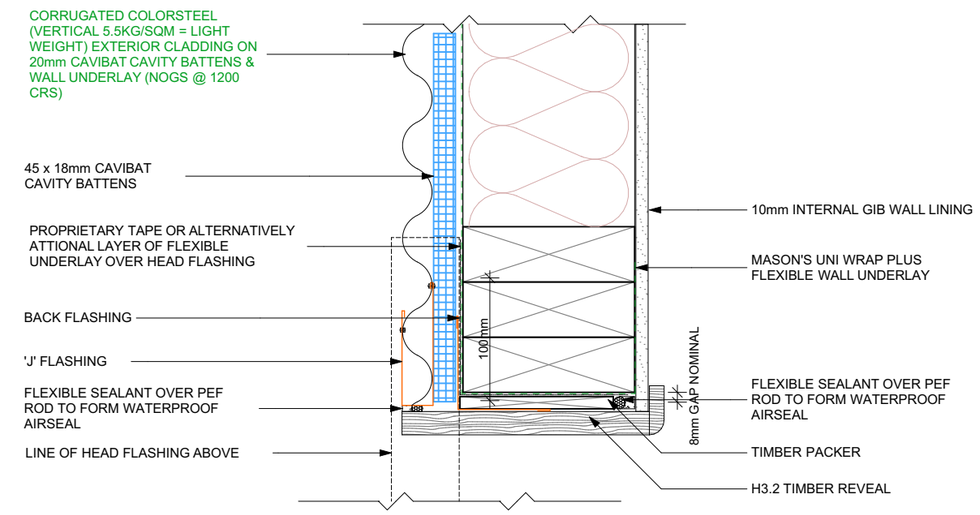
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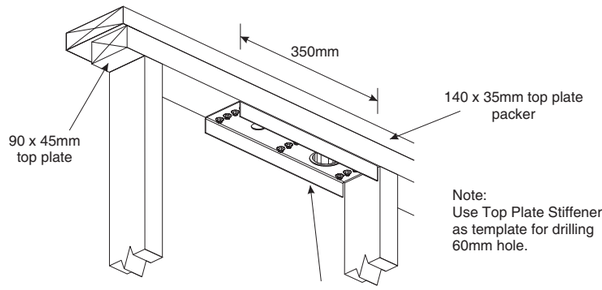
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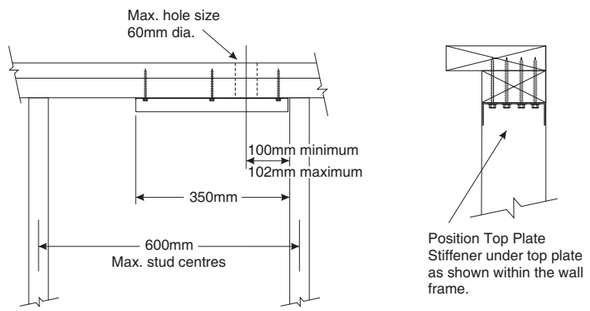
Detail 11 Garage Head Detail 1:5



Detail 12 Garage Jamb Detail 1:5



Fix up into top plate and into packer with 3 rows of 4 x Type 17-14g x 75mm Hex Head Screws (supplied). It may be advisable to drill pilot hole for each screw to assist installation.



Position Top Plate Stiffener under top plate as shown within the wall frame.

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

1 0 1 2 3 4 5m

Construction Details 7 - External Joinery

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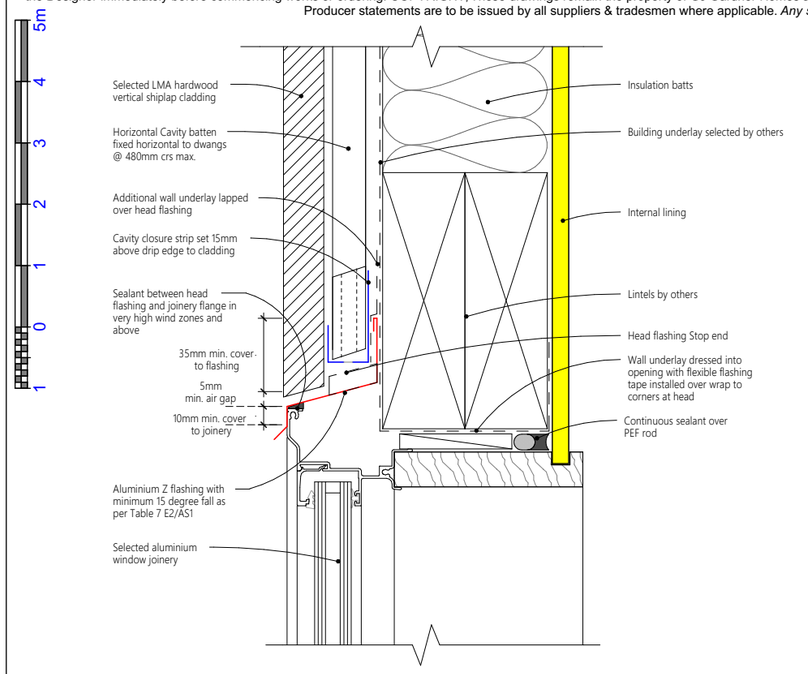
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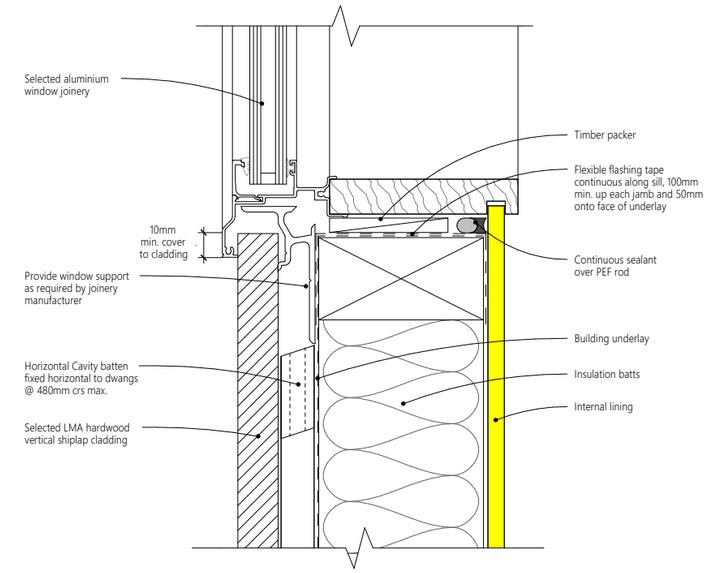
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Contact Details
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W: www.lmatimber.co.nz
A: 281 Dyers Road, Bromley, 8062

• TITLE:	LMA Vertical Shiplap Hardwood Cladding	
• DRAWING:	Window Head Detail_Aluminium Joinery	
• SCALE: 1 : 2@ A4		• DATE:09/06/2021

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1. Scope as per Clauses 1.0 and 9.4 E2/AS1
2. LMAV001 Profile weatherboard directly matches the NZS3617 profile Fig 5 except for the thickness that is increased from 19mm to 22mm and width increased to 139mm from 135mm. This variation is comparable to the standard profile except for the increased width and thickness, as this is proposed for increased stability with these hardwoods.
3. Fixings as per Table 24 E2/AS1
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5. Flashing as per Clause 4.0 E2/AS1
6. Rigid and flexible underlay as per Table 23 and Clauses 9.1.5 to 9.1.7 E2/AS1 or proprietary approved alternative
7. The weatherboard system relies on the joinery meeting the requirements of NZS 4211 for the relevant building wind zone or wind pressure
8. For Structural Cavity battens, fixings must have a minimum of 30mm screw penetration into the Structural Cavity batten



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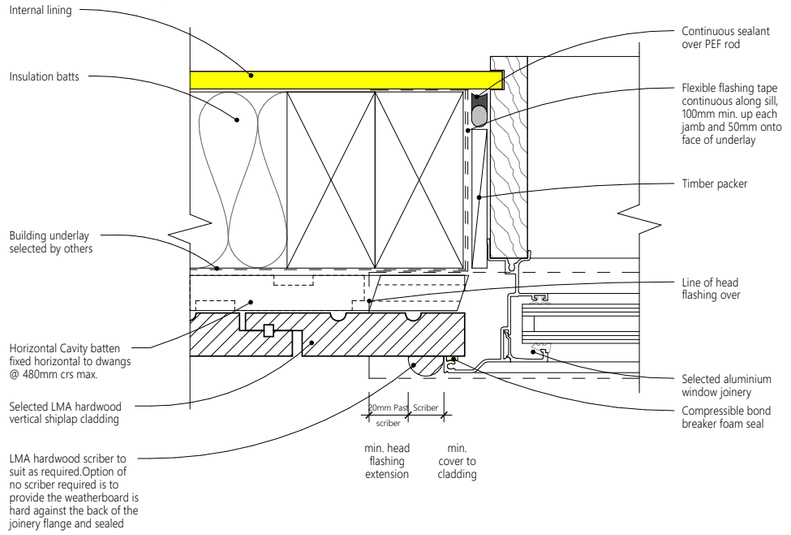
• TITLE:	LMA Vertical Shiplap Hardwood Cladding	
• DRAWING:	Window Sill Detail_Aluminium Joinery	
• SCALE: 1 : 2@ A4		• DATE:09/06/2021

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Notes:

1. Scope as per Clauses 1.0 and 9.4 E2/AS1
2. LMAV001 Profile weatherboard directly matches the NZS3617 profile Fig 5 except for the thickness that is increased from 19mm to 22mm and width increased to 139mm from 135mm. This variation is comparable to the standard profile except for the increased width and thickness, as this is proposed for increased stability with these hardwoods.
3. Fixings as per Table 24 E2/AS1
4. Compatibility of materials as per Tables 20-22 E2/AS1
5. Flashing as per Clause 4.0 E2/AS1
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• DRAWING:	Window Jamb Detail_Aluminium Joinery	
• SCALE: 1 : 2@ A4		• DATE:09/06/2021

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Construction Details 8 - External Joinery

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Date _____
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Date _____

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client: Dan & Rachael Gerard
Wind Zone: HIGH AS PER BRANZ WEBSITE

site address: 12 Herries Lane, Lake Hayes Estate, Queenstown
Lot 426, DP 372310

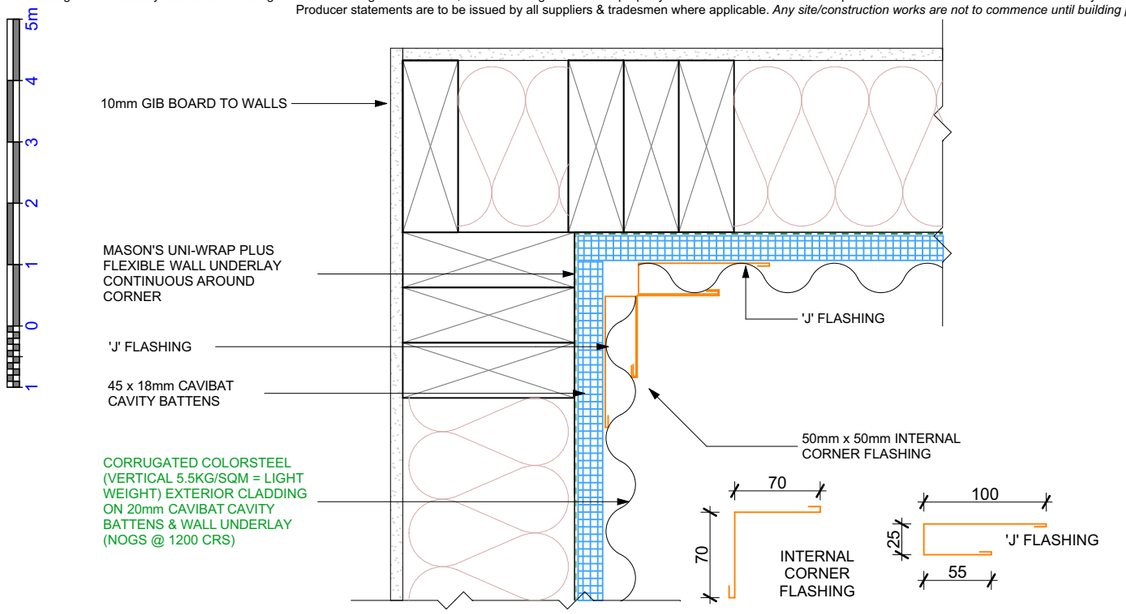
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drawn: AKC
checked: AKC
date: 20/10/2026

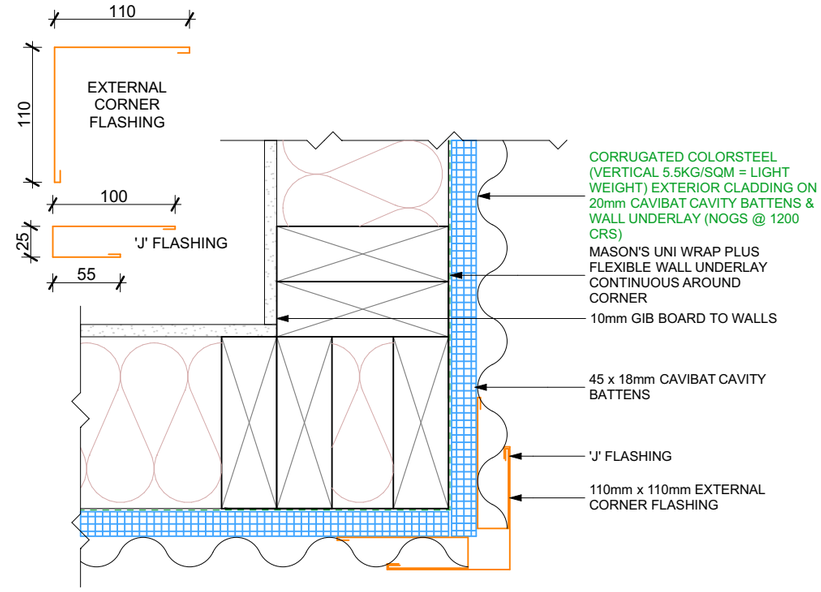
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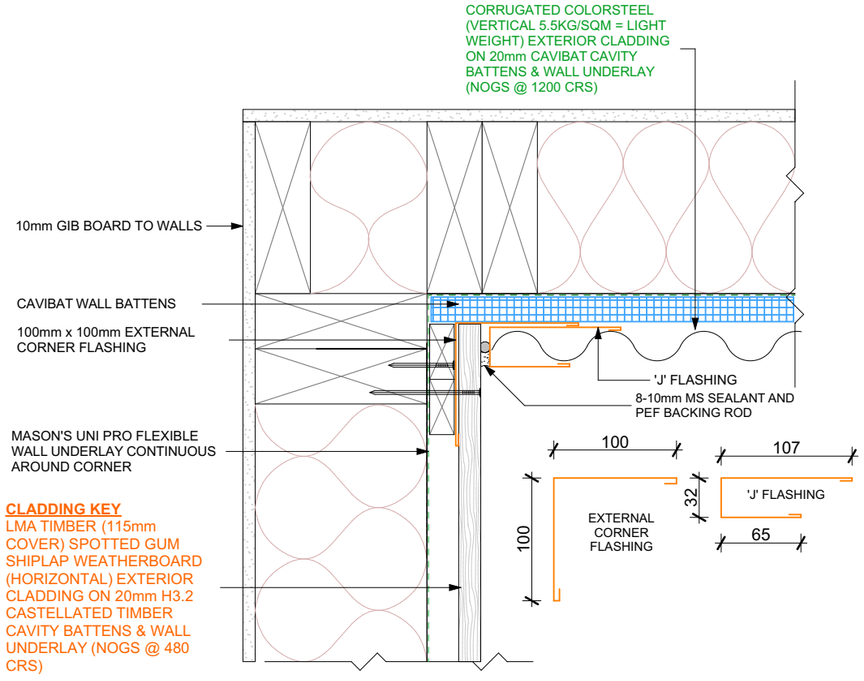
Notes:



Detail 13 Corrugate Internal Corner 1:5



Detail 14 Corrugate ExternalCorner 1:5



Detail 15 LMA Shiplap to Corrugate Internal Corner 1:5

Construction Details 9 - Junctions

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GJ Gardner Homes' signature ---------- *Date* ----------

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Wind Zone: HIGH AS PER BRANZ WEBSITE

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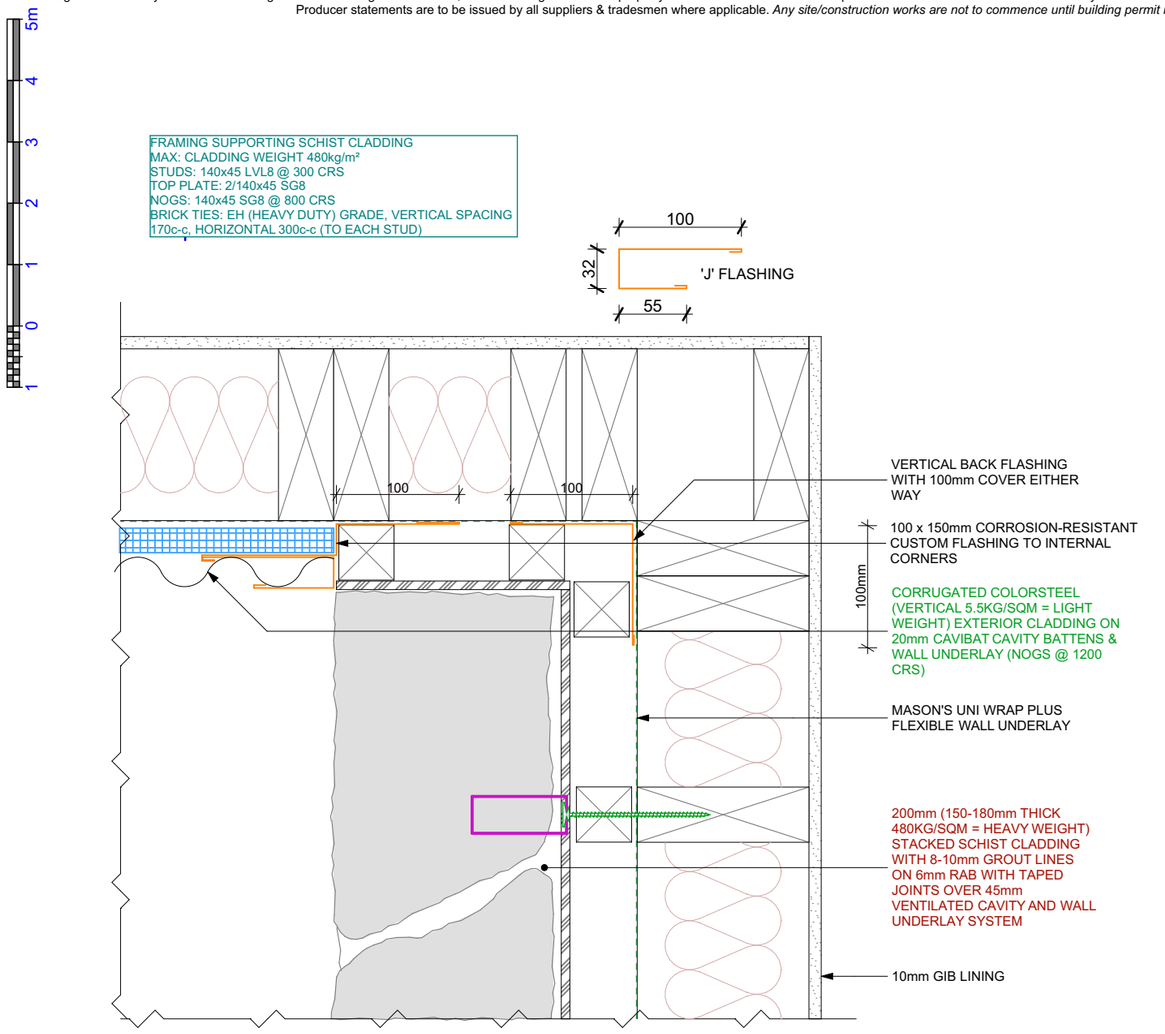
job no:	scale:	sheet:
67-55	1:5	37

drawn:	checked:	date:
AKC	AKC	20/10/2026

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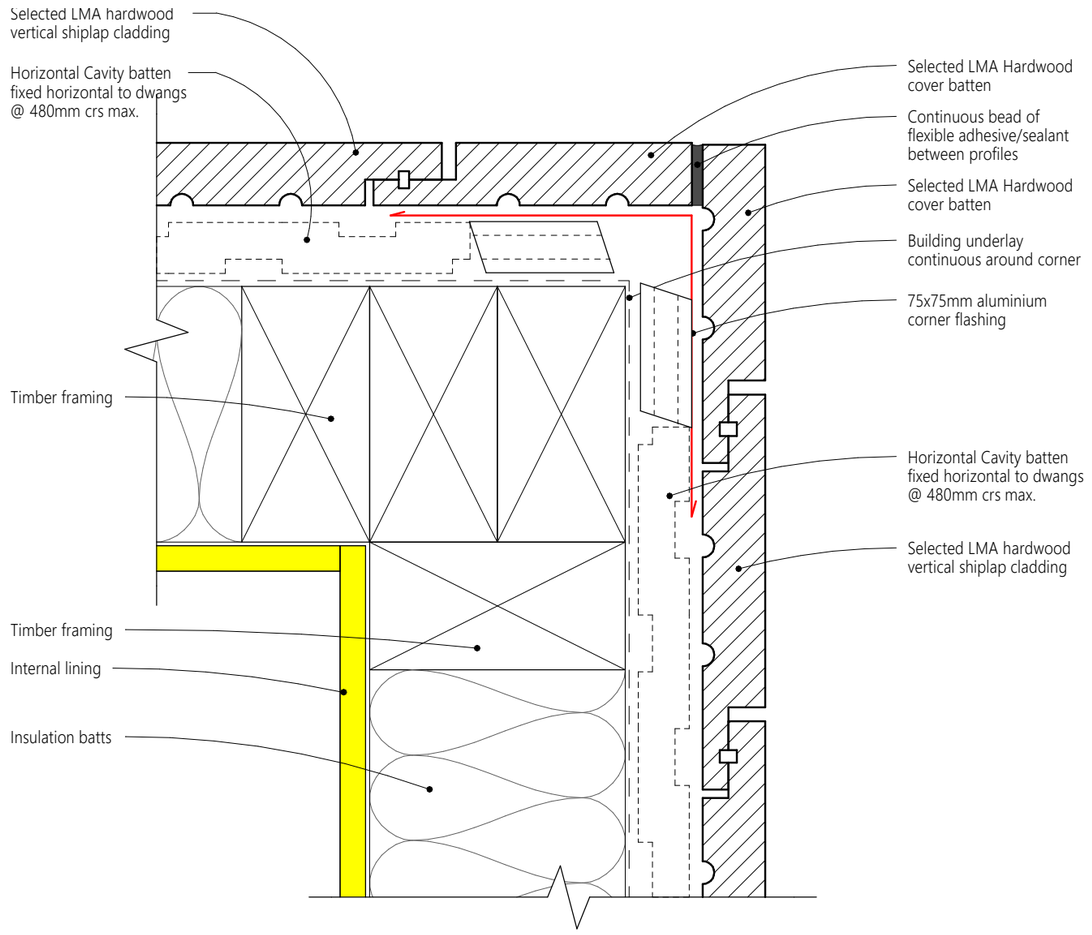
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Detail 16 Schist to Corrugate Internal Corner 1:5

Notes:

1. Scope as per Clauses 1.0 and 9.4 E2/AS1
2. LMAV001 Profile weatherboard directly matches the NZS3617 profile Fig 5 except for the thickness that is increased from 19mm to 22mm and width increased to 139mm from 135mm. This variation is comparable to the standard profile except for the increased width and thickness, as this is proposed for increased stability with these hardwoods.
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8. For Structural Cavity battens, fixings must have a minimum of 30mm screw penetration into the Structural Cavity batten



Construction Details 10 - Junctions

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A: 281 Dyers Road, Bromley, 8062

• TITLE: LMA Vertical Shiplap Hardwood Cladding
• DRAWING: External corner_Sealant
• SCALE: 1 : 2@ A4 • DATE:09/06/2021

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job no: 67-55 | scale: 1:1.0799, 1:5, 1:100 | sheet: 38

drawn: AKC
checked: AKC
date: 20/10/2026

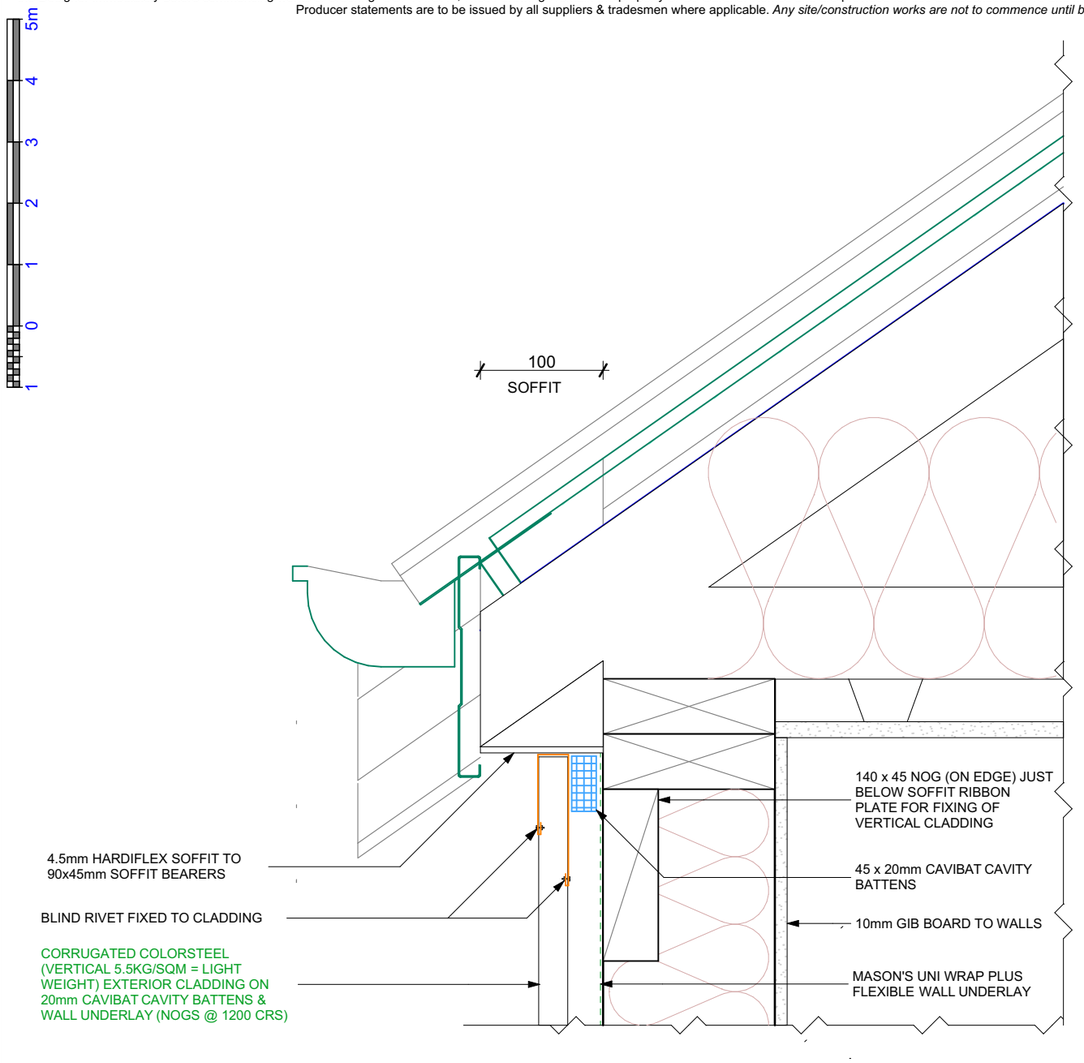
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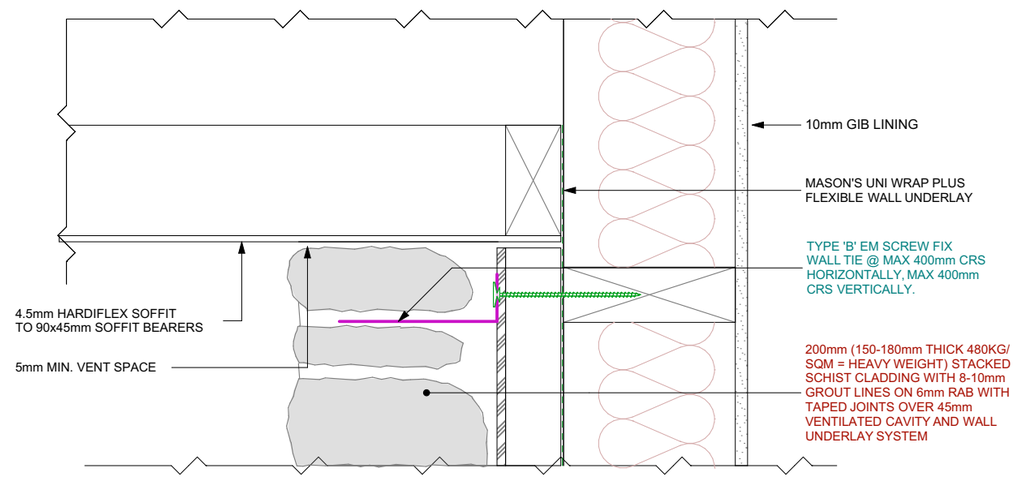
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Notes:



Detail 17 Corrugate Soffit Detail 1:5



Detail 18 Schist Soffit Detail 1:5

FRAMING SUPPORTING SCHIST CLADDING
MAX: CLADDING WEIGHT 480kg/m²
STUDS: 140x45 LVL8 @ 300 CRS
TOP PLATE: 2/140x45 SG8
NOGS: 140x45 SG8 @ 800 CRS
BRICK TIES: EH (HEAVY DUTY) GRADE, VERTICAL SPACING 170c-c, HORIZONTAL 300c-c (TO EACH STUD)

1 0 1 2 3 4 5m

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Dan & Rachael Gerard
Wind Zone: HIGH AS PER BRANZ WEBSITE

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Lake Hayes Estate
Queenstown
Lot 426, DP 372310

job no: 67-55
scale: 1:5, 1:100
sheet: 39

drawn: AKC
checked: AKC
date: 20/10/2026

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Construction Details 11 - Soffit

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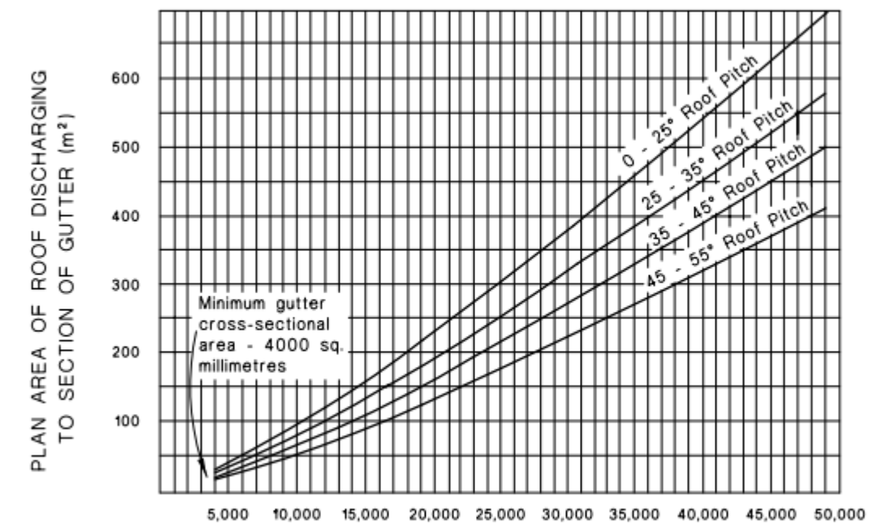


Quarter Round

Overview

The Quarter Round Profile provides a contemporary design that is very popular on both new builds and when replacing spouting on kiwi homes. The Quarter Round provides great roof edge coverage and, at 135mm wide, also offers good access for cleaning with a standard roof overhang.

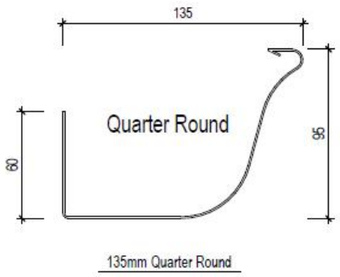
Figure 15: Cross-sectional Area of External Gutter
Paragraphs 5.1.2 and 5.1.3



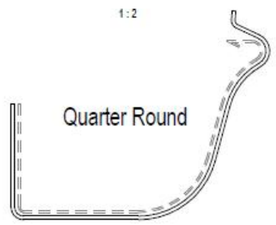
Amend 1 Sep 1993

Specifier Notes

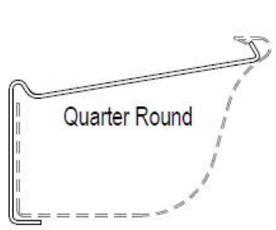
The Quarter Round profile delivers clean lines, particularly when combined with internal brackets.



135mm Quarter Round



135mm Quarter Round External Bracket
1:2



135mm Quarter Round Internal Bracket
1:2

QUICK REFERENCE DATA					
	Cross Section Area	Downpipe Size Options	Material Availability	Bracket Types	Bracket Material
Quarter Round	6300mm²	65mm	0.50mm Copper	Internal	Aluminium
		80mm	0.5mm ZR8	External	Copper*
			0.5mm ZM8		Brass**
			0.7mm ARX		

*North Island Only
**South Island Only

Table 5: Downpipe Sizes for Given Roof Pitch and Area
Paragraph 4.2.1

Downpipe size (mm) (minimum internal sizes)	Roof pitch 0-25°	25-35°	35-45°	45-55°
	Plan area of roof served by the downpipe (m²)			
63 mm diameter	60	50	40	35
74 mm diameter	85	70	60	50
100 mm diameter	155	130	110	90
150 mm diameter	350	290	250	200
65 x 50 rectangular	60	50	40	35
100 x 50 rectangular	100	80	70	60
75 x 75 rectangular	110	90	80	65
100 x 75 rectangular	150	120	105	90

Amend 1 Sep 1993

Amend 2 Aug 1994

MINIMUM GRADES OF DISCHARGE PIPES			
Size of graded section of pipe		Minimum grade	
		%	Ratio
40	VANITY, BATH, HWC	2.50	1 in 40
50	SINK, SHOWER, TUB, FWG	2.50	1 in 40
65		2.50	1 in 40
80		1.65	1 in 60
100	WC	1.65	1 in 60

Site Drainage Details 1

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Owner's signature

Date

GJ Gardner Homes' signature

Date

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job no: 67-55 | scale: 1:1.3333 | sheet: 40

drawn: AKC | checked: AKC | date: 20/10/2026

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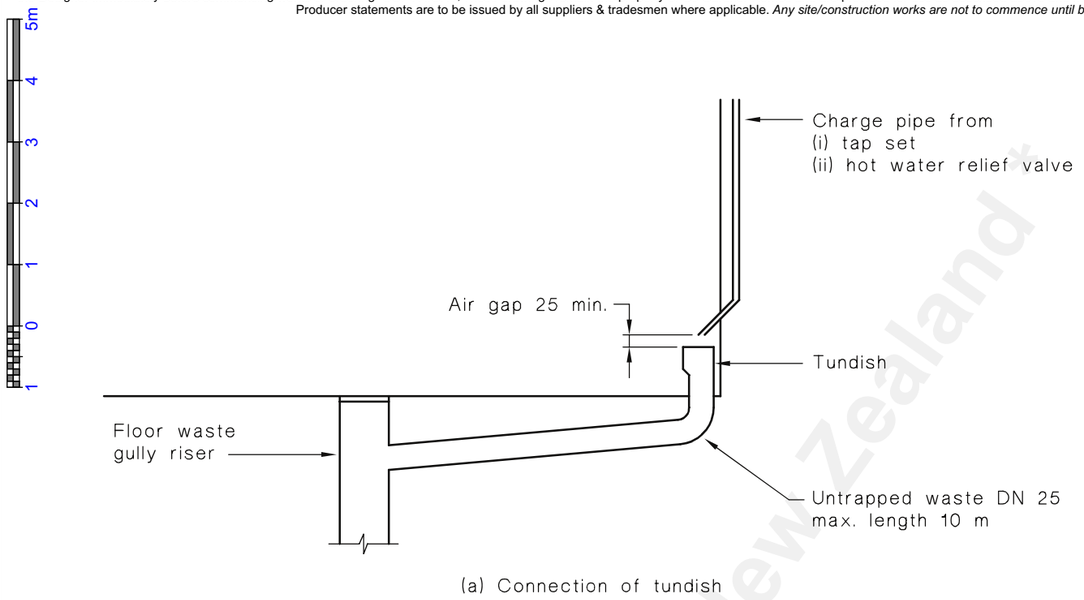
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Notes:



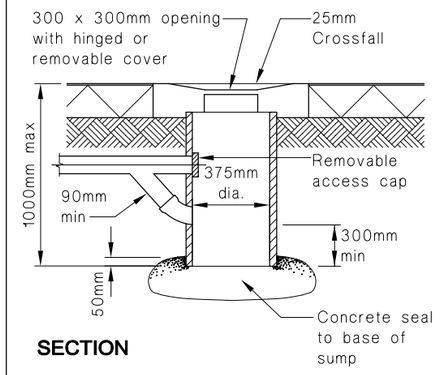
(a) Connection of tundish

AS/NZS 3500.2:2003

4.6.7.8 *Discharges from tundishes*

In addition to the discharges permitted in Table 4.4, tundishes receiving discharges from water heater drains, airconditioning units, other condensate lines and the like, may discharge to a floor waste gully. The maximum length of the discharge pipe shall not exceed 10 m (see Figure 4.3(a)).

Figure 8: **Type-one Surface Water Sump**
Paragraph 3.6.2



HOT WATER SYSTEM TO COMPLY WITH THE FOLLOWING;
NZBC/H1.3.4 PROVISIONS
NZBC/H1/AS1 5.0 HOT WATER SYSTEMS
NZS4305:1996 3.5 VENT PIPES
NZS4305:1996 3.7 DISTRIBUTION PIPES
FOR THE PROVISION OF HOT WATER TO SANITARY FIXTURES & APPLIANCES.

WATER SUPPLIES SYSTEM INSTALLATION TO COMPLY WITH G12/AS1 & ALL RELATIVE STANDARDS

Site Drainage Details 2

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GJ Gardner Homes' signature ---------- *Date* ----------

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job no: 67-55 **scale:** **sheet:** 41

drawn: AKC
checked: AKC
date: 20/10/2026

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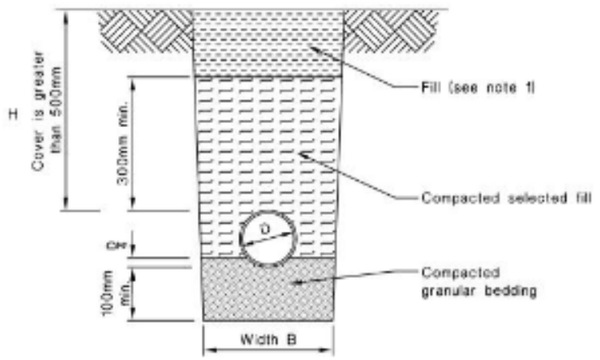
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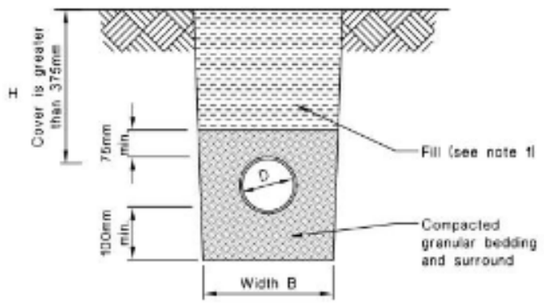
Figure 7: Bedding and backfilling
Paragraphs 2.1.1, 5.2.1, 5.3.1 and 5.4.1

Amend 9 Nov 2020



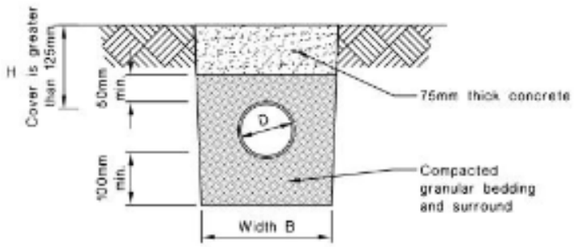
(a) Cover greater than 500 mm

Amend 9 Nov 2020



(b) Cover greater than 375 mm

Amend 9 Nov 2020

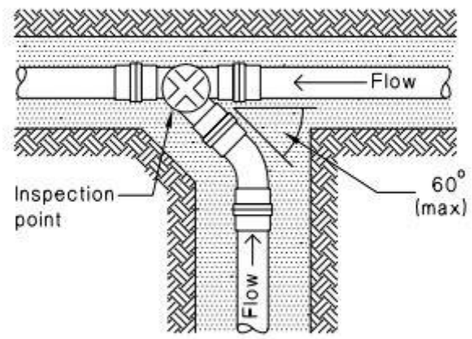


(c) Cover greater than 125 mm

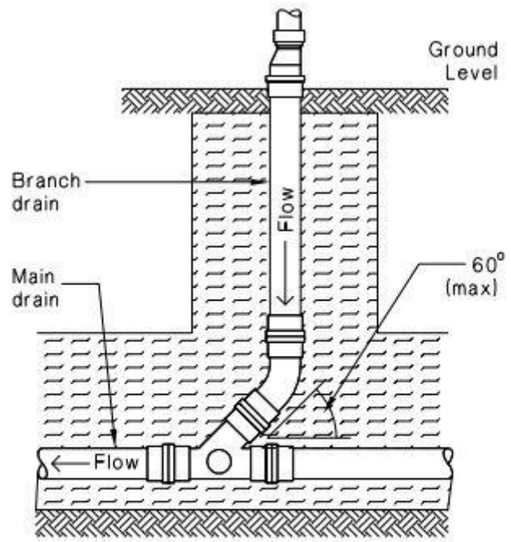
Amend 9 Nov 2020

NOTE:
1. Fill shall be:
-Ordinary fill where drains are located below gardens and open country.
-Compacted selected fill where the drains are located below residential driveways and similar areas subject to light traffic.

Figure 1: Connection of drains
Paragraph 3.2.1



(a) Horizontal connection



(b) Vertical connection

Figure 9: Inspection points
Paragraph 5.7.3

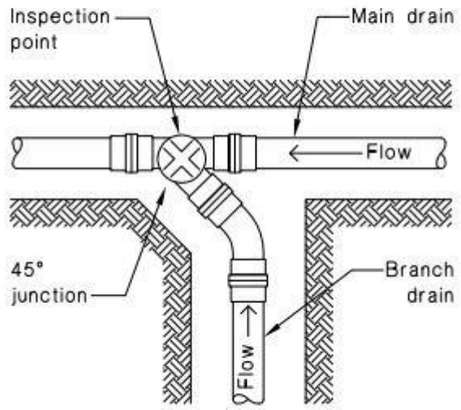
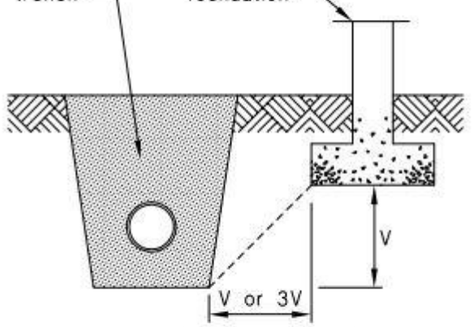


Figure 8: Relationship of pipe trench to building foundation
Paragraph 5.6.1



Minimum horizontal seperation shall be V or 3V dependant on length of time trench open, see Paragraph 5.6.1

Site Drainage Details 3

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Date _____

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G.J. Gardner. HOMES

ph: 03 442 8840
e: queenstown@gjgardner.co.nz

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client: Dan & Rachael Gerard
Wind Zone: HIGH AS PER BRANZ WEBSITE

site address:
12 Herries Lane
Lake Hayes Estate
Queenstown
Lot 426, DP 372310

job no: 67-55 **scale:** **sheet:** 42

drawn: AKC
checked: AKC
date: 20/10/2026

CORNERSTONE DESIGN
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Notes:

Table 4.5.1.1: General dimensions of metal flashings and other flashings as listed (continued on next page)

Paragraphs 4.4.3.4, 4.5.1.1, 4.5.1.2, 4.5.2.1, 4.5.3.1, 4.5.3.2, 4.5.4.1, 4.5.4.2, 4.5.5.1, 4.5.5.2, 5.1.2.2, 6.2.2.1, 6.2.4.1, 7.5.5.1, 8.3.2.5, 9.1.2.2, 9.1.9.8, 9.1.10.2,9.4.5.6, Figure 4.5.2.1, Figure 6.1.1.4A, Figure 6.1.1.4B, Figure 7.5.6.1, Figure 8.4.12.3B, Figure 8.4.12.3C, Figure 8.4.9.2A, Figure 8.4.9.2B, Figure 8.4.9.7A, Figure 8.4.9.7B, Figure 8.4.9.7C, Figure 8.4.9.7D, Figure 8.4.9.7E, Figure 8.4.9.7F, Figure 8.5.6.1C, Figure 9.6.6.3, Figure 9.6.6.9, and Figure 9.9.9.4

Type	Description	Minimum dimensions (1),(2),(3),(8)	Figure references (as examples)
Aprons: general	*Transverse flashing* over roofing	Situation 1: 130 mm(4) Situation 2: 200 mm(4) Situation 3: 200 mm(4)	Figure 4.5.2.1, Figure 8.4.9.7B, Figure 8.4.12.3B, Figure 8.4.12.3C (X values)
	Parallel flashing over roofing	All situations: Two crests, finish in next trough (refer to Paragraph 4.5.2.2(b)	Figure 8.4.9.7E, Figure 8.4.9.7F, Figure 8.4.12.3B (Y values)
Ridges/hips	*Transverse flashing* over roofing	Refer to **Aprons: general**	Figure 8.4.9.7A, Figure 8.4.9.7C(b), Figure 8.4.9.7D
Changes in roof pitches	Upper lap under roofing	Situation 1 and 2: 250 mm Situation 3: Not permitted	Figure 8.4.9.7B
	Transverse flashing over roofing	Situation 1 and 2: Refer to **Aprons: general** Situation 3: Not permitted	
Barges	*Transverse flashing* over roofing	Situation 1: 50 mm(7) Situation 2: 70 mm(7) Situation 3: 90 mm(7)	Figure 8.4.9.7E (Z values)
Cappings	Overlaps to *cladding*	Situation 1: 50 mm(7) Situation 2: 70 mm(7) Situation 3: 90 mm(7)	Figure 6.1.1.4A (Z values)
	Slope to top: *parapet* and balustrade metal capping	All situations: 5°	Figure 6.1.1.4A, Figure 6.2.3.1A, Figure 6.2.3.1B, Figure 9.9.9.4
	Slope to balustrade: *flush-finished EIFS* and fibre cement(5)	All situations: 10°	Figure 9.7.8.4, Figure 9.9.9.3, Figure 9.9.9.4
Roof or deck to wall (metal flashings)	Overlaps to roofing	Refer to **Aprons: general**	
	Lap under *cladding* above	Situation 1: 75 mm Situation 2: 75 mm Situation 3: 90 mm	Figure 4.5.2.1, Figure 8.2.5.1D, Figure 8.2.5.1H, Figure 8.3.6.1B, Figure 8.3.6.1D, Figure 8.4.9.7B, Figure 8.4.9.7F, Figure 8.4.11.2

Table 4.5.1.1: General dimensions of metal flashings and other flashings as listed (continued from previous page)

Type	Description	Minimum dimensions (1),(2),(3),(8)	Figure references (as examples)
Roof or deck to wall (metal flashings)	Clearance below *cladding*	All situations: 35 mm	
	Total upstand	Situation 1 and 2: 110 mm Situation 3: 125 mm	
Membrane roofs and decks	Lap under *cladding* above	All situations: 115 mm	Figure 7.5.4.1, Figure 8.2.5.1H, Figure 8.5.4.1B, Figure 8.5.6.1D, Figure 8.5.8.1
Windows	Window flange clearance for *direct fixed claddings* and ply or fibre cement on cavities	All situations: 5 mm	Figure 9.4.6.1A
	Cover to window/door head and jamb flange	All situations: 10 mm(7)	Figure 9.4.6.1A (a) and (c)
	Cover to window/door sill flange	All situations: 8 mm(7)	Figure 9.4.6.1A(b)
Sills	Sill flashing slope(6)	All situations: Flat(5)	Figure 9.1.9.4, Figure 9.4.6.1A(b)
Heads	Head *flashing* slope	All situations: 15°	Figure 9.4.6.1A(a)
	Lap under *cladding* above	Situation 1 and 2: 35 mm Situation 3: 60 mm	Figure 9.4.6.1A(a)
	Anti-capillary gap to *cladding*	All situations: 5 mm (max. 10 mm)	Figure 9.4.6.1A(a)
	Total upstand	All situations: 40 mm	
Corners	Corner flashings	Situation 1 and 2: 50 x 50 mm Situation 3: 75 x 75 mm	Figure 9.4.4.5
Inter-storey junctions (metal flashings)	Junction *flashing* slope	All situations: 15°	Figure 9.1.8.4
	Lap over *cladding* below	Situation 1 and 2: 35 mm(7) Situation 3: 60 mm(7)	Figure 9.1.8.4
	Lap under *cladding* above	Situation 1 and 2: 35 mm Situation 3: 60 mm	Figure 9.1.8.4
	Clearance under *cladding*	All situations: 5 mm (max. 10 mm)	Figure 9.1.8.4
	Total upstand	All situations: 40 mm	Figure 9.1.8.4

Notes:

(1) Situation 1: Low, Medium, and High *wind zones*; where the *roof* pitch ≥ 10° (X or Z values).

(2) Situation 2: All *roof* pitches in Very High *wind zones*; or Low, Medium, and High *wind zones* where roof pitch < 10° (X or Z values).

(3) Situation 3: For all *roof* pitches in Extra High *wind zone*.

(4) Excludes any *soft edge* or turn-down to roofing.

(5) For *buildings* other than **housing**, the slope shall be as per Acceptable Solution F4/AS1.

(6) For *direct fixed* window/doors, unless shown. Sill *flashing* must extend past the condensation channel. Ensure sill *flashings* are not installed with backwards slope.

(7) Excludes *drip edge*.

(8) For edge treatments of flashings, refer to Subsection 4.4.3.

NZBC Roof Details 1

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client: Dan & Rachael Gerard
Wind Zone: HIGH AS PER BRANZ WEBSITE

site address: 12 Herries Lane, Lake Hayes Estate, Queenstown, Lot 426, DP 372310

job no: 67-55 | scale: | sheet: 43

drawn: AKC | checked: AKC | date: 20/10/2026

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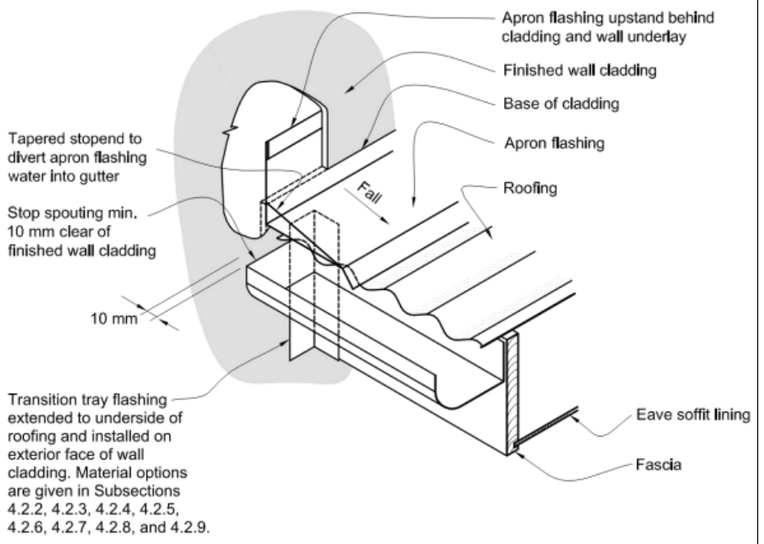
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Notes:

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Figure 5.1.2.4: Gutter/wall junction

Paragraphs 5.1.2.4 and 5.1.3.2



Notes:

(1) The upstand at the lower edge of the a*pron flashing* may be preformed to a larger size and then trimmed on site to suit.

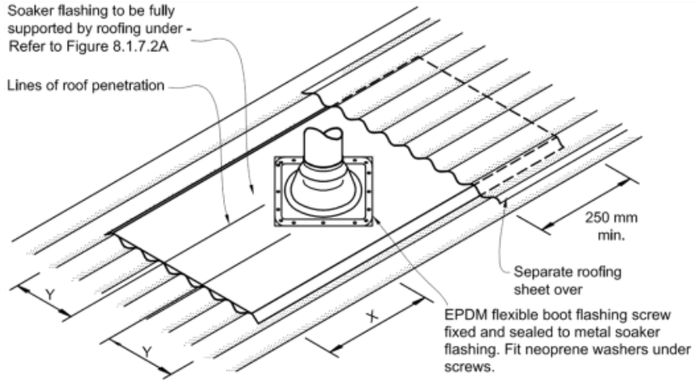
(2) The transition *flashing* bridges gap at the end of the fascia to protect the soffit *framing*.

(3) *Wall underlay* not shown for clarity.

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Figure 8.4.12.3B: Soaker flashing for pipe penetrations

Paragraph 8.4.12.3 and Table 4.5.1.1

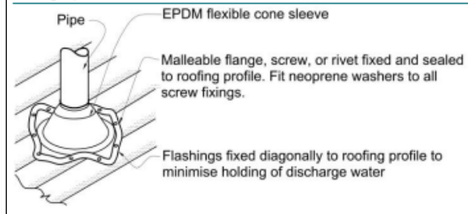


Notes: (1) This detail is suitable for pipes from 86 mm to 500 mm in diameter.
(2) This detail is suitable only for *roof* pitches of 10° or more.
(3) For dimensions X and Y, refer to Table 4.5.1.1.

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Figure 8.4.12.3A: Flashing for small pipes

Paragraphs 8.4.12.3, 9.6.6.6, and 9.6.7.7

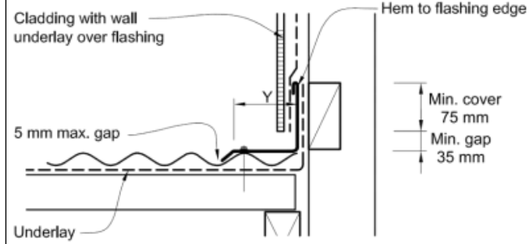


Notes: (1) The maximum *roof* pitch for this *flashing* is 45°. The minimum pitch is 10° if the base of the flange covers over or more complete troughs.
(2) This detail is suitable for pipes up to 85 mm in diameter.

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Figure 8.4.9.7F: Parallel apron flashings for profiled metal

Paragraph s 4.5.2.2, 8.4.9.7, and Table 4.5.1.1



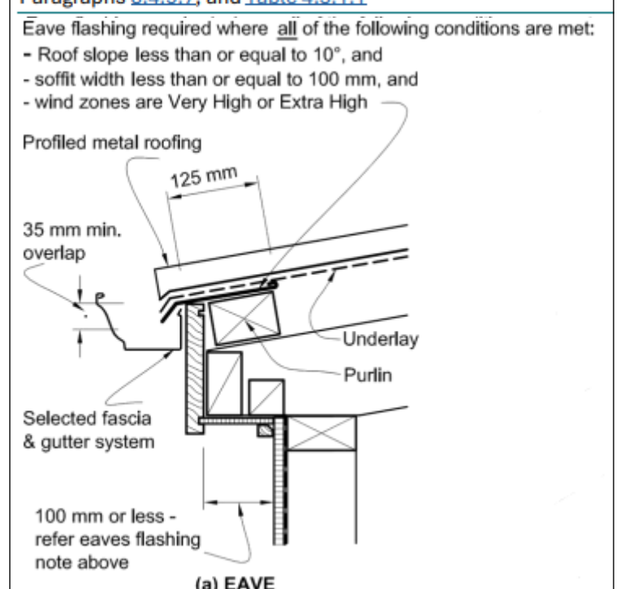
(a) CORRUGATED PROFILE

Note: (1) For dimension Y, refer to Table 4.5.1.1.

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Figure 8.4.9.7C: Eaves and roof/wall ridge for profiled metal

Paragraphs 8.4.9.7, and Table 4.5.1.1



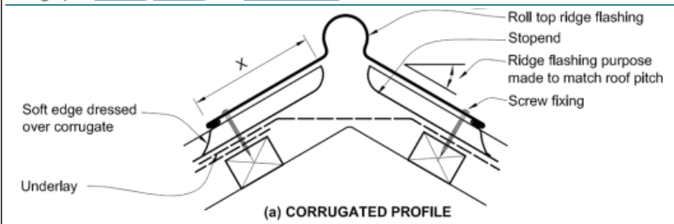
(a) EAVE

Note: (1) For dimensions X and Z, refer to Table 4.5.1.1.

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Figure 8.4.9.7D: Ridge and hip flashings for profiled metal

Paragraphs 4.5.3.1, 8.4.9.7, and Table 4.5.1.1



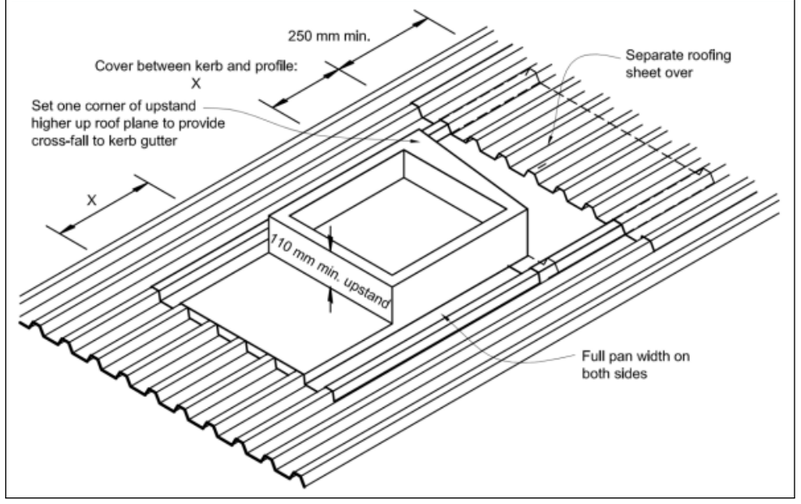
(a) CORRUGATED PROFILE

Note: (1) For dimension X, refer to Table 4.5.1.1.

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Figure 8.4.12.3C: Soaker flashing for other penetrations

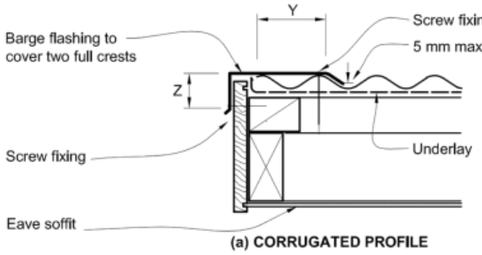
Paragraph 8.4.12.3 and Table 4.5.1.1



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Figure 8.4.9.7E: Barge flashings for profiled metal

Paragraphs 4.5.2.2, 4.5.4.2, 8.4.9.7, and Table 4.5.1.1



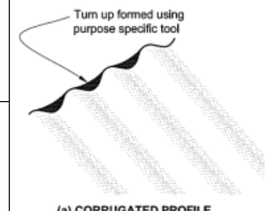
(a) CORRUGATED PROFILE

Note: (1) For dimensions Y and Z, refer to Table 4.5.1.1.

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Figure 8.4.10.1: Profiled metal stopends

Paragraph 8.4.10.1 and Figure 4.5.2.1



(a) CORRUGATED PROFILE

1 0 1 2 3 4 5m

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Lot 426 DP 372310

job no: 67-55 **scale:** 1:1.2063, 1:1.0504, 1:1.0542, 1:5 **sheet:** 44

drawn: AKC
checked: AKC
date: 20/10/2026

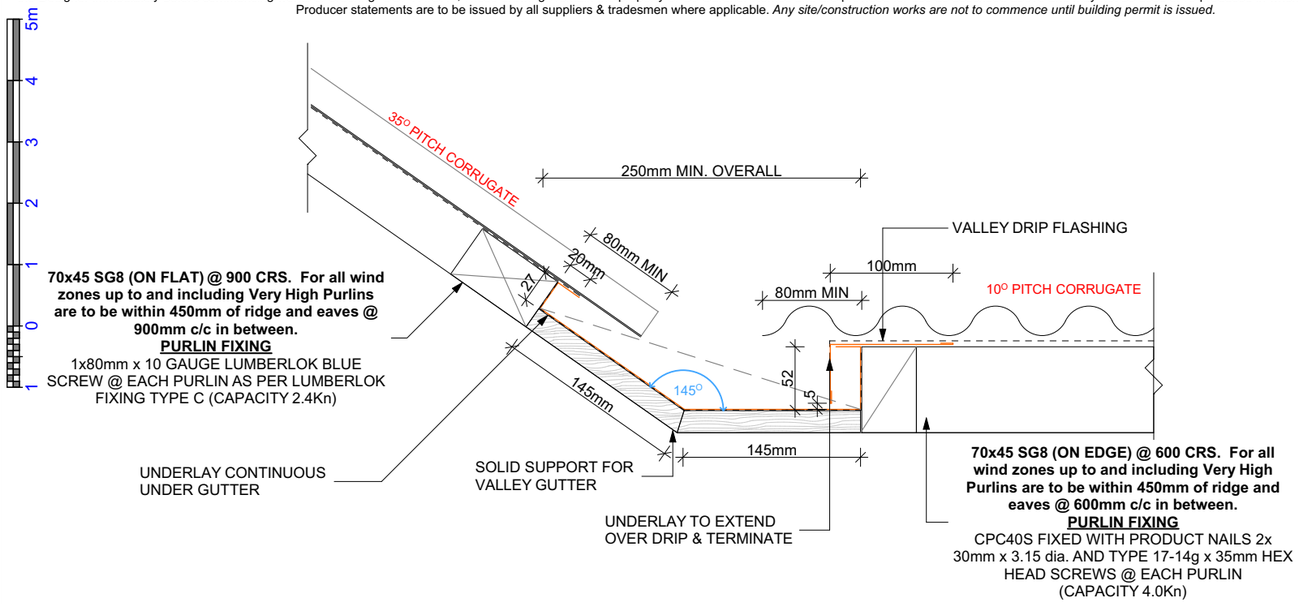
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NZBC Roof Details 2

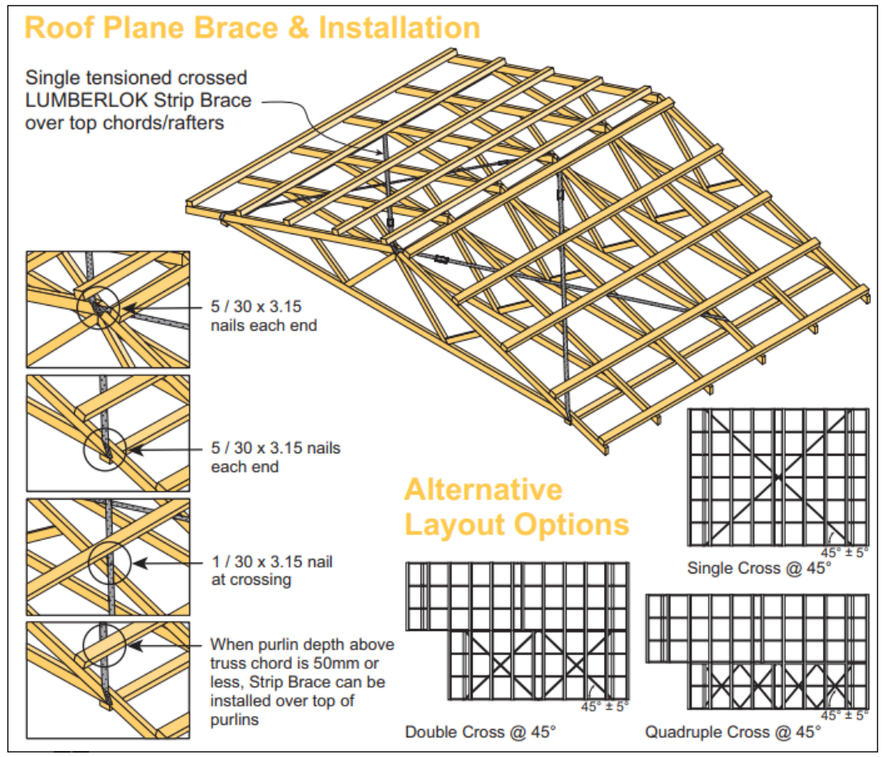
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Notes:



Detail R1 — Roof Detail 1 — 1:5



NZ Metal Roof and Wall Cladding Code of Practice

5.5.7 Valley Capacity Calculator

Calculation Date: 11/09/2026, 1:51:27 pm – https://www.metalroofing.org.nz/cop

Project Name

GERARD

Site Address

12 HERRIES LANE, LAKE HAYES ESTATE

Note that this site address is used only for convenience if printing calculations to attach to documentation.
*This address is **not** factored into calculations - you must determine intensity from Region/Location selection, Rainfall Intensity Maps or NIWA's HIRDS tool.*
The address is not recorded or shared with any other parties.

Rainfall Intensity

*See 5.3.2.1A **RCP Level Descriptions** for more information.*

Region	Location	Basis	Rainfall Intensity
Otago	Wanaka	RCP 4.5	44 mm/hr

Rainfall Intensity (10 Min Duration, 2% AEP Intensity) from NZBC E1/AS1 Table A – Adjusted for RCP 4.5

Short-Term Intensity Multiplication Factor: 3.1
Minimum 3.1 for current selections

Main Roof Pitch: 35 °
Minimum 0° for valleys (metal roofs min 3°)

Secondary Roof Pitch: 10 °
Minimum 0° for valleys (metal roofs min 3°)

Enter Valley Dimensions

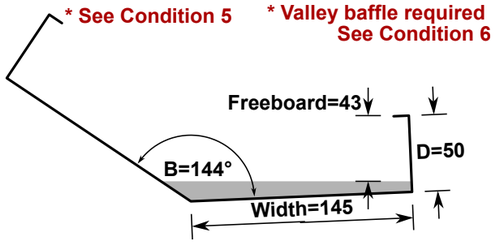


Illustration is for explanatory purposes only.

Valley Width (Lower Side)	145	mm
Valley Upstand	50	mm
Freeboard	43	mm

Minimum 20 for current selections

Max Capacity Roof Area **53.31m²**

Conditions and assumptions for valleys:

1. Mannings n assumed to be 0.014 to represent long term friction conditions
2. Minimum height of Type A valley returns to be 16 mm
3. Minimum freeboard of 20mm for valleys below 8°
4. Minimum freeboard of 15mm for valleys 8° and steeper
5. With asymmetrical valleys the width of the upper side can be less than the lower side with a minimum of 130mm, provided the design water maximum height is at least 20mm below the upper edge.
6. A valley baffle is required in all cases where a valley has a change of angle or when the difference in roof pitch exceeds 10°. See 5.5.6 Asymmetrical Valleys for more details.

Roof Details 1

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Wind Zone: HIGH AS PER BRANZ WEBSITE
site address: 12 Herries Lane, Lake Hayes Estate, Queenstown, Lot 426, DP 372310

job no:	scale:	sheet:
67-55	1:5, 1:1.0783	45

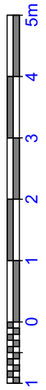
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date: 20/10/2026

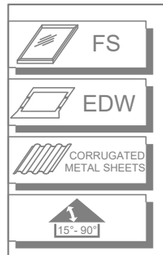
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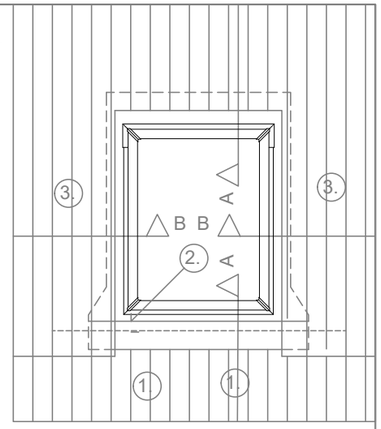
Notes:





SECTION A-A

ELEVATION



VELUX Skylight installed in new metal roofing.

1. The sheets are fitted 100 mm from the bottom frame
2. The flashing is mounted
3. Fit the metal sheets

SECTION B-B

FS - Fixed Skylight and EDW Flashing in Corrugated Metal Roof

VELUX
Sky-Product Management

NEW ZEALAND LTD.
0800 650 445

	Name	Date
Drawn by		Jan 18
Checked by		Jan 18
Drawing No.		

This drawing is an instrument of service and is provided for informational use only.

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Fixed Skylight Detail

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Date _____

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G.J. Gardner. HOMES

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e: queenstown@gjgardner.co.nz

client: Dan & Rachael Gerard
Wind Zone: HIGH AS PER BRANZ WEBSITE

site address: 12 Herries Lane, Lake Hayes Estate, Queenstown
Lot 426, DP 372310

job no:	scale:	sheet:
67-55	1:1.2093	46

drawn: AKC

checked: AKC

date: 20/10/2026

CORNERSTONE DESIGN
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Notes:

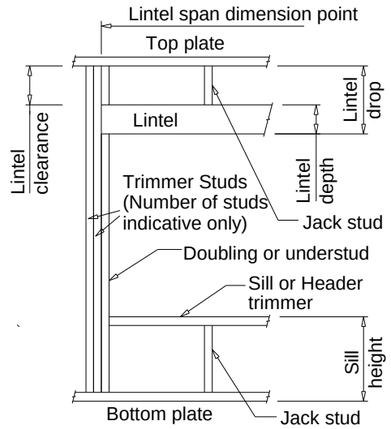


STUD-LOK Lintel Fixings

NOTE:

- ★ All fixings are designed for vertical loads only. Dead loads include the roof weight and standard ceiling weight of 0.20 kPa.
- ★ Refer to Table 8.19 NZS 3604:2011 for nailing schedule to resist horizontal loads.
- ★ These fixings assume the correct choice of rafter/truss to top plate connections have been made.
- ★ All fixings assume bottom plate thickness of 45mm maximum. Note: TYLOK options on timber species.
- ★ Wall framing arrangements under girder trusses are not covered in this schedule.
- ★ All timber selections are as per NZS 3604:2011

DEFINITIONS



Lintel Supporting Girder Trusses:

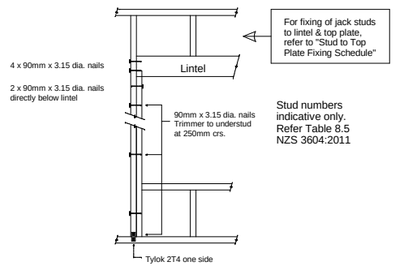
Roof Tributary Area	Light Roof Wind Zone			Heavy Roof Wind Zone		
	L, M, H	VH	EH	L, M, H	VH	EH
8.6 m²	G	G	H	G	G	H
11.6 m²	G	H	H	G	G	H
12.1 m²	G	H	H	G	H	H
15.3 m²	H	H	-	G	H	H
19.1 m²	H	-	-	G	H	-
20.9 m²	H	-	-	H	H	-
21.8 m²	H	-	-	H	-	-
34.3 m²	-	-	-	H	-	-

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

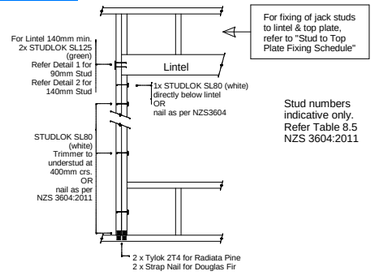
SELECTION CHART FOR LINTEL FIXING

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

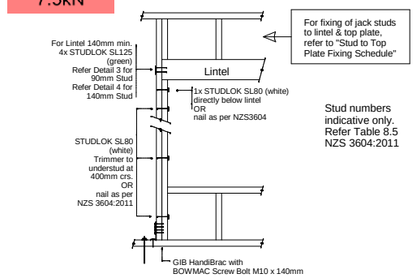
TYPE E 1.4kN



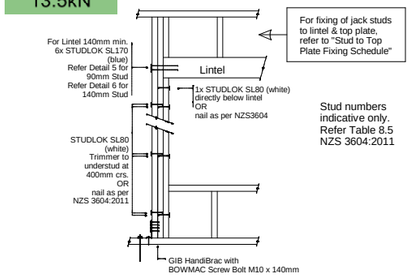
TYPE F 4.0kN



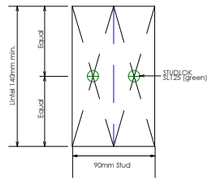
TYPE G 7.5kN



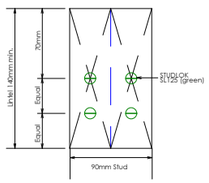
TYPE H 13.5kN



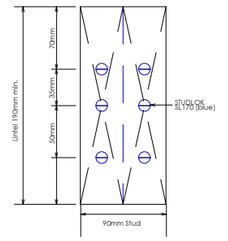
Detail 1:



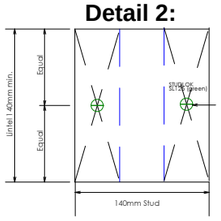
Detail 3:



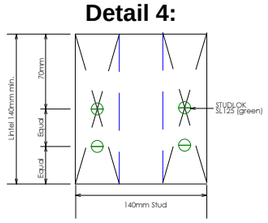
Detail 5:



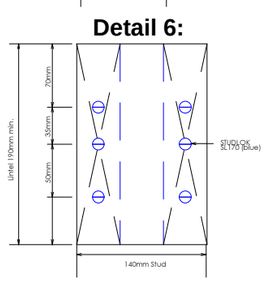
Detail 2:



Detail 4:



Detail 6:



STUD-LOK Lintel Fixings







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Date ----------

GJ Gardner Homes' signature ----------

Date ----------

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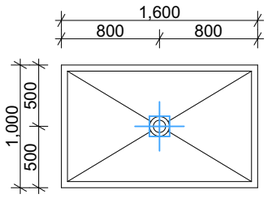
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CORNERSTONE DESIGN
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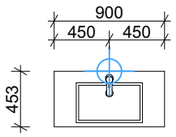
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Notes:

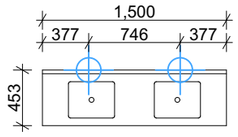




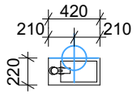
1000mm x 1600mm TILED SHOWER
Drain in centre of unit



900mm NEWTECH SAHARA WALL HUNG VANITY
Drain in centre/back of unit



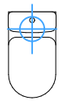
1500mm NEWTECH SAHARA DOUBLE BASIN WALL HUNG VANITY WITH LED MIRRORS
Drain in centre/back of unit



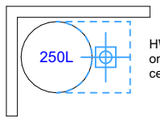
420mm CAROMA HAND WALL BASIN
Drain in centre/back of unit



NEWTECH CASALINO BACK TO WALL WC
Drain in centre of unit,
195mm in from frame



CAROMA URBANE II BIDET BACK TO WALL WC
Drain in centre of unit,
140mm in from frame



HWC
on wall, 400mm from centre of unit



KITCHEN SINK
Drain in centre of unit
* SINK MODEL TBC
WITH FINAL KITCHEN
PLAN PRIOR TO WORKS
COMMENCING *

1:50 **Plumbing Fixtures Drain Dimension Key** 1:50

ROOM
0mm² x 1000mm² SQUARE TILED SHOWER
mm x 900mm WIDE SAHARA WALL HUNG VANITY WITH LED
ORS
mm HEATED TOWEL RAIL
.L HEIGHT TILED WALLS
'RACTOR FAN DUCTED TO EXTERIOR

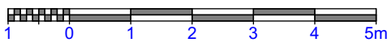
VTECH CASALINO BACK TO WALL RIMLESS TOILET SUITE
x250mm CAROMA SQUARE HAND WALL BASIN
.L HEIGHT TILED TO 2 WALLS AS SHOWN
'RACTOR FAN DUCTED TO EXTERIOR
mm HIGH TILED SKIRTING, MINIMUM, TO ALL WALLS WITH
RANE WATERPROOFING TO MEET NZBC E3/AS1 2.1,
AINMENT, AND AS PER FIGURE 1

ENSUITE
- 1600mm² x 1000mm² SQUARE TILED SHOWER
- 465mm x 1500mm WIDE SAHARA DOUBLE BASIN WALL HUNG VANITY WITH LED MIRRORS
- CAROMA URBANE II BIDET CLEANFLUSH BACK TO WALL RIMLESS TOILET SUITE
- FULL HEIGHT TILED WALLS
- 600mm HEATED TOWEL RAIL
- EXTRACTOR FAN DUCTED TO EXTERIOR

SN
EAR
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CI
W







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GJ Gardner Homes' signature

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job no:	scale:	sheet:
67-55	1:50, 1:100	48

drawn: AKC
checked: AKC
date: 20/10/2026

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Foundation Details

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Notes:

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.

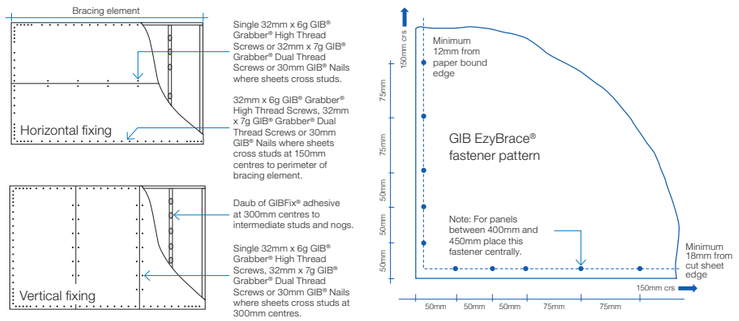
WALL LINING
- Any 10mm or 13mm GIB® plasterboard lining.
- Sheets can be fixed vertically or horizontally.
- Sheet joints shall be touch fitted.
- Use full length sheets where possible.

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 BL1-H

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

WALL FRAMING
Wall framing to comply with;

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

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

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

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

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

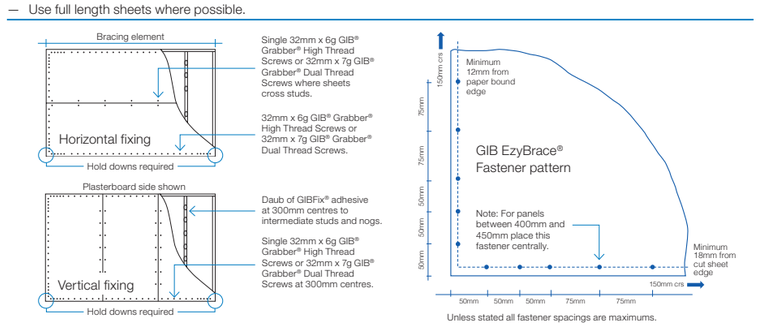
WALL LINING
- A layer of 10mm or 13mm GIB Braceline®
- Sheets can be fixed vertically or horizontally.
- Sheet joints shall be touch fitted.
- Use full length sheets where possible.

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

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

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

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



Unless stated all fastener spacings are maximums.

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

GIB EzyBrace® Systems specification 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 structural plywood manufactured to AS/NZ 2269.0 :2012 to the other side	Hold downs

WALL FRAMING
Wall framing to comply with;

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

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

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

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

Concrete floor
Use panel hold downs at each end of the bracing element. The GIB HandiBrac® is recommended. See details in GIB EzyBrace® Systems or GIB® Site Guide. Within the length of the bracing element bottom plates are to be fixed in accordance with the requirements of AS/NZ 2269/0 :2012.

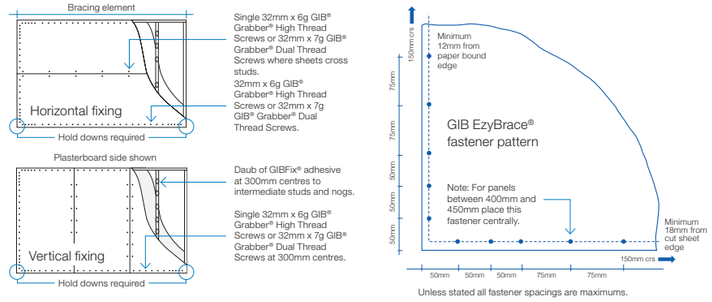
WALL LINING
- A layer of 10mm or 13mm GIB Braceline® to one side of the wall plus minimum 7mm structural plywood manufactured to AS/NZS 2269.0 :2012 to the other side.
- Sheets can be fixed vertically or horizontally.
- Plywood is to be fixed vertically with edges supported.
- Sheet joints shall be touch fitted.
- Use full length sheets where possible.

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

FASTENING THE LINING
Fasteners
GIB Braceline® side: 32mm x 6g GIB® Grabber® High Thread Screws or 32mm x 7g GIB® Grabber® Dual Thread Screws. Plywood: 50 x 2.8mm Galv or Stainless steel annular grooved FH nails. If using the GIBFix® Framing System or if fastening through GIBFix® Angles use only 32mm x 7g GIB® Grabber® Dual Thread Screws.

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 sheets place single fasteners to the sheet edge where it crosses the stud. Use daubs of GIBFix® 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
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

Bracing Details 1

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Owner's signature _____

Date _____

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Date _____

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G.J. Gardner. HOMES

ph: 03 442 8840
e: queenstown@gjgardner.co.nz

client: Dan & Rachael Gerard
Wind Zone: HIGH AS PER BRANZ WEBSITE

site address: 12 Herries Lane, Lake Hayes Estate, Queenstown, Lot 426, DP 372310

job no: 67-55 **scale:** 1:1.3967 **sheet:** 49

drawn: AKC
checked: AKC
date: 20/10/2026

CORNERSTONE DESIGN
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1 0 1 2 3 4 5m

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Notes:

GIB EzyBrace® Systems specification BLG-H

Specification code	Minimum length (m)	Lining requirement	Other requirements
BLG-H	0.4	10mm or 13mm GIB Braceline® to one side of the frame plus any 10mm or 13mm GIB® plasterboard to the other side	Hold downs

WALL FRAMING

Wall framing to comply with;

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

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

BOTTOM PLATE FIXING

Timber floor

Use panel hold downs at each end of the bracing element. The GIB HandiBrac® is recommended. See details in GIB EzyBrace® Systems or GIB® Site Guide. Pairs of hand driven 100 x 3.75mm nails at 600mm centres; or Three power driven 90 x 3.15mm nails at 600mm centres.

Concrete floor

Use panel hold downs at each end of the bracing element. The GIB HandiBrac® is recommended. See details in GIB EzyBrace® Systems 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 3604:2011.

WALL LINING

- A layer of 10mm or 13mm GIB Braceline® to one side of the wall plus any 10mm or 13mm GIB® plasterboard lining to the other side.
- 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

GIB Braceline® side: 32mm x 6g GIB® Grabber® High Thread Screws or 32mm x 7g GIB® Grabber® Dual Thread Screws.Other side: 32mm x 6g GIB® Grabber® High Thread Screws, 30mm GIB Nails or 32mm x 7g GIB® Grabber® Dual Thread Screws.

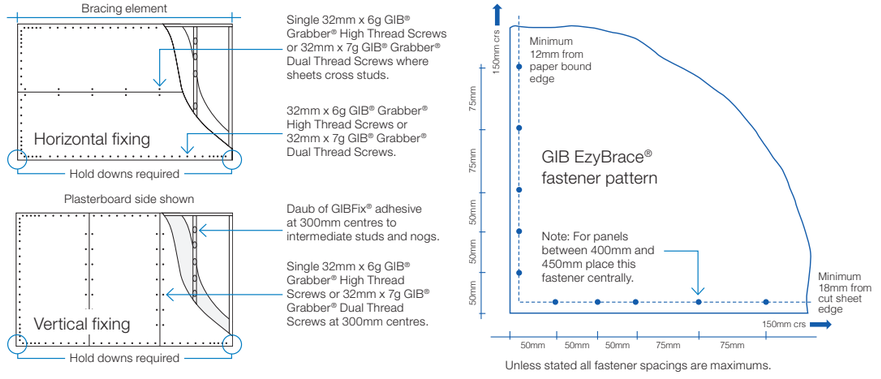
If using the GIBFix® Framing System or if fastening through GIBFix® Angles use only 32mm x 7g GIB® Grabber® Dual Thread Screws.

Fastener centres

50,100,150, 225, 300mm maximum from each corner and then 150mm thereafter around the perimeter of the bracing element. For vertically fixed sheets place fasteners at 300mm maximum centres to the 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

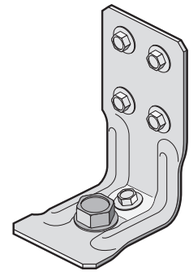
DESIGN AND CONSTRUCTION

GIB HandiBrac® installation

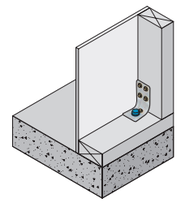
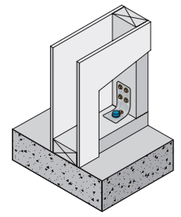
Developed in conjunction with MiTek™, the GIB HandiBrac® has been designed and tested by Winstone Wallboards for use in GIB EzyBrace® elements that require hold-downs. The GIB HandiBrac® is a substitute for bottom plate hold-down straps.

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

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



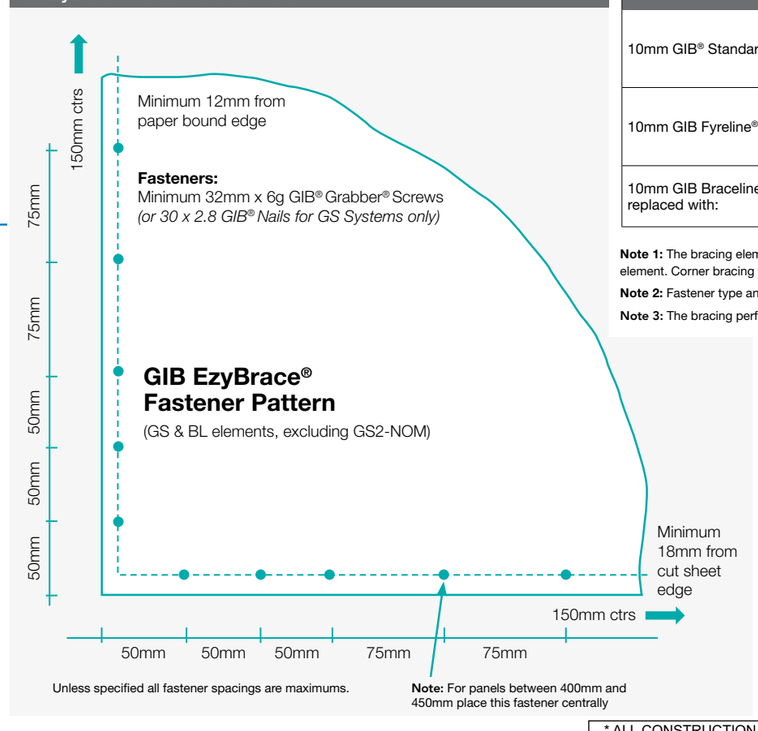
Concrete floor

External walls	Internal walls
 GEB009	 GEB010
Position GIB HandiBrac® as close as practicable to the internal edge of the bottom plate.	Position GIB HandiBrac® at the stud/plate junction and at mid-width of plate.

Hold-down fastener requirements

A mechanical fastening with a minimum characteristic uplift capacity of 15kN or use supplied BT10/140 screwbolt in GIB HandiBrac® pack.

GIB EzyBrace® Corner Fastener Pattern



10mm Substitution Options

10mm GIB® Standard can be replaced with:	10mm GIB Braceline® / GIB Noiseline® 10mm GIB Fyreline® 10mm GIB Ultraline® 10mm GIB Aqualine®
10mm GIB Fyreline® can be replaced with:	10mm GIB Braceline® / GIB Noiseline® 10mm GIB Ultraline® 10mm GIB Aqualine® 13mm GIB® Standard
10mm GIB Braceline® / GIB Noiseline® can be replaced with:	10mm GIB Aqualine® (see Note 1 below) 13mm or thicker GIB Fyreline® (see Notes 1 & 2 below)

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

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

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

Bracing Details 2

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1 0 1 2 3 4 5m

Owner's signature ---------- *Date* ----------

GJ Gardner Homes' signature ---------- *Date* ----------

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G.J. Gardner. HOMES

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client: Dan & Rachael Gerard
Wind Zone: HIGH AS PER BRANZ WEBSITE

site address: 12 Herries Lane, Lake Hayes Estate, Queenstown
Lot 426, DP 372310

job no: 67-55 | **scale:** 1:1.1008, 1:1.0458, 1:1.0970 | **sheet:** 50

drawn: AKC
checked: AKC
date: 20/10/2026

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Notes:

ECOPLY® BARRIER INSTALLATION

7.7 ECOPLY® BARRIER BRACING SPECIFICATION – EPB1

Table 5: Single Sided Structural Brace With Hold Downs

Specification No.	Minimum Wall Length	Lining Requirements	Hold-Down	BUs/m Wind	BUs/m Earthquake
EPB1	0.4m	Ecoply® Barrier one side	Yes GIB HandiBrac®	80	95
	0.6m			95	105
	1.2m			120	135

Framing

Wall framing must comply with:

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

Framing dimensions and height are as determined by the NZS 3604 stud and top plate tables for load bearing and non load bearing walls. Kiln dried verified structural grade timber must be used. Machine stress graded timber, such as Laserframe® of SG8 stress grade minimum is recommended.

Bottom Plate Fixing

Use GIB HandiBrac® hold-down connections at each end of the bracing element. Refer to manufacturer 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.

Lining

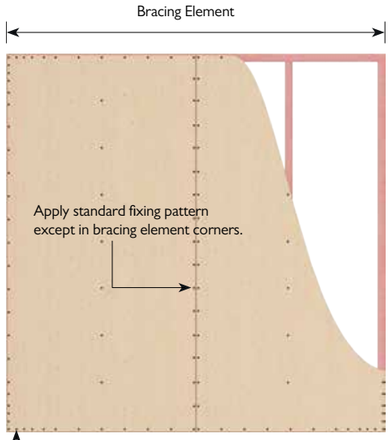
One layer of Ecoply® Barrier plywood fixed directly to framing. If part sheets are used, ensure nailing at required centres is carried out around the perimeter of each sheet or part sheet. A 2-3mm expansion gap should be left between sheets.

The panels must be installed with the long side of each panel orientated vertically to the framing members.

Sheet Fastening & Fixing

- Fasten with 50x2.8 hot dip galvanized or stainless steel flat head nails for direct fix.
- Power driven nails are suitable. Screws cannot be used.
- Fasteners must be at least 7mm from the edge of the sheet.
- **Specific Nailing patterns are required at the corners of all bracing elements.** A bracing element is defined by its applied bracing length – Refer Bracing Element Definition.
- Nails must be full round head.
- General fixing pattern: Apart from corners of bracing elements, fasteners are placed at 150mm centres around the perimeter of each sheet and 300mm centres to intermediate studs **or 150mm centres in Extra High Wind zones.**
- Do not overdrive nails in bracing applications.

Bracing Element Definition

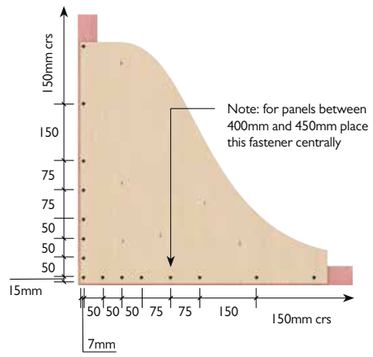


- Standard fixing pattern for bracing element corners: unless otherwise specified **fasten edges and ends of sheets at 50, 100, 150, 225, 300mm from the corner nail of the bracing element and a maximum of 150mm thereafter around the perimeter** – refer Corner Fastener Spacing for Ecoply Barrier Bracing Panels.

Ecoply® Bracing Systems are designed to meet the requirements of the New Zealand Building Code and have been tested and analysed using the P21 method referenced in NZS 3604:2011 listed as an acceptable solution B1/AS1 Structure. Testing was carried out using Ecoply Barrier manufactured by CHH Plywood and SG8 timber framing and GIB® products manufactured by Winstone Wallboards Ltd. Substituting materials may compromise performance of the system. GIB® and GIB HandiBrac® are registered trade marks of Fletcher Building Holdings Ltd.

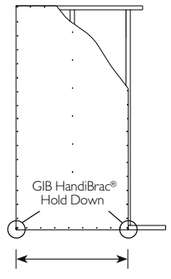
ECOPLY® BARRIER INSTALLATION

Corner Fastener Spacing for Ecoply® Barrier Bracing Panels



- General fixing pattern: Apart from corners of bracing elements, fasteners are placed at 150mm centres around the perimeter of each sheet and 300mm centres to intermediate studs or 150mm centres in Extra High Wind zones.

Hold Down Bracket Requirements



Fasteners for H3.2 CCA Treated Ecoply Barrier Panels

Fasteners shall be a minimum of hot dip galvanised for all B and C zones excluding sea spray zone D where stainless steel fasteners are required. Where stainless steel is required, annular grooved nails must be used.

Ecoply® Bracing Systems are designed to meet the requirements of the NZBC and have been tested and analysed using the P21 method referenced in NZS 3604:2011 listed as an acceptable solution B1/AS1 Structure. Testing was carried out using Ecoply manufactured and/or distributed by CHH Plywood and SG8 timber framing, and GIB® products manufactured by Winstone Wallboards Ltd. Substituting materials may compromise performance of the system. GIB® and GIB HandiBrac® are registered trade marks of Fletcher Building Holdings Ltd.

Bracing Details 3

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site address: 12 Herries Lane, Lake Hayes Estate, Queenstown, Lot 426, DP 372310

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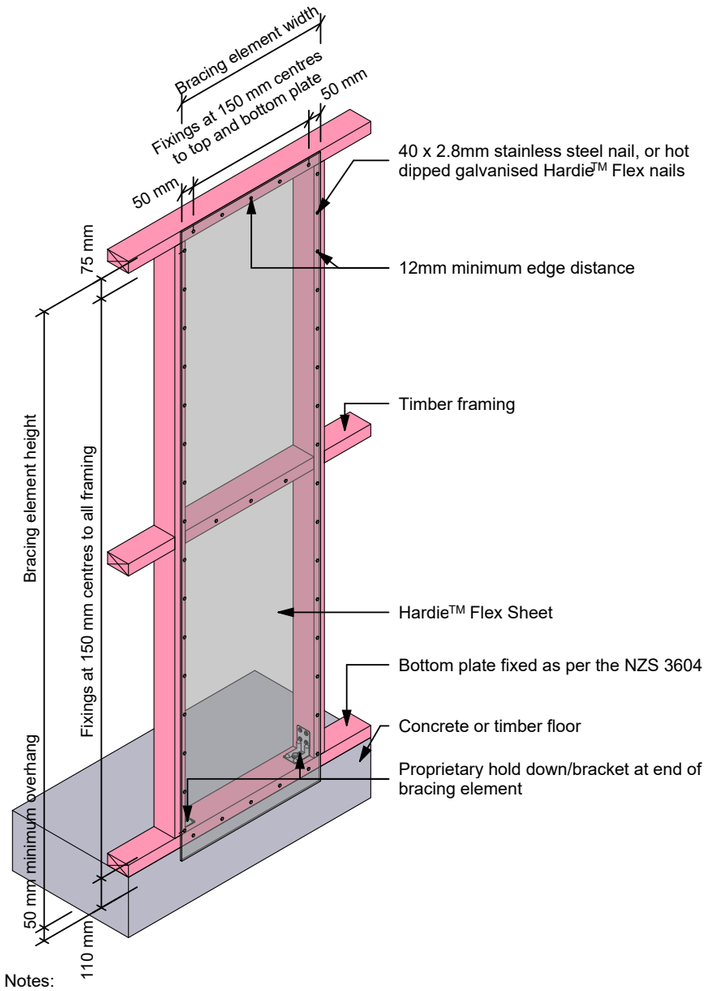
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Notes:

Figure 12: 400mm or 600mm Panel to concrete or timber floor

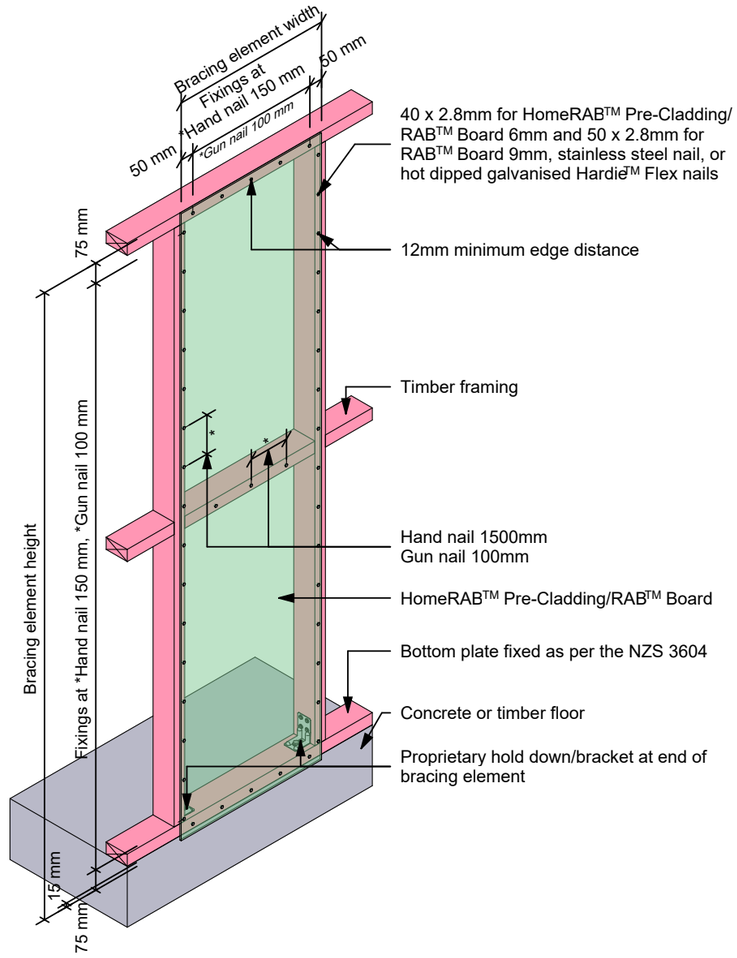


Notes:

- **Concrete floor** bottom plate fixing: Ramset bracing anchor kit Concrete or GIB Handibrac® with 15 kN anchor at each end of bracing element
- **Timber floor** bottom plate fixing: Ramset bracing anchor kit Wood or GIB Handibrac® with a 12kN minimum uplift capacity screw at each end of bracing element
- **Edge Fixing Distance:** Hardie™ Flex Sheet - minimum 12mm
- **Overhang Distance:** Hardie™ Flex Sheet - 50mm

Product	System	Minimum length
Hardie™ Flex Sheet	JHD	400 or 600mm

Figure 6: 400/600mm HomeRAB™ Pre-Cladding or RAB™ Board to concrete or timber floor



Notes:

- **Concrete floor** bottom plate fixing: Ramset bracing anchor kit Concrete or GIB Handibrac® with 15 kN anchor at each end of bracing element
- **Timber floor** bottom plate fixing: Ramset bracing anchor kit Wood or GIB Handibrac® with a 12kN minimum uplift capacity screw at each end of bracing element

Product	System	Minimum length
HomeRAB™ Pre-Cladding	HP	400 or 600mm
HomeRAB™ Pre-Cladding with 10mm GIB® Standard plasterboard	HPg	400 or 600mm
RAB™ Board	JHD	400 or 600mm
RAB™ Board	JHDg	600mm

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Date ----------

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client: Dan & Rachael Gerard
Wind Zone: HIGH AS PER BRANZ WEBSITE

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job no: 67-55 | scale: 1:1.0387, 1:1 | sheet: 52

drawn: AKC | checked: AKC | date: 20/10/2026

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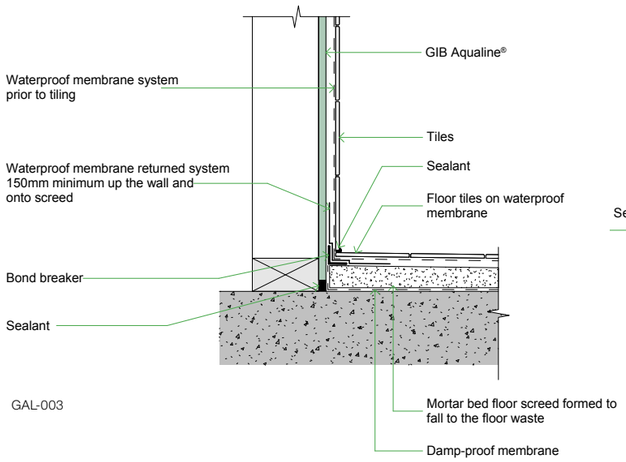
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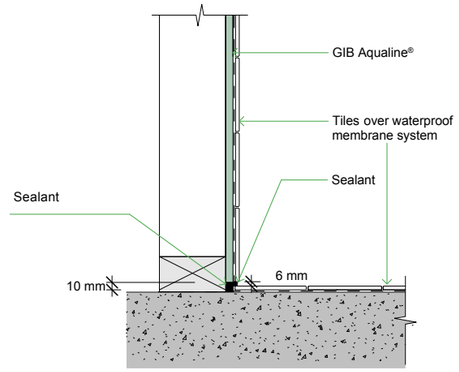
SHOWER – TILED WALL AND BASE DETAILS

A: MORTAR UNDER CERAMIC FLOOR LINING JUNCTION



GAL-003

C: CERAMIC FLOOR LINING JUNCTION



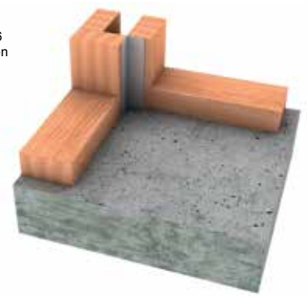
GAL-002A

PREFORMED SHOWER BASE JUNCTIONS

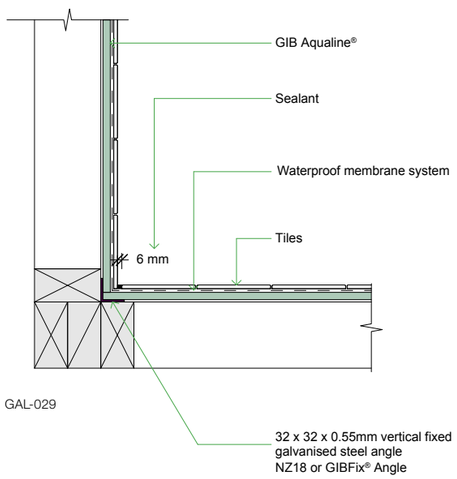
Refer to the shower base manufacturer for proprietary shower tray installation detailing including wet wall lining junction detailing.

D: TILED INTERNAL CORNER METAL ANGLE POSITION

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



B: TILED INTERNAL CORNER



GAL-029

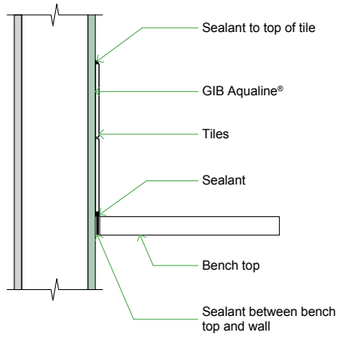


E: SHOWER MIXER PENETRATION IN WET WALL LININGS

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

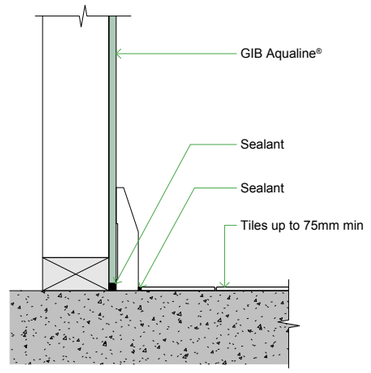
KITCHEN AND LAUNDRY DETAILS

A: BENCH TOP LINING JUNCTION



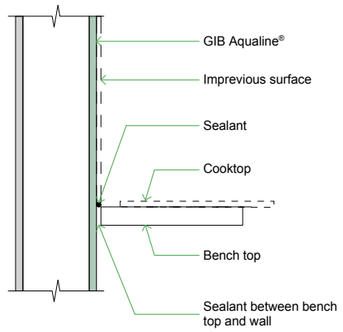
GAL-024

CERAMIC FLOOR SKIRTING LINING JUNCTION



GAL-001A

B: COOKTOP LINING JUNCTION



GAL-023B



Construction Details - Wet Area

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Date

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job no: 67-55
scale: 1:1, 1:1.3825, 1:1.1729
sheet: 53

drawn: AKC
checked: AKC
date: 20/10/2026

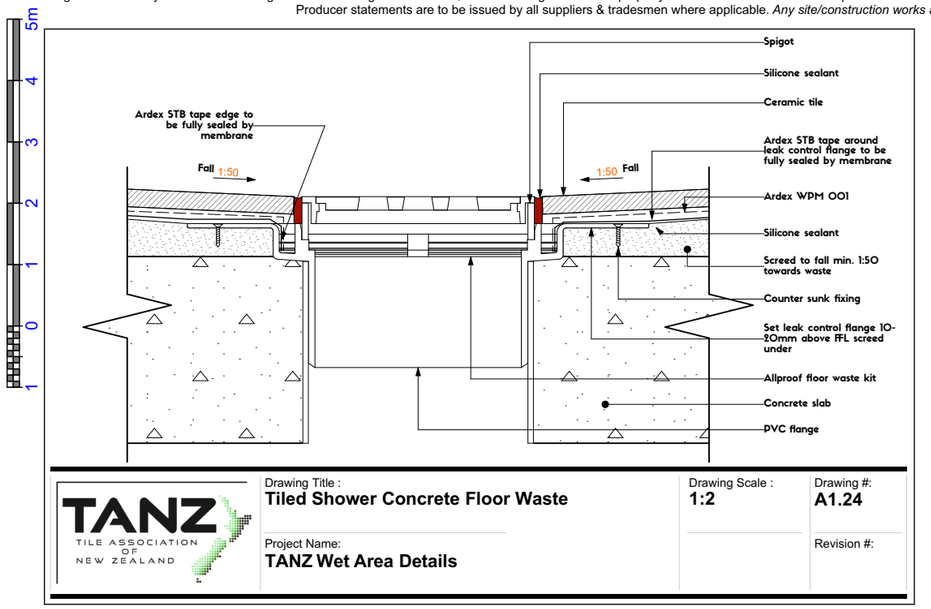
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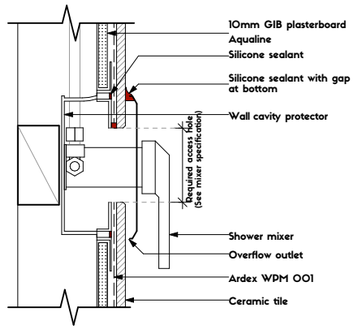
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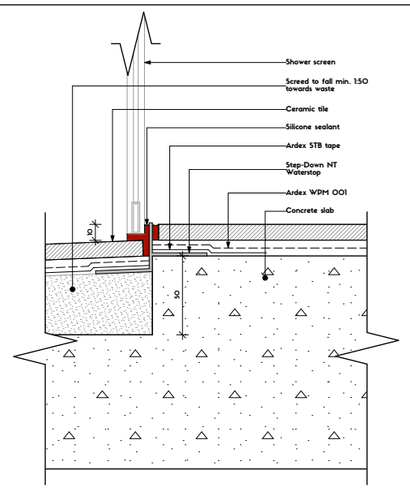
Notes:



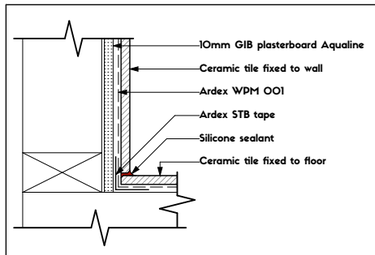
TANZ TILE ASSOCIATION OF NEW ZEALAND	Drawing Title : **Tiled Shower Concrete Floor Waste**	Drawing Scale : **1:2**	Drawing #: **A1.24**
	Project Name: **TANZ Wet Area Details**		Revision #:



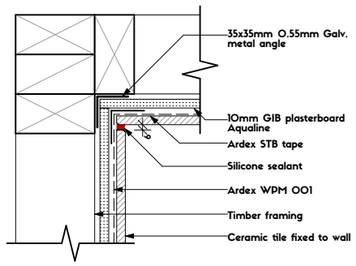
TANZ TILE ASSOCIATION OF NEW ZEALAND	Drawing Title : **Tiled Shower Penetration Mixer**	Drawing Scale : **1:5**	Drawing #: **A1.13**
	Project Name: **TANZ Wet Area Details**		Revision #:



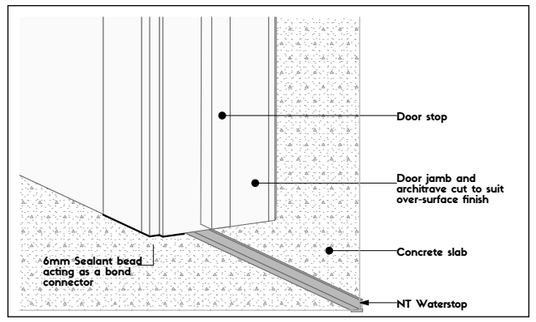
TANZ TILE ASSOCIATION OF NEW ZEALAND	Drawing Title : **Tiled Shower Concrete Floor Step-Down Junction**	Drawing Scale : **1:2**	Drawing #: **A1.36**
	Project Name: **TANZ Wet Area Details**		Revision #:



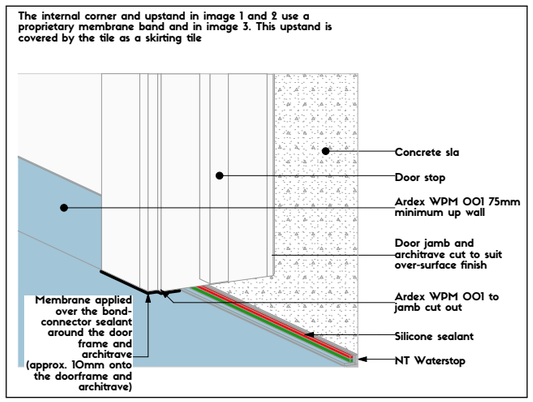
TANZ TILE ASSOCIATION OF NEW ZEALAND	Drawing Title : **Tiled Wall to Tiled Floor Waterproof**	Drawing Scale : **1:5**	Drawing #: **A1.08**
	Project Name: **TANZ Wet Area Details**		Revision #:

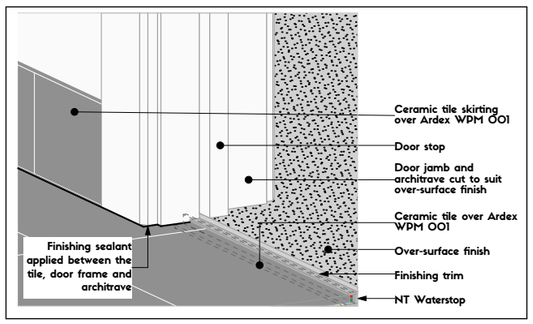


TANZ TILE ASSOCIATION OF NEW ZEALAND	Drawing Title : **Tiled Shower Internal Corner**	Drawing Scale : **1:5**	Drawing #: **A1.12**
	Project Name: **TANZ Wet Area Details**		Revision #:



TANZ TILE ASSOCIATION OF NEW ZEALAND	Drawing Title : **Tiled Water Stop at Door**	Drawing Scale : **1:5**	Drawing #: **A1.10**
	Project Name: **TANZ Wet Area Details**		Revision #:





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	Lot 428 DP 512310
job no:	67-55
scale:	1:1.9443, 1:1.3250, 1:2.2636
sheet:	54
drawn:	AKC
checked:	AKC
date:	20/10/2026

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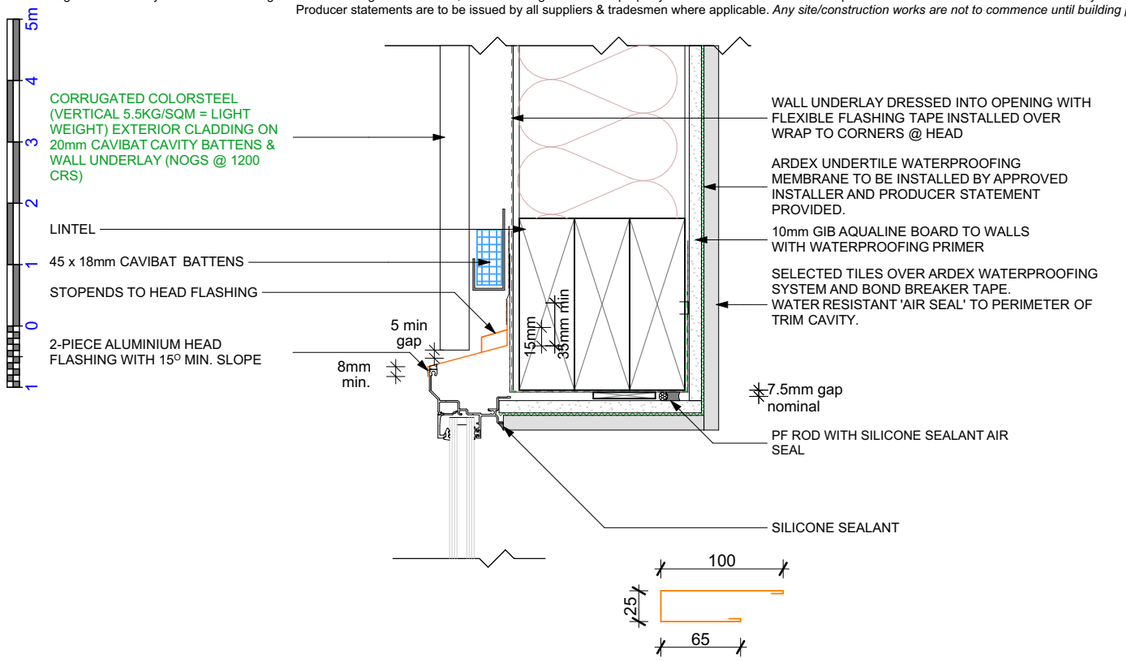
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1 0 1 2 3 4 5m

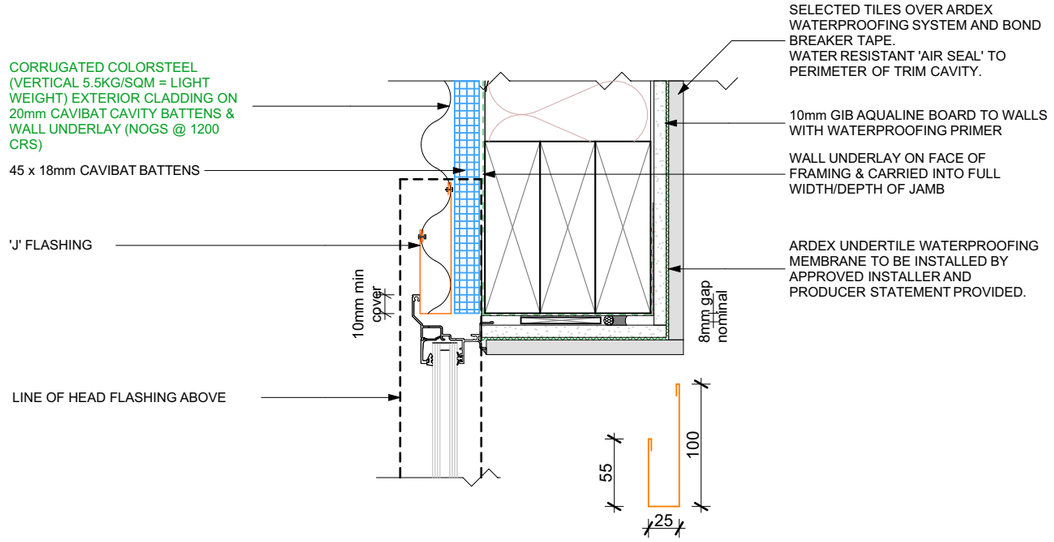
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Notes:



Detail 18 Tiled Shower Joinery Head Detail 1:5



CAUTION: DO NOT SEAL OVER DRAINAGE HOLES

General notes for materials selection

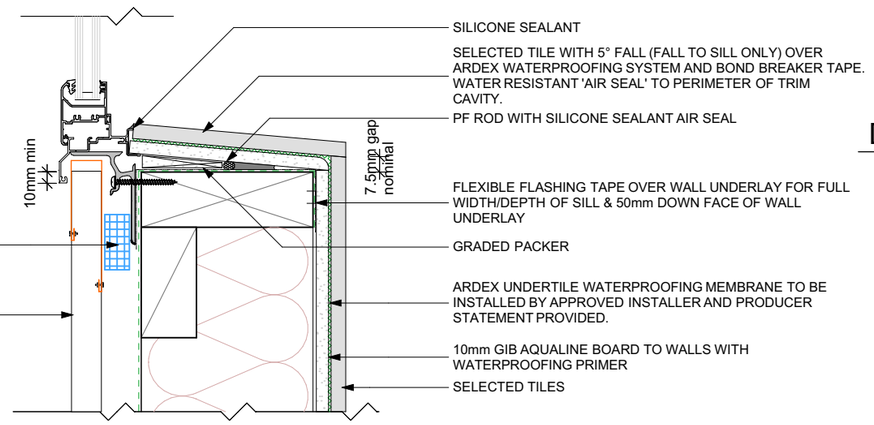
Flashing materials must be selected based on environmental exposure, refer to NZS 3604 and Table 20 of NZBC E2/AS1.

Building underlay must comply with acceptable solution E2/AS1 and NZS 3604.

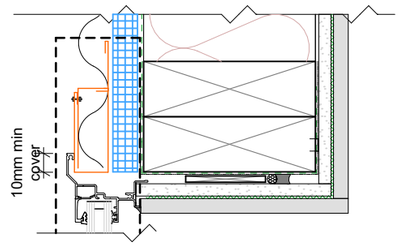
Flashing tape must have proven compatibility with the selected building underlay and other materials with which it comes into contact as per Table 21 of E2/AS1.

Sill support bars must comply with EM6, E2/VM1 and B2/AS1

Refer to the manufacturer or supplier for technical information for these materials



Detail 19 Tiled Shower Joinery Sill Detail 1:5



Detail 20 Tiled Shower Joinery Jamb Detail 1:5

Construction Details - Wet Area

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job no:	scale:	sheet:
67-55	1:5	55

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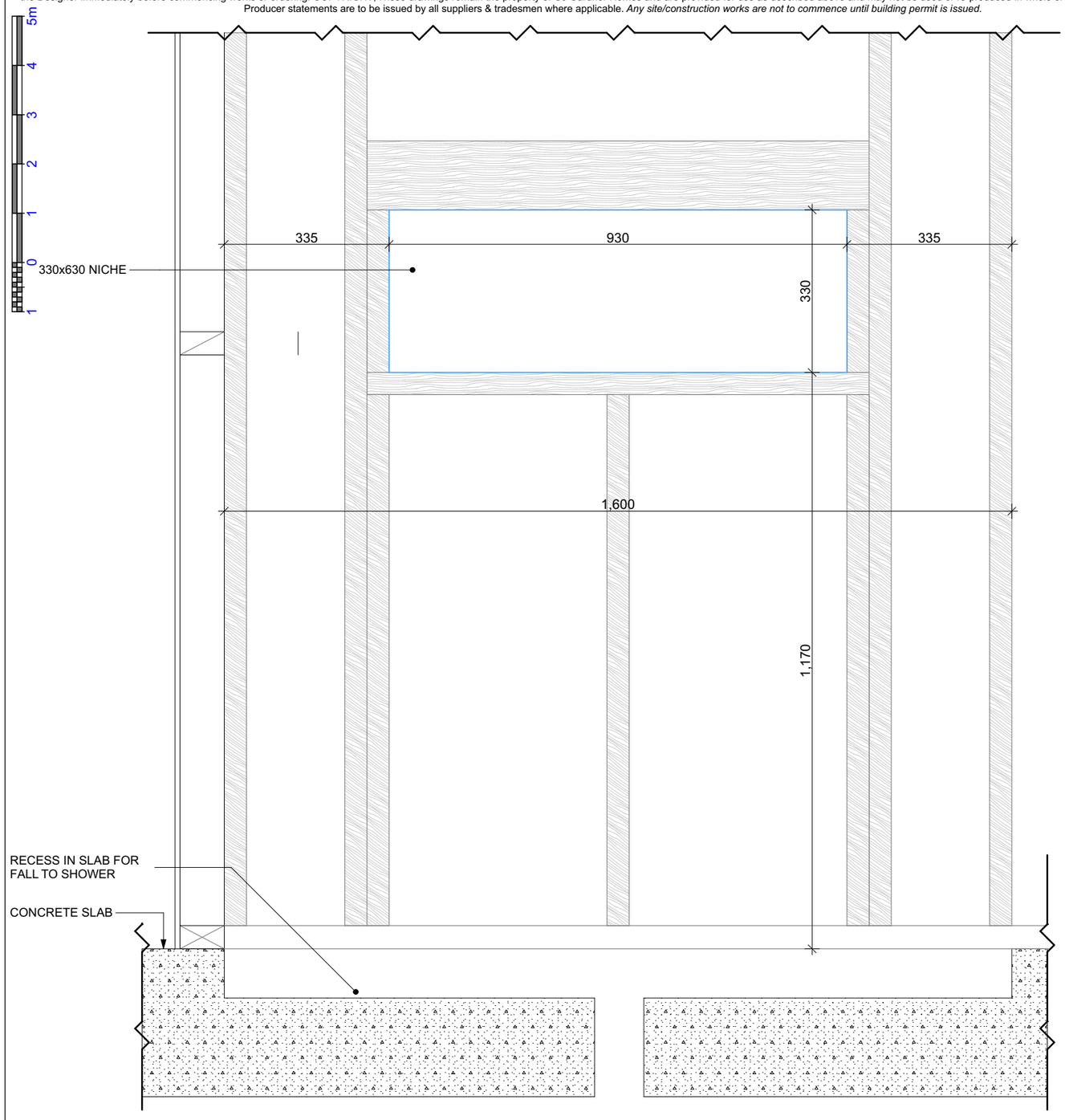
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Notes:



Detail 21 Tiled Shower Detail 1:10

Construction Details - Wet Area

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job no:	scale:	sheet:
67-55	1:10	56

drawn: AKC
checked: AKC
date: 20/10/2026

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Notes:

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

Amend 5 Aug 2011

Minimum clearances (mm)	Masonry veneer		Other claddings				
	A	B	A	B	C	D	E
Concrete slab	100	150	150	225	100	175	50
Timber floor Refer Note 1)					100	175	502)

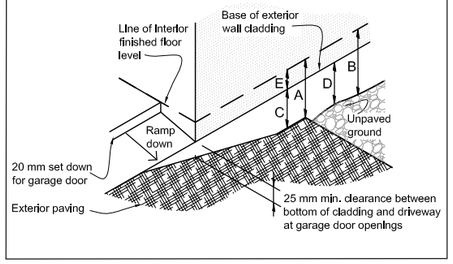
NOTE: 1) Refer to NZS 3604 for requirements.

2) Cladding to extend minimum 50 mm below bearer or lowest part of timber floor framing.

Amend 5 Aug 2011

Figure 65: Levels and garage openings

Paragraphs 9.1.3, 9.1.3.4, 9.2.5, Table 18



Amend 5 Aug 2011

DIAGRAM 2:

TYPICAL ELECTRICAL MAINS PRESSURE INSTALLATION

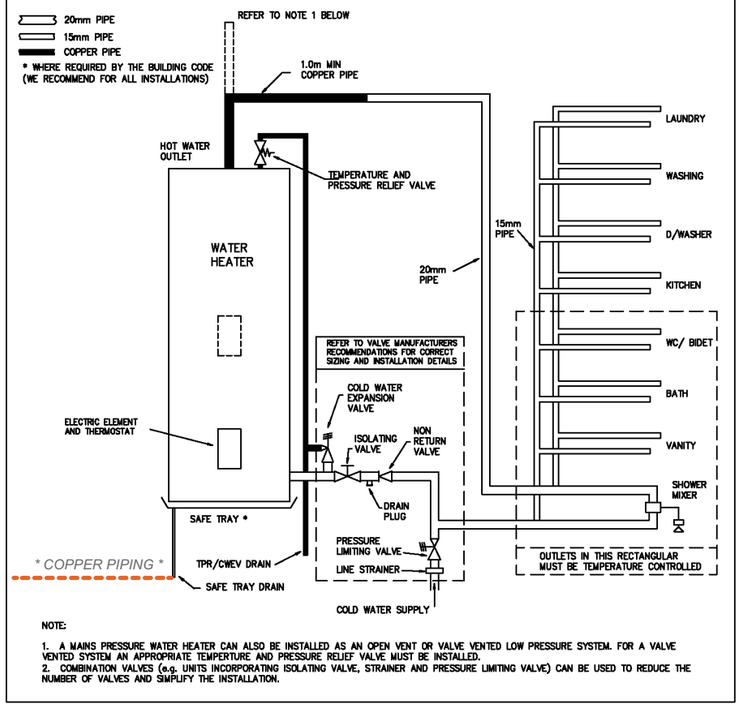
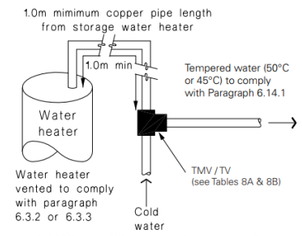


Figure 16: Tempering Valve or Thermostatic mixing Valve Installation

Tables 8A and 8B

Amend 13 Nov 2023
Amend 5 Feb 2004



Notes:

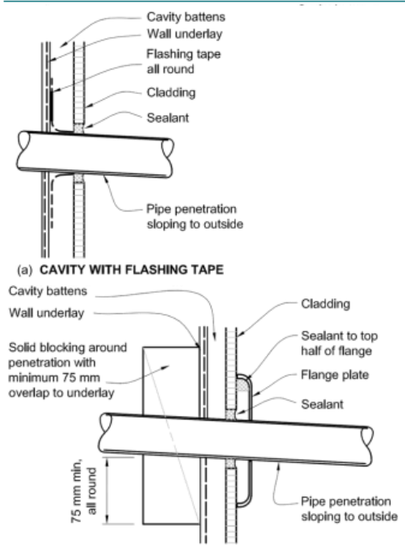
1. For optimum system efficiency the temperature control device, for other than a mains pressure system, may be located as low as practicable to achieve the manufacturer's recommended head, at the temperature control device.
2. 1.0 m minimum copper pipe length from storage water heater to temperature control device.
3. Untempered hot water must not be provided to fixtures or appliances from a storage water heater that is connected to an uncontrolled heat source, such as a wet-back or solar water heater.

Amend 13 Nov 2023

MINISTRY OF BUSINESS, INNOVATION AND EMPLOYMENT 28 JULY 2025

Figure 9.1.8.3A: General pipe penetrations

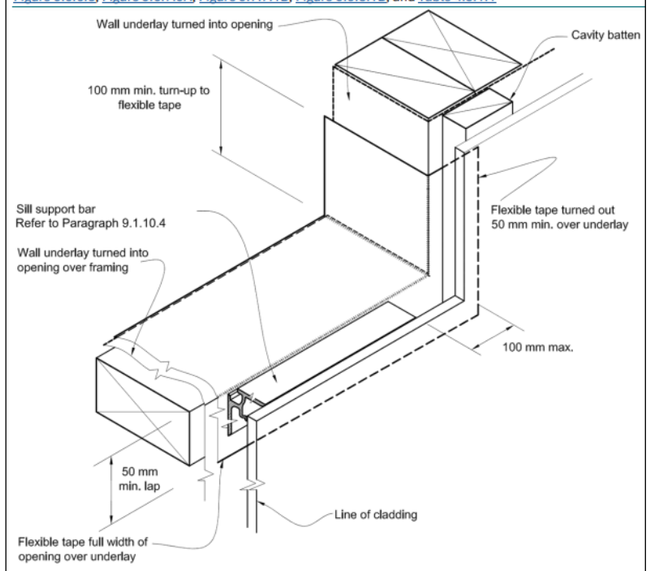
Paragraphs 9.1.8.3, 9.9.7.2, and Figure 9.9.7.1



MINISTRY OF BUSINESS, INNOVATION AND EMPLOYMENT 28 JULY 2025

Figure 9.1.9.6: General window and door opening with drainage cavity

Paragraphs 9.1.4.1, 9.1.9.6, Figure 9.2.10.3, Figure 9.3.9.1, Figure 9.4.7.1, Figure 9.4.7.2, Figure 9.5.4.3, Figure 9.6.6.8, Figure 9.6.7.9A, Figure 9.7.7.1B, Figure 9.9.8.1B, and Table 4.5.1.1



Notes:

(1) Detailed *cladding* not shown for clarity. Refer to specific *claddings*.

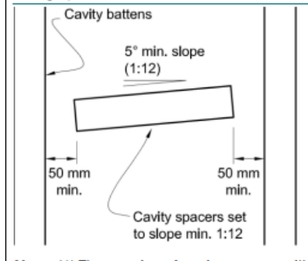
(2) Head to be treated similarly with continuous *wall underlay* and *flexible flashing tape* at corners.

(3) Refer to individual *cladding* details for jamb *flashings*.

MINISTRY OF BUSINESS, INNOVATION AND EMPLOYMENT 28 JULY 2025

Figure 9.1.7.4B: Cavity spacers

Paragraph 9.1.7.4



Note: (1) The spacing of *cavity spacers* will vary to suit individual *cladding* fixings.

** ENSURE ALL PIPE WORK HAS 19mm LAGGING MINIMUM **

HOT WATER SYSTEM TO COMPLY WITH THE FOLLOWING;
NZBC/H1.3.4 PROVISIONS
NZBC/H1/AS1 5.0 HOT WATER SYSTEMS
NZS4305:1996 3.5 VENT PIPES
NZS4305:1996 3.7 DISTRIBUTION PIPES
FOR THE PROVISION OF HOT WATER TO SANITARY FIXTURES & APPLIANCES.

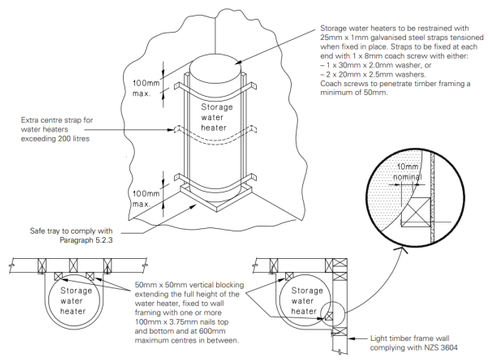
- **PIPE SIZES**
  The cold water line to the water heater should be the same size or bigger than the hot water line from the water heater. For best results, choose the most suitable pipe size for each individual application.
- **COLD WATER EXPANSION VALVE**
  A cold water expansion valve must be fitted to the cold water line to the water heater.
- **TEMPERATURE AND PRESSURE RELIEF VALVE**
  When fitting the temperature and pressure relief valve, ensure the probe has not been bent. Seal the thread with PTFE tape, or similar, as recommended by the valve manufacturer and screw the valve into the off-centre socket. Do not use a wrench on the valve body – use the spanner flats provided. Drain the TPR valve with a pipe the same size as the valve outlet. The drain must run downwards to a visible point outside the house, preferably over a gully trap. In locations where the pipe exceeds 3 metres unbroken length, or freezing could occur, an air break must be provided within 300 mm of the TPR valve.

⚠ ***Warning: The drain line from the TPR valve must be in copper.*** *A Rheem mains pressure water heater must* ***not*** *be installed and operated without a suitable (valve that complies with AS 1357.1) temperature and pressure relief valve. Under no circumstances block the outlet of this valve or its drain pipe.*

Amend 5 Feb 2004
Amend 14 Nov 2024

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

Paragraph 6.11.4



Notes:

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

Amend 13 Nov 2023

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67-55	1:1	57

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