PRIME DESIGNS

CREATIVE | FUNCTIONAL | ARCHITECTURE

Project	Proposed Dwelling
Address	Lot 1 of Lot 61 Middleton Road, Frankton, Queenstown
Client	Luke Hammington
Job Number	20000
Drawing Set	Working Drawings
Drawn By	E Horner
Date Published	12/11/2026
Description Of Work	New two storey 4 bedroom dwelling & 2 bedroom flat with JH Vertical Stria and trapezoidal Colorsteel roofing. SED timber foundations, trusses by truss manufacturer. Services to be connected include foul water, stormwater, water supply, power & data.

primedesigns.co.nz · 04 528 8405 · 3 Jupiter Grove, Upper Hutt 5018 · admin@ primedesigns.co.nz

LICENSED BUILDING PRACTITIONER BUILDING CONFIDENCE

ADNZ Architectural Designers New Zealand Professional Member

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PLANNING & ZONING

Lot / DP Number	Lot 2 of LOT 61 LT 619107
Address	Lot 2 of Lot 61 Middleton Road, Frankton, Queenstown
Territorial Authority	QLDC
District Plan Zone	Suburban Residential
Easements	TBC
Relevant Consent Notices	TBC
Resource Consent #	TBC
Wind Zone	Medium as per BRANZ maps, Designed for High
Corrosion Zone	B
Earthquake Zone	3
Liquefaction Zone	N/A

CONSTRUCTION

Foundation Type	SED Timber sub-floor
Stud Height	2.4m
Typical Joinery Height	2.3m
Typical Internal Door Height	2.3m
Rebated Joinery	N/A
Wall Underlay	Thermakraft WaterGate Plus
Roof Underlay	Thermakraft 401
Wall Insulation	R2.6 Wall
Ceiling Insulation	R7.0 Ceiling
Floor Insulation	R3.0 Floor
Wet Area Membrane	Ardex WPM001

CLADDING

Wall Cladding Type 1	JH Vertical Stria
Wall Cladding Type 2	Vertical Cedar Shiplap
Wall Cladding Type 3	N/A
Roof Cladding	Trapezoidal Metal
Fascia Type	N/A

CONSULTANTS

Topographical Survey	CLARK FORTUNE McDONALD
Structural Engineer	TBC
Geotechnical Engineer	TBC
Truss Manufacturer	TBC

FITOUT

Flooring Types	Carpet, Vinyl, Tile
Balustrade Type	TBC
Shower Type	Tile / Acrylic
Water Heating	HWC
Space Heating	TBC

Proposed Development

Lot 61 Middleton Road,

Frankton, Queenstown

Client: Luke Hammington

Job No: 20000

Date: 12/11/2026

Print In Color

PRIME DESIGNS
CREATIVE | FUNCTIONAL | ARCHITECTURE

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Drawing Set: Working Drawing

Drawn By: E Horner

Scale:

Drawing Sheet: Project Specifications

Drawing No: 102

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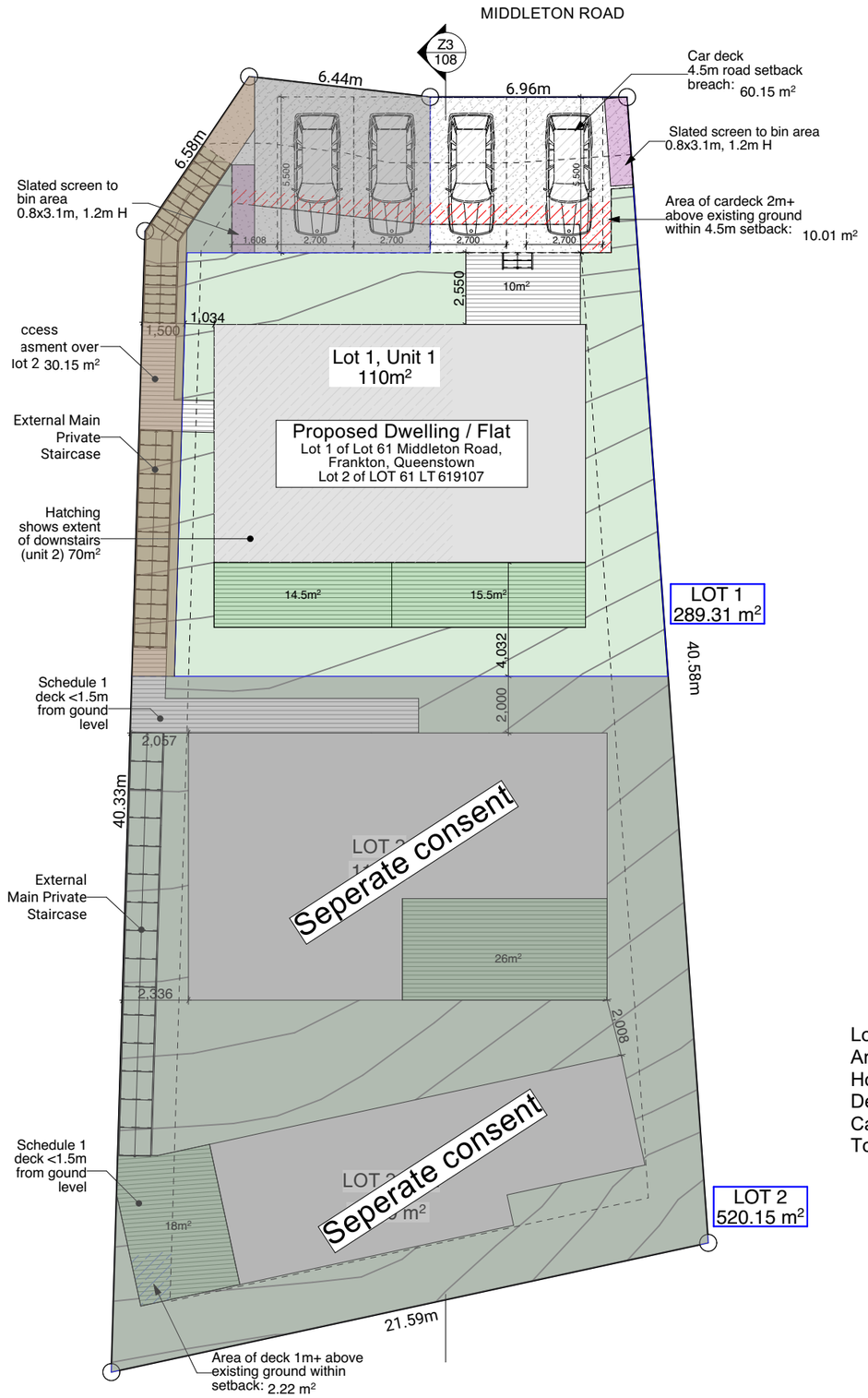


Proposed Development	Client:	Luke Hammington	Print In Color
Lot 61 Middleton Road,	Job No:	20000	
Frankton, Queenstown	Date:	12/11/2026	
admin@primedesigns.co.nz	04 528 8405	3 Jupiter Grove, Trentham, Upper Hutt	

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Drawing Set:	Working Drawing
Drawn By:	E Horner
Scale:	1:1000
Drawing Sheet:	Site Location Plan
Drawing No:	103

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Lot 1

Area	= 289m²
House area	= 110m²
Decks over 1m	= 40m²
Car deck area over 1m	= 22m²
Total site coverage	= 58%

Site Notes

Permanent paving

Permanent paving including driveway, entry paths & patios to be 100mm thick 20MPa concrete, ensure all concrete is laid to fall @ 1:25 away from house for a distance of at least 1 metre.
Where site conditions do not readily allow such a 1m wide strip to be formed, then permanent paving shall be laid to the falls and dimensions shown in NZS3604:2011 figure 7.12

Paved access & accessible routes subject to wetting to have a crossfall between 1:50 & 1:100.

Minimum slip resistance co-efficient for level surface between 0.25 and 0.50 acceptable in accordance with NZBC: D1/AS1 Access.

Site levels

Site levels and datum have been taken from the Topographical Survey Plan provided. If there are any inaccuracies or inconsistencies, please contact designer for clarification prior to commencing work

Boundary information

Boundary information has been taken from the Certificate of Title. If there are any inaccuracies or the building position in relation to district plan constraints is critical, please consult designer prior to commencing work.

Site safety

All precautions are to be undertaken to prevent unauthorised access to the site, including access outside working hours. Any site fencing shall comply with NZBC F5/AS1 Construction and demolition hazard.

Where a construction site contains any hazard which might be expected to attract the unauthorised entry of children, the hazard shall be enclosed to restrict access by children.

Dust Control

To minimise the amount of dust created, the following measures will be undertaken:
All permanent cut slopes should be vegetated as soon as possible.
Ensure adequate application of water is applied to control dust nuisance over the site during dry conditions, in particular at the entry to the site from the street.
The potential for dust formation should be monitored visually on a daily basis by the project manager during working hours.
Heavy earth moving machinery required to carry out works should not leave site carrying material on public roads unless they are vehicles specifically for transporting material off site.
Access to site should be continually monitored to ensure that dust nuisance is minimised.

Sediment control

Site runoff to be contained by sediment control fence at low point of site. Fence to be min. of 400mm high with H4 posts @ 200mm crs. max. set 400mm min. onto ground.

Site set out

All dimensions noted on plan are to foundation slab edge, please check all dimensions prior to commencing building work on site. Refer to foundation plan for overall dimensions.

External stairs

Stairs to comply with NZBC:D1 access routes; Main private, 190mm max rise, 280mm min tread. Post mounted grab rail 900mm high from tread nosing.
Stair treads shall achieve a minimum Pendulum Test Value (PTV) of 45 (wet condition) tested in accordance with AS 4586:2013, in compliance with NZBC D1/AS1 clause 4.1.4.

C:\Users\Emma\OneDrive\Documents\Prime Designs\Projects\Luke Hammington\Lot 61 Middleton Road, Frankton, Queenstown\Drawings\Site Plan.vwx 12 November 2026 11:00:39

Proposed Development	Client:	Luke Hammington	Print In Color	Drawing Set:	Working Drawing
Lot 61 Middleton Road,	Job No:	20000		Drawn By:	E Horner
Frankton, Queenstown	Date:	12/11/2026		Scale:	1:200
admin@primedesigns.co.nz	04 528 8405	3 Jupiter Grove, Trentham, Upper Hutt	PRIME DESIGNS CREATIVE | FUNCTIONAL | ARCHITECTURE	Drawing Sheet:	Site Plan
					Drawing No: 104

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LEGEND

- TOP BANK
- BOTTOM BANK
- WASTEWATER MANHOLE (MH)
- STORMWATER MANHOLE (MH)
- WATER HYDRANT
- WATER CONNECTION
- POWER CONNECTION
- TELECOM CONNECTION
- BOUNDARY PEGS
- QLDC WASTEWATER
- QLDC STORMWATER
- CONTOUR MAJOR (2.0m)
- CONTOUR MINOR (0.5m)

SEWER, WATER AND STORMWATER LINES TAKEN FROM ENGINEERING DESIGN, NOT SURVEY ACCURATE

Note this is a survey and plan produced before TA approval 223 or 224c
The boundaries are subject to change and LINZ approval.

DATUM: IRON SPIKE I LT 619107

N= 812933.681
E= 424438.9969
Z= 481.296

MIDDLETON ROAD

LOT 58

LOT 59

LOT 60

LOT 61

LOT 701
BALANCE LOT

LOT 117
DP 505699

LOT 1
DP 579641

LOT 2
DP 579641

LOT 119
DP 505699

STOCKPILE

EASEMENT K

476.0 476.86 476.93 476.98 476.92 474.0 472.0 472.05 472.68 476.0 475.10 470.39 470.0 473.18 474.0 471.48 473.59 471.00 468.75 471.79 468.0 470.04 472.36 472.0 470.72 467.43 469.51 468.46 466.0 470.55 466.16 470.0 469.28 468.33 469.22 467.13 464.30 464.75 465.17 467.79 464.32 468.0 468.03 466.19 464.21 464.20 466.37 464.75

CLARK FORTUNE McDONALD
LAND SURVEYORS - LAND DEVELOPMENT - PLANNING CONSULTANTS
QUEENSTOWN | DUNEDIN | CHRISTCHURCH | GORE

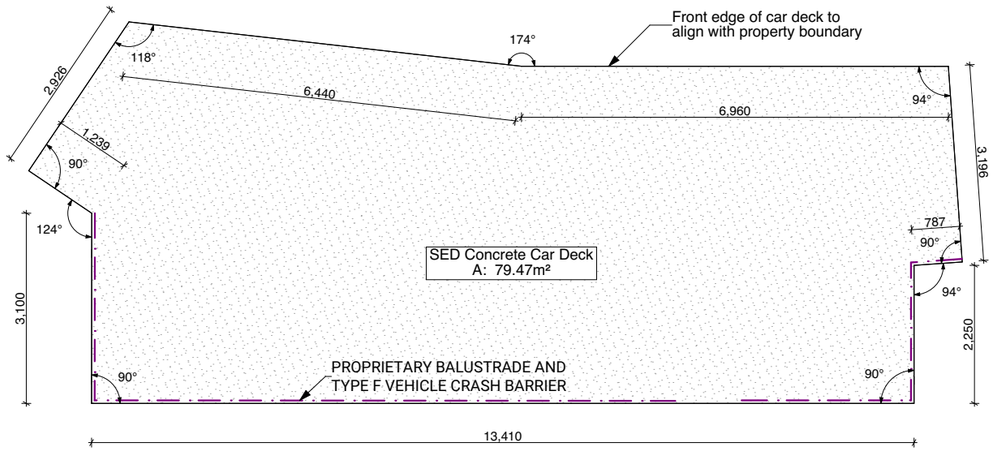
309 Lower Shotover Road, P.O.Box 553 Queenstown
Tel. (03)441-6044, Email admin@cfma.co.nz, www.cfma.co.nz

Rev.	Date	Revision Details	By
-	-	-	-

TOPOGRAPHIC SURVEY OF LOT 61 LT 619107, MIDDLETON ROAD

Client: Luke Hammington	Surveyed: LR	Date: 19.02.26	Job No.: 17962	Drawing No.: 01 Sheet 001
Notes: All dimensions shown are in meters unless shown otherwise. Any person using Clark Fortune McDonald drawings and other data accepts the risk of: - Using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions. - Ensuring the information is the most recent issue. - Copyright on this drawing is reserved.	Drawn: LR	Date: 19.02.26	Scale: 1:125 @ A1, 1:250 @ A3	
	Checked: -	Date: -	Datum & Level: MT NIC 2000 MSL	Rev.: -

S:\JOBS\17900\17962\acad\17962_01_TOPO.dwg Plotted: 04.03.2026



1 Car Deck Setout Plan 1:100

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Proposed Development	Client:	Luke Hammington	Print In Color
Lot 61 Middleton Road,	Job No:	20000	
Frankton, Queenstown	Date:	12/11/2026	
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Drawing Set:	Working Drawing
Drawn By:	E Horner
Scale:	1:100
Drawing Sheet:	Car Deck Plans
Drawing No:	106

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Floor Framing Notes

Floor framing - general
Floor framing to comply with NZS3604:2011

Floor joists to have a minimum bearing on their supports of 32mm

Bottom plate fixings to joists on timber subfloor to be 2/100x3.75mm hand-driven nails at 600crs or 3/gun nails at 600crs on non-braced walls to comply with NZS3604:2011 Table 8.19

Joints in floor joists shall be made only over supports unless otherwise noted and must be fixed in accordance with NZS3604:2011 clause 7.1.1.7

DPC between any timber & concrete elements as per 3604:2011 2.3.3

Lateral supports shall be provided within 300mm of the following locations:
a) Ground floor joists: Along all subfloor lines of horizontal support
b) Other floor joists: Along the line of each wall that contains a wall bracing element in the storey below

A line of lateral support to floor joists shall consist of full depth blocking complying with NZS3604:2011 clause 7.1.2.3 between adjacent floor joists at not more than 1.8m centres provided that: a) there shall be solid blocking between the 2 edge pairs of joists and b) additional solid blocking provided as per NZS3604:2011 clause 7.1.4.2. In addition to any lateral supports, floor joists having a span of more than 2.5m shall be laterally supported by continuous full depth blocking at mid-span.

Loadbearing walls shall be supported by a double joist unless otherwise noted.
Non-loadbearing walls containing bracing elements shall either be over a joist or be supported by solid blocking between the joists on either side of the wall.
Non-loadbearing walls not containing bracing elements shall be within 150mm of a joist

Flooring to be 20mm thick particle board.H3 Particle board or Plywood to all wet areas. Nail sheet material with 60x2.8mm nails at 150mm crs around sheet and 300mm crs to intermediate supports

Mid-span full depth blocking
In addition to any lateral supports, floor joists having a span of more than 2.5m shall be laterally supported by continuous full depth blocking at mid-span

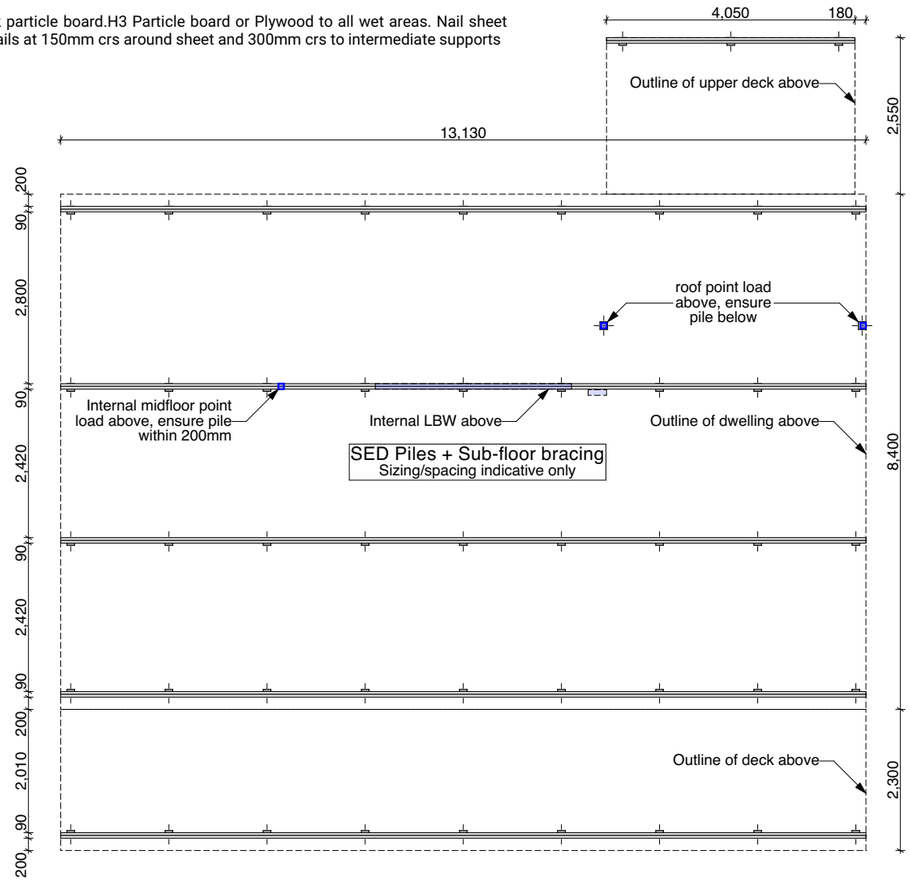
Zone B & C fixings and fastenings
Structural fixings except fabricated brackets in a Sheltered environment to be - Hot-dipped galvanized steel
Structural fixings except fabricated brackets in an Exposed environment to be - Type 304 stainless steel
Structural fixing within 600mm of the ground to be - Type 304 stainless steel
All fixings be suitable for exposure zone C as outlined in NZS3604:2011 section 4.4 "steel fixings and fastenings"

Fixings and fastenings all Zones
Nail plates, wire dogs & bolts in roof spaces and closed environments to be Continuously coated galvanized steel or Hot-dipped galvanized steel
All fixings be suitable for exposure zone B as outlined in NZS3604:2011 section 4.4 "steel fixings and fastenings"

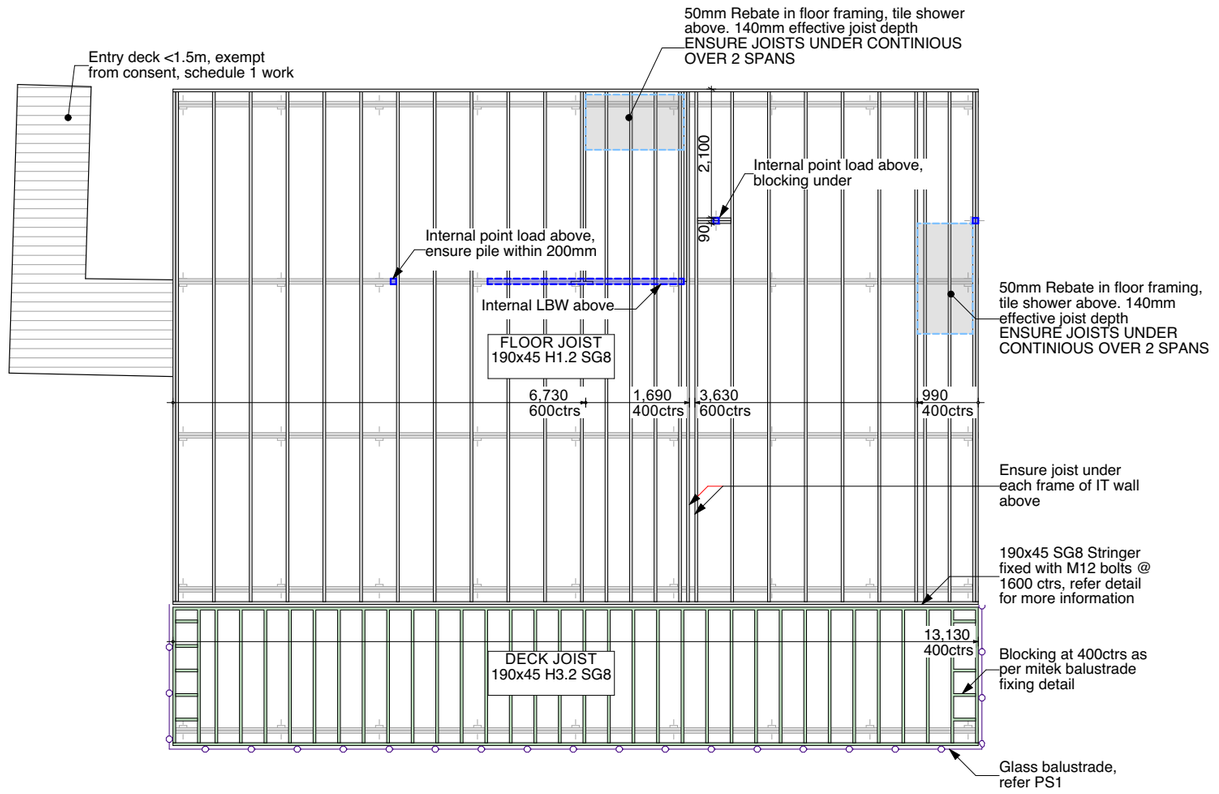
Underfloor insulation
R3.0 underfloor insulation

Boundary Joists
Install single boundary joists with blocking between for fixing of second level frames where joists run perpindicular to boundary joist. Install double boundary joists where joists run parallel to boundary joists, or where specifically noted on plans.

Support to Tiled Floors
Minuimum400 CRS for framing supporting tiled floor. Install blocking if Joist Spacing is more than 400 CRS.



1 Foundation Plan 1:100



2 Lower Floor Framing Plan 1:100

Proposed Development	Client:	Luke Hammington	Print In Color
Lot 61 Middleton Road,	Job No:	20000	
Frankton, Queenstown	Date:	12/11/2026	

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Drawing Set:	Working Drawing
Drawn By:	E Horner
Scale:	1:100
Drawing Sheet:	Foundation Plan
Drawing No:	107

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Floor Framing Notes

Floor framing - general
Floor framing to comply with NZS3604:2011

Floor joists to have a minimum bearing on their supports of 32mm

Bottom plate fixings to joists on timber subfloor to be 2/100x3.75mm hand-driven nails at 600crs or 3/gun nails at 600crs on non-braced walls to comply with NZS3604:2011 Table 8.19

Joints in floor joists shall be made only over supports unless otherwise noted and must be fixed in accordance with NZS3604:2011 clause 7.1.1.7

DPC between any timber & concrete elements as per 3604:2011 2.3.3

Lateral supports shall be provided within 300mm of the following locations:
a) Ground floor joists: Along all subfloor lines of horizontal support
b) Other floor joists: Along the line of each wall that contains a wall bracing element in the storey below

A line of lateral support to floor joists shall consist of full depth blocking complying with NZS3604:2011 clause 7.1.2.3 between adjacent floor joists at not more than 1.8m centres provided that: a) there shall be solid blocking between the 2 edge pairs of joists and b) additional solid blocking provided as per NZS3604:2011 clause 7.1.4.2. In addition to any lateral supports, floor joists having a span of more than 2.5m shall be laterally supported by continuous full depth blocking at mid-span.

Loadbearing walls shall be supported by a double joist unless otherwise noted.
Non-loadbearing walls containing bracing elements shall either be over a joist or be supported by solid blocking between the joists on either side of the wall.
Non-loadbearing walls not containing bracing elements shall be within 150mm of a joist

Flooring to be 20mm thick particle board.H3 Particle board or Plywood to all wet areas. Nail sheet material with 60x2.8mm nails at 150mm crs around sheet and 300mm crs to intermediate supports

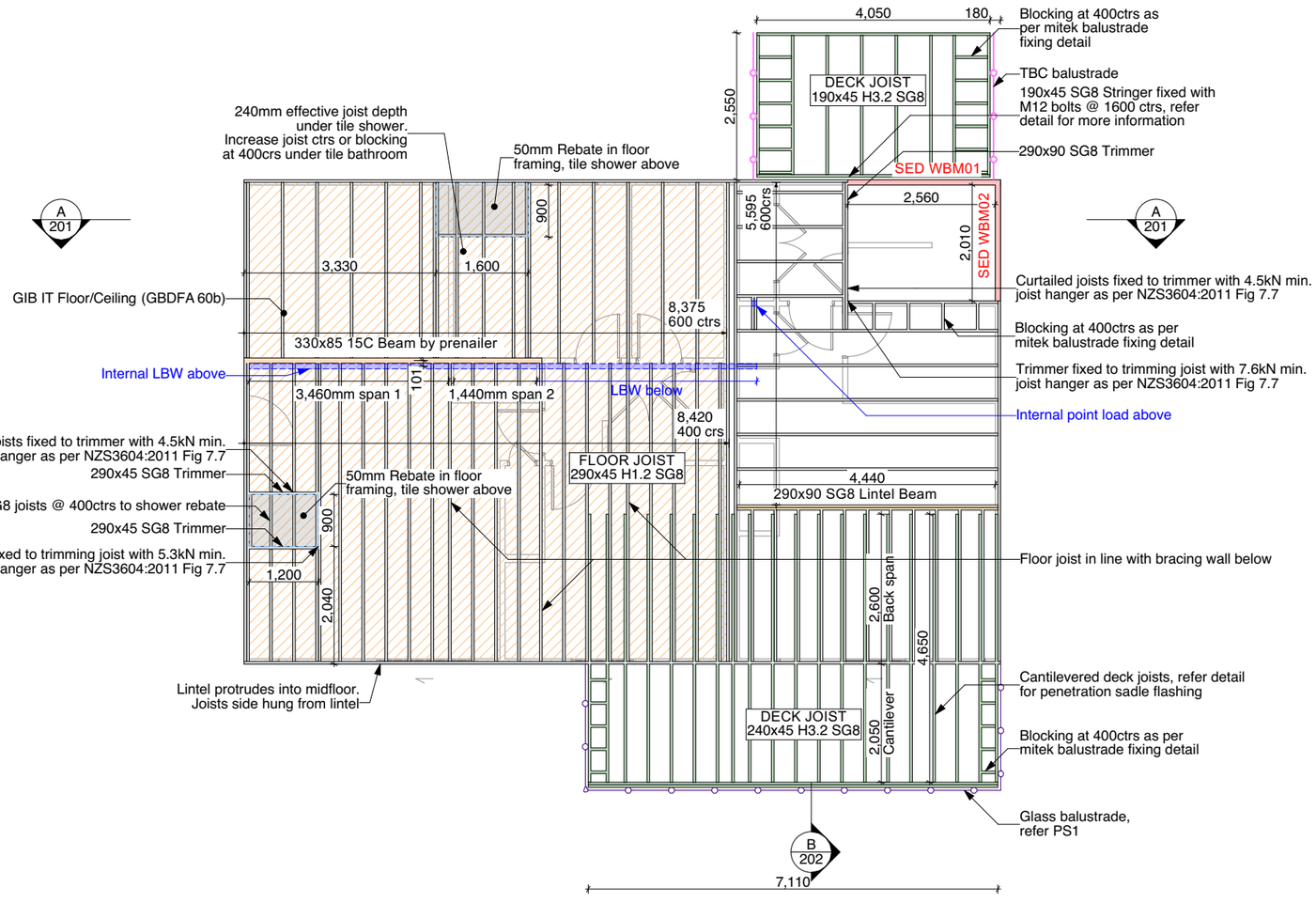
Mid-span full depth blocking
In addition to any lateral supports, floor joists having a span of more than 2.5m shall be laterally supported by continuous full depth blocking at mid-span

Zone B & C fixings and fastenings
Structural fixings except fabricated brackets in a Sheltered environment to be - Hot-dipped galvanized steel
Structural fixings except fabricated brackets in an Exposed environment to be - Type 304 stainless steel
Structural fixing within 600mm of the ground to be - Type 304 stainless steel
All fixings be suitable for exposure zone C as outlined in NZS3604:2011 section 4.4 "steel fixings and fastenings"

Fixings and fastenings all Zones
Nail plates, wire dogs & bolts in roof spaces and closed environments to be Continuously coated galvanized steel or Hot-dipped galvanized steel
All fixings be suitable for exposure zone B as outlined in NZS3604:2011 section 4.4 "steel fixings and fastenings"

Boundary Joists
Install single boundary joists with blocking between for fixing of second level frames where joists run perpindicular to boundary joist. Install double boundary joists where joists run parallel to boundary joists, or where specifically noted on plans.

Support to Tiled Floors
Minuimum400 CRS for framing supporting tiled floor. Install blocking if Joist Spacing is more than 400 CRS.



1 Upper Floor Framing Plan 1:100

N

Proposed Development	Client:	Luke Hammington	Print In Color	Drawing Set:	Working Drawing
Lot 61 Middleton Road,	Job No:	20000		Drawn By:	E Horner
Frankton, Queenstown	Date:	12/11/2026		Scale:	1:100
admin@primedesigns.co.nz	04 528 8405	3 Jupiter Grove, Trentham, Upper Hutt	PRIME DESIGNS CREATIVE | FUNCTIONAL | ARCHITECTURE	Drawing Sheet:	Mid-floor Framing Plan
					Drawing No: 108

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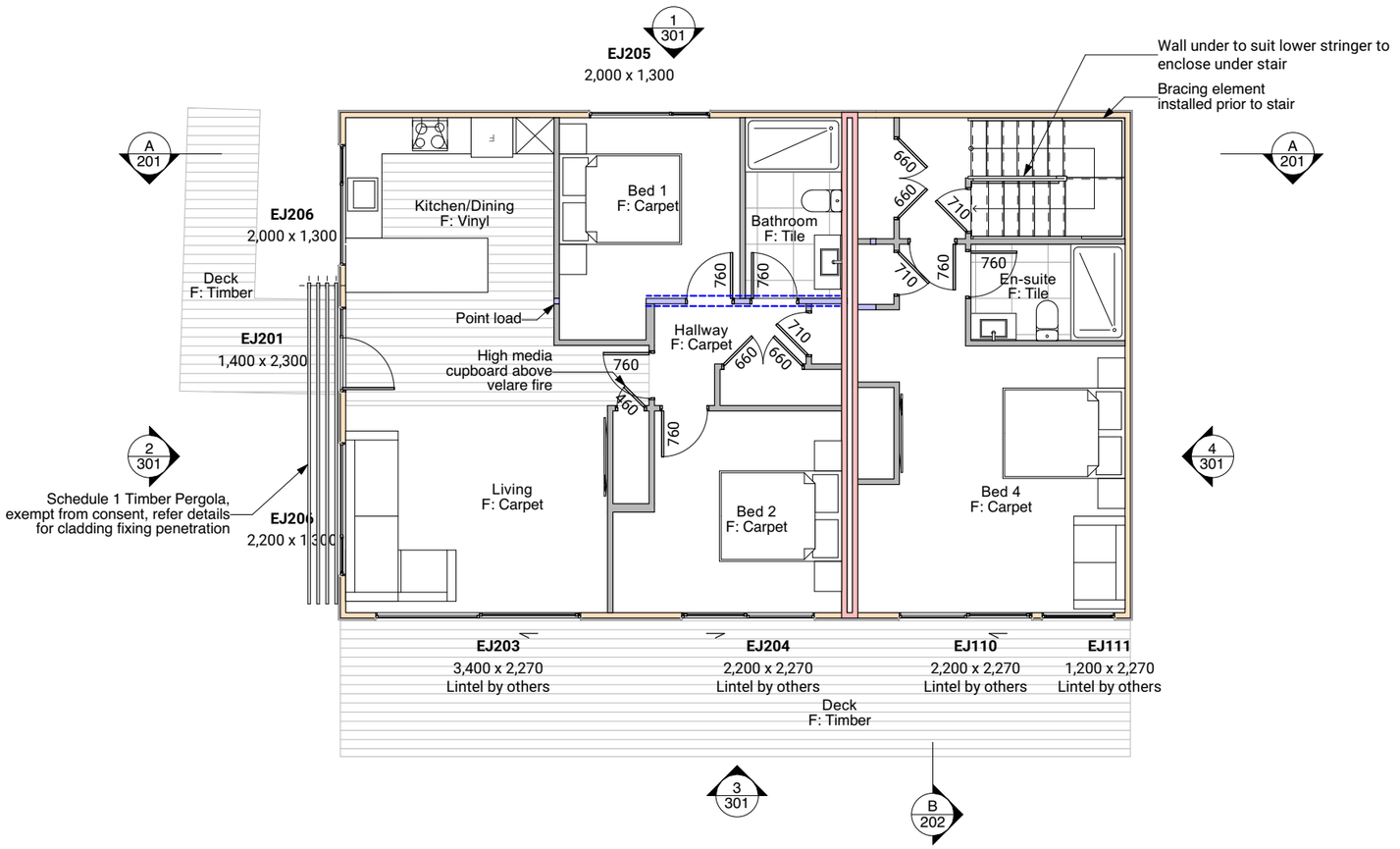
Legend

Internal LB wall.

Internal LB wall.
Fire rated to GBTL60

GBTLAB 60b

JHETGS30v, non fire rated openings allowed



Floor Plan Notes

Walls

Wall framing general
2/90x45mm top plates to all walls. Nog for all fittings, fixtures, linings, bracing panels & trims
Wall framing height to be 2465mm finished

All bottom plates to be nailed to timber floor framing in accordance with NZS 3604:2011 Table 8.19. Fixings to be within 150 mm of each end of the plate and spaced as per Table 8.19.

All trimming studs to comply with NZS3604:2011 clause 8.5.2.1 unless specified otherwise by pre-nailer

All window and door sizes shown on the plans refer to 'Box' size only and do not allow for packers. Pre-nailer to increase opening width accordingly

Top Plate to Stud Connection
Refer to truss manufacturers documentation for top plate to stud fixings

Lintels
Refer to truss manufacturers documentation for lintel sizes and fixings.
Where lintels are noted "SED lintels", refer to engineer's documentation for lintel sizes and fixings.

Non-load bearing wall framing
90x45mm H1.2 SG8 framing, studs @ 600mm crs & 90x45 dwangs spaced at 800mm crs. to NZS3604:2011 (Check cladding requirements for dwang spacing).

External Load bearing wall framing
90x45mm H1.2 SG8 framing, studs @ 600mm crs to NZS3604:2011 & 90x45 dwangs spaced at 800mm crs (Check cladding requirements for dwang spacing).

Internal Load bearing wall framing
90x45mm H1.2 SG8 framing, studs @ 600mm crs to NZS3604:2011 & 90x45 dwangs spaced at 800mm crs (Check cladding requirements for dwang spacing).

Fixings

Zone B & C fixings and fastenings
Structural fixings except fabricated brackets in a Sheltered environment to be - Hot-dipped galvanized steel
Structural fixings except fabricated brackets in an Exposed environment to be - Type 304 stainless steel
Structural fixing within 600mm of the ground to be - Type 304 stainless steel
All fixings to be suitable for exposure zone C as outlined in NZS3604:2011 section 4.4 "steel fixings and fastenings"

Fixings and fastenings all Zones
Nail plates, wire dogs & bolts in roof spaces and closed environments to be Continuously coated galvanized steel or Hot-dipped galvanized steel

Underlays

Thermakraft Wall underlay
Thermakraft Watergate Plus wall underlay installed to wall framing using 6-8mm staples or 20mm large head galvanized clouts at 300mm crs horizontally and vertically. 150mm min overlap at joins, all vertical laps must be made over studs. Installed to manufacturers specification. Additionally, install 25mm wide Thermastrap horizontally at 300mm crs

Thermakraft Aluband
Thermakraft Aluband flashing tape to be installed at openings as per manufacturer's installation requirements, unless noted on joinery details otherwise.

Insulation

Wall insulation
90mm thick R2.6 Pink Batts wall insulation to all external walls and internal walls between garage and habitable space. No insulation to garage external walls.

Ceiling insulation
275mm thick R7.0 Pink Batts Skilion ceiling insulation, ensure a 25mm gap min. between insulation and roof underlay.

Wall Claddings

James Hardie vertical Stria cladding over 20mm cavity
Vertical James Hardie Stria wide panel cladding over James Hardie horizontal cavity battens. Refer to manufacturer's information & Details for fixing and waterproofing requirements. Dwangs @ 600ctrs.

Linings

10mm GIB plasterboard wall lining
Generally, line with 10mm GIB Standard plasterboard (Aqualine to wet areas, installed as per GIB Wet Area Systems specifications and installation manual 2021) stopped for level 4 paint finish (unless otherwise indicated). Refer also specific fitout dwgs & bracing schedule for specific wall linings & requirements.

13mm GIB board ceiling lining (Rondo batten)
Generally, line with 13mm Gib board ceiling with Rondo 310 ceiling battens and 311 clips at 600 crs fixed to trusses and/or joists. Gib Aqualine to wet areas. Stopped for level 4 finish.

Wall linings adjacent to appliances
CL1.6 G3, Wall linings adjacent to appliances and facilities shall have surfaces that can be easily maintained in a hygienic condition and comply with. Stainless steel, decorative high-pressure laminate, tiles, wallboards with painted or applied impervious coatings or films, are all suitable materials for these surfaces.

Floor Coverings

Tiles
Client selected tiles to be installed over grout in areas noted on floor plan. Wet areas to be tiled over selected waterproofing membrane installed to manufacturers specification. All waterproofing methods to comply with E3/AS1 Internal moisture & GIB Wet Area Systems specifications and installation manual 2021.

Sheet Vinyl flooring
Client selected vinyl to be installed over vinyl adhesive in areas noted on floor plan. Seal vinyl to edge of painted skirting with clear silicone.

Slip resistance
Minimum slip resistance co-efficient for level surface between 0.25 and 0.50 acceptable in accordance with NZBC:D1/AS1 Access.

Interior Fit-out

Internal doors
All internal door leaf widths as noted on floor plan, all heights 2275mm unless otherwise noted. Ensure doors have 25-30mm clearance gap to floor.

N

Flat Floor Area	
Total Floor Area	69.97m²

Dwelling Floor Area	
Lower Floor Area	40.32m²
Upper Floor Area	110.29m²
Total Floor Area	150.61m²

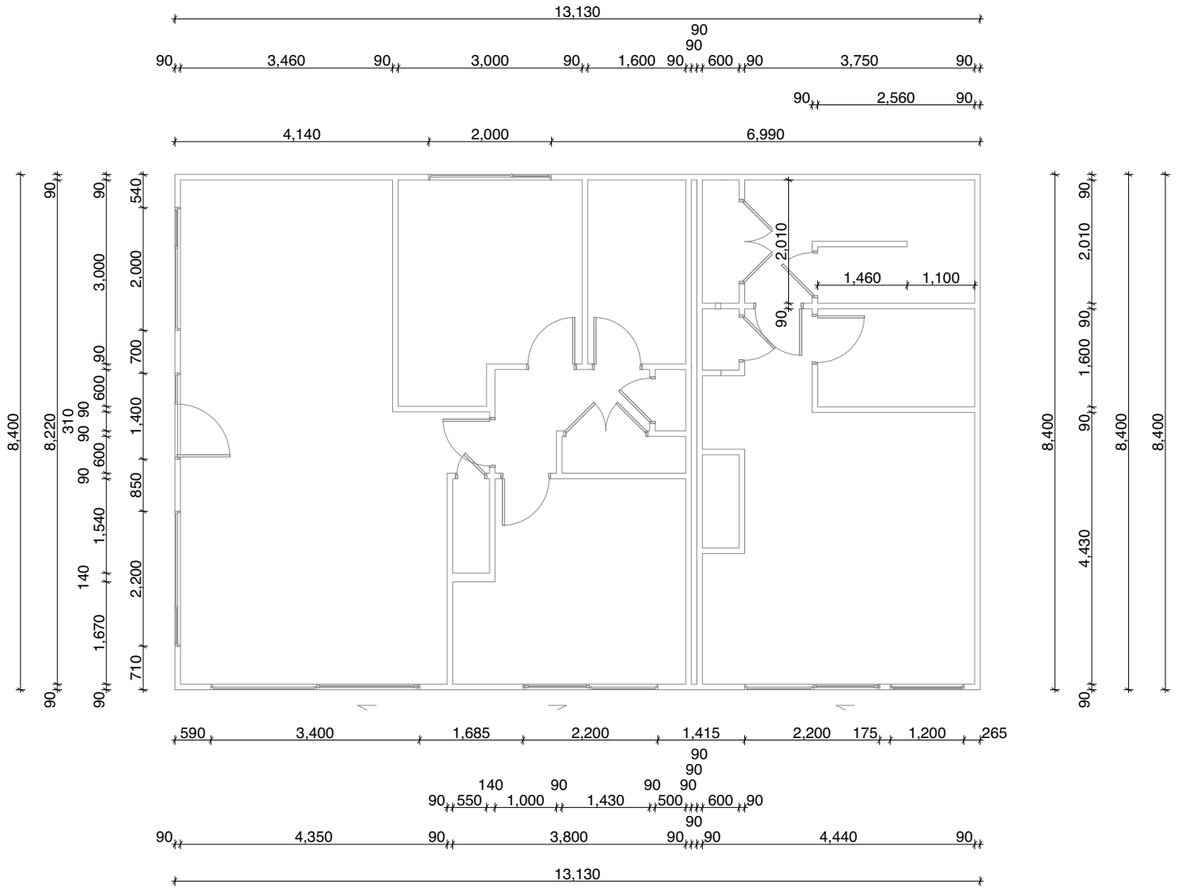
Proposed Development	Client:	Luke Hammington	Print In Color
Lot 61 Middleton Road,	Job No:	20000	
Frankton, Queenstown	Date:	12/11/2026	
admin@primedesigns.co.nz	04 528 8405	3 Jupiter Grove, Trentham, Upper Hutt	

PRIME DESIGNS
CREATIVE | FUNCTIONAL | ARCHITECTURE

Drawing Set:	Working Drawing
Drawn By:	E Horner
Scale:	1:100
Drawing Sheet:	Lower Floor Plan
Drawing No:	109

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Proposed Development	Client:	Luke Hammington	Print In Color	Drawing Set:	Working Drawing
Lot 61 Middleton Road,	Job No:	20000		Drawn By:	E Horner
Frankton, Queenstown	Date:	12/11/2026		Scale:	1:100
admin@primedesigns.co.nz	04 528 8405	3 Jupiter Grove, Trentham, Upper Hutt	PRIME DESIGNS CREATIVE | FUNCTIONAL | ARCHITECTURE	Drawing Sheet:	Lower Dimension Plan
					Drawing No: 110

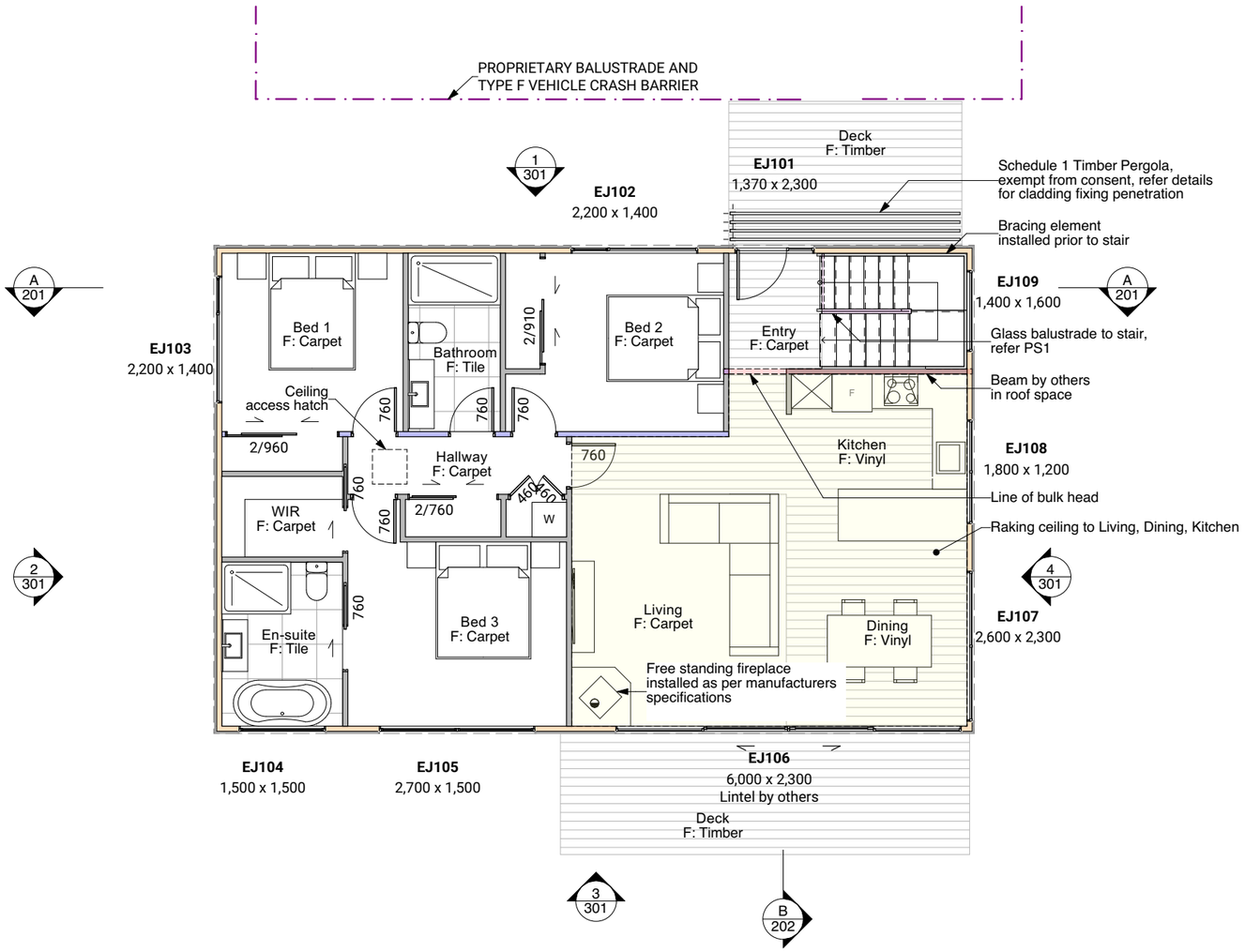
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Legend

Internal LB wall

JHETGS30v, non fire rated openings allowed



Dwelling Floor Area	
Lower Floor Area	40.32m²
Upper Floor Area	110.29m²
Total Floor Area	150.61m²

Floor Plan Notes

Walls

Wall framing general
2/90x45mm top plates to all walls. Nog for all fittings, fixtures, linings, bracing panels & trims
Wall framing height to be 2465mm finished

All bottom plates to be nailed to timber floor framing in accordance with NZS 3604:2011 Table 8.19. Fixings to be within 150 mm of each end of the plate and spaced as per Table 8.19.

All trimming studs to comply with NZS3604:2011 clause 8.5.2.1 unless specified otherwise by pre-nailer

All window and door sizes shown on the plans refer to 'Box' size only and do not allow for packers. Pre-nailer to increase opening width accordingly

Top Plate to Stud Connection
Refer to truss manufacturers documentation for top plate to stud fixings

Lintels
Refer to truss manufacturers documentation for lintel sizes and fixings.
Where lintels are noted "SED lintels", refer to engineer's documentation for lintel sizes and fixings.

Non-load bearing wall framing
90x45mm H1.2 SG8 framing, studs @ 600mm crs & 90x45 dwangs spaced at 800mm crs. to NZS3604:2011 (Check cladding requirements for dwang spacing).

External Load bearing wall framing
90x45mm H1.2 SG8 framing, studs @ 600mm crs to NZS3604:2011 & 90x45 dwangs spaced at 800mm crs (Check cladding requirements for dwang spacing).

Internal Load bearing wall framing
90x45mm H1.2 SG8 framing, studs @ 600mm crs to NZS3604:2011 & 90x45 dwangs spaced at 800mm crs (Check cladding requirements for dwang spacing).

Fixings

Zone B & C fixings and fastenings
Structural fixings except fabricated brackets in a Sheltered environment to be - Hot-dipped galvanized steel
Structural fixings except fabricated brackets in an Exposed environment to be - Type 304 stainless steel
Structural fixing within 600mm of the ground to be - Type 304 stainless steel
All fixings to be suitable for exposure zone C as outlined in NZS3604:2011 section 4.4 "steel fixings and fastenings"

Fixings and fastenings all Zones
Nail plates, wire dogs & bolts in roof spaces and closed environments to be Continuously coated galvanized steel or Hot-dipped galvanized steel

Underlays

Thermakraft Wall underlay
Thermakraft Watergate Plus wall underlay installed to wall framing using 6-8mm staples or 20mm large head galvanized clouts at 300mm crs horizontally and vertically. 150mm min overlap at joins, all vertical laps must be made over studs. Installed to manufacturers specification. Additionally, install 25mm wide Thermastrap horizontally at 300mm crs

Thermakraft Aluband
Thermakraft Aluband flashing tape to be installed at openings as per manufacturer's installation requirements, unless noted on joinery details otherwise.

Insulation

Wall insulation
90mm thick R2.6 Pink Batts wall insulation to all external walls and internal walls between garage and habitable space. No insulation to garage external walls.

Ceiling insulation
275mm thick R7.0 Pink Batts Skilion ceiling insulation, ensure a 25mm gap min. between insulation and roof underlay.

Wall Claddings

James Hardie vertical Stria cladding over 20mm cavity
Vertical James Hardie Stria wide panel cladding over James Hardie horizontal cavity battens. Refer to manufacturer's information & Details for fixing and waterproofing requirements. Dwangs @ 600ctrs.

Linings

10mm GIB plasterboard wall lining
Generally, line with 10mm GIB Standard plasterboard (Aqualine to wet areas, installed as per GIB Wet Area Systems specifications and installation manual 2021) stopped for level 4 paint finish (unless otherwise indicated). Refer also specific fitout dwgs & bracing schedule for specific wall linings & requirements.

13mm GIB board ceiling lining (Rondo batten)
Generally, line with 13mm Gib board ceiling with Rondo 310 ceiling battens and 311 clips at 600 crs fixed to trusses and/or joists. Gib Aqualine to wet areas. Stopped for level 4 finish.

Wall linings adjacent to appliances
CL1.6 G3, Wall linings adjacent to appliances and facilities shall have surfaces that can be easily maintained in a hygienic condition and comply with. Stainless steel, decorative high-pressure laminate, tiles, wallboards with painted or applied impervious coatings or films, are all suitable materials for these surfaces.

Floor Coverings

Tiles
Client selected tiles to be installed over grout in areas noted on floor plan. Wet areas to be tiled over selected waterproofing membrane installed to manufacturers specification. All waterproofing methods to comply with E3/AS1 Internal moisture & GIB Wet Area Systems specifications and installation manual 2021.

Sheet Vinyl flooring
Client selected vinyl to be installed over vinyl adhesive in areas noted on floor plan. Seal vinyl to edge of painted skirting with clear silicone.

Slip resistance
Minimum slip resistance co-efficient for level surface between 0.25 and 0.50 acceptable in accordance with NZBC:D1/AS1 Access.

Interior Fit-out

Internal doors
All internal door leaf widths as noted on floor plan, all heights 2275mm unless otherwise noted. Ensure doors have 25-30mm clearance gap to floor.

Proposed Development	Client:	Luke Hammington
Lot 61 Middleton Road,	Job No:	20000
Frankton, Queenstown	Date:	12/11/2026

Print In Color

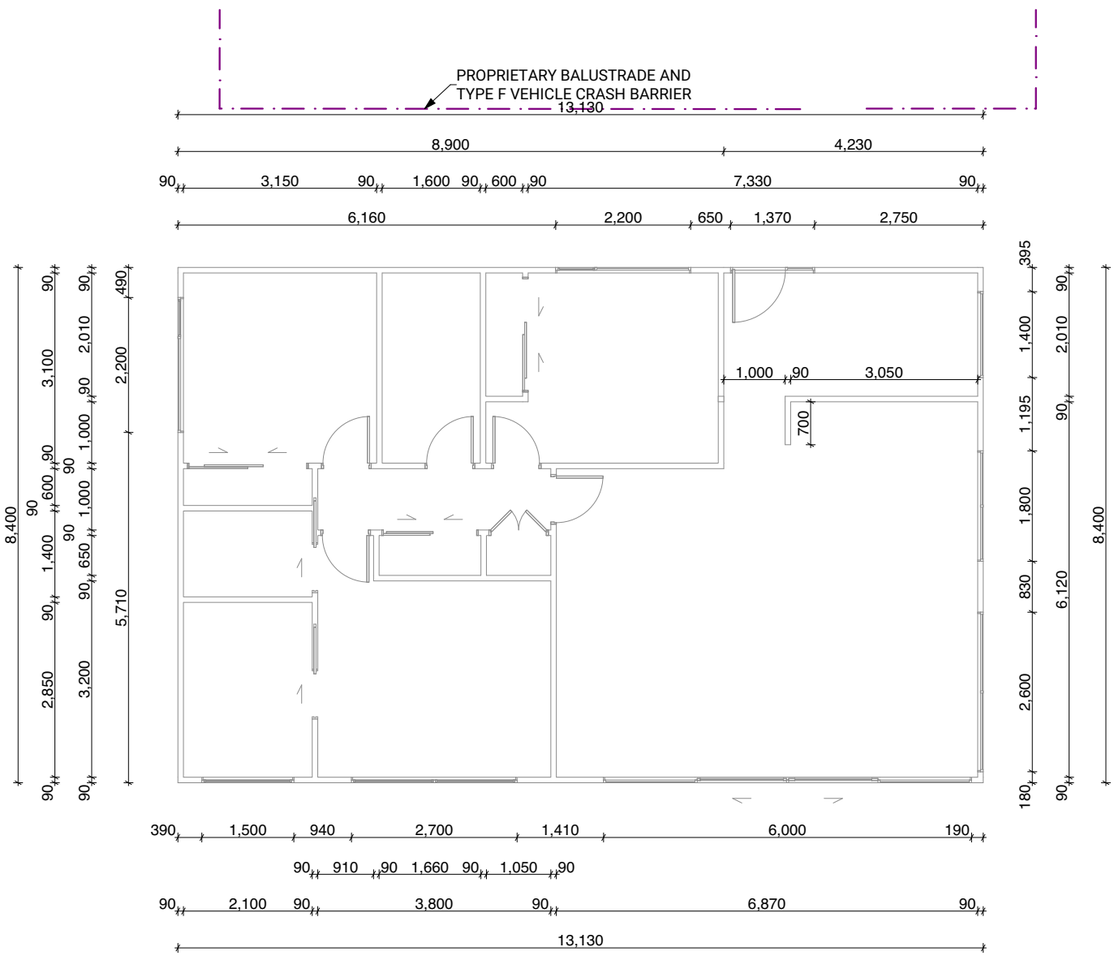
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Drawing Set:	Working Drawing
Drawn By:	E Horner
Scale:	1:100
Drawing Sheet:	Upper Floor Plan
Drawing No:	111

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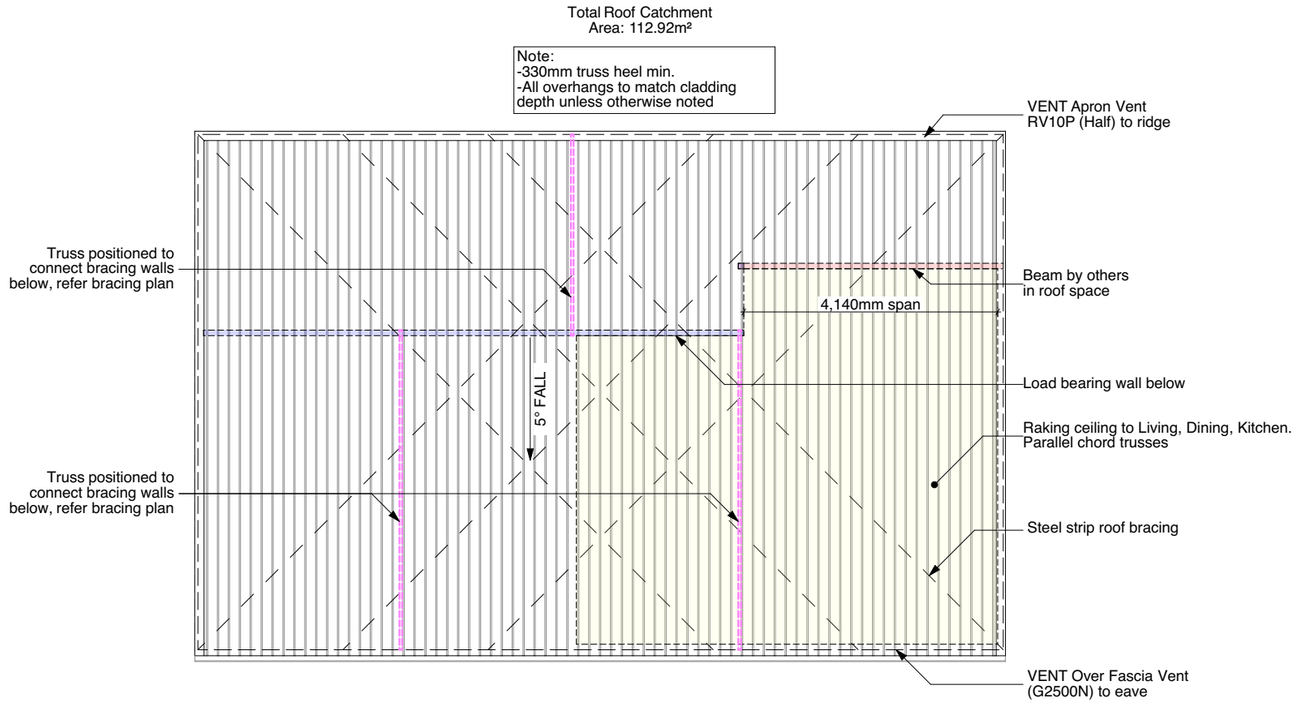
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Proposed Development	Client:	Luke Hammington	Print In Color	Drawing Set:	Working Drawing
Lot 61 Middleton Road,	Job No:	20000		Drawn By:	E Horner
Frankton, Queenstown	Date:	12/11/2026		Scale:	1:100
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Drawing No: 112

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Roof Plan Notes

General Notes

Roof framing general
Trusses designed by truss manufacturer, refer to manufacturer's documentation.

All enclosed framing to be H1.2 SG8 unless otherwise noted. Framing to comply with NZS3604:2011

No fascia board, refer details.

Roof bracing to comply with NZS3604:2011 section 10.4

Zone B & C fixings and fastenings
Structural fixings except fabricated brackets in a Sheltered environment to be - Hot-dipped galvanized steel
Structural fixings except fabricated brackets in an Exposed environment to be - Type 304 stainless steel
All fixings be suitable for exposure zone C as outlined in NZS3604:2011 section 4.4 "steel fixings and fastenings"

Fixings and fastenings all Zones
Nail plates, wire dogs & bolts in roof spaces and closed environments to be continuously coated galvanized steel or Hot-dipped galvanized steel

Continuous spouting rainwater system
Continuous spouting rainwater system, prefinished Colorcote spouting and downpipes, DN80 downpipes unless otherwise noted.
Spouting to have a minimum cross-sectional area of 3,000 mm², based on largest catchment of 80 m² at 3° roof pitch and design rainfall intensity of 60 mm/hr (2% AEP, 10-min duration, RCP 4.5), in accordance with E1/AS1 Figure 16 and NZMRM Code of Practice for Metal Roof and Wall Cladding.
Gutter overflow provision to be made at each gutter in accordance with E2/AS1 cl. 8.2, by way of overflow slots in the front face of the spouting or installation with the rear edge lower than the front edge, to prevent water ingress to the building in the event of downpipe blockage.

Roof Bracing

Steel strip roof bracing
Diagonally opposing pair of continuous steel strips at a 45° each having a capacity of 4.0kN in tension, fixed to each top chord or rafter that is intersected and to the top plate

Bottom Cord Restraints for GIB Rondo clip system
When GIB Rondo clip system is installed additional 90x35 SG8 battens @ 1800ctrs max as bottom cord restraints required.

Underlay

Roof underlay
Thermakraft 401 synthetic self-supporting roof underlay run vertically over purlins & horizontally on roof pitches less than 10 degrees. Fix using stainless steel 8-12mm staples or 20mm flat head clouts at 300mm crs. 150mm min cover over vertical and horizontal joins. Refer to manufacturer's information.

Roof Cladding

Trapezoidal roof cladding on purlins
0.55mm BMT trapezoidal profile Colorsteel Maxam roof cladding on purlins over roof underlay. Roofing profile to to have a minimum crest height of 19mm and a maximum of 210mm between crests.

Purlins

70x45 Purlins (up to VH)
70x45mm H1.2 SG8 purlins @ 900mm crs regular spacing & 600mm crs end spacing, fixed to trusses with 1/10g 80mm long self-drilling screw or alternative 2.4kN fixing.

Soffit Lining

4.5mm HardieFlex soffit lining
4.5mm James Hardie HardieFlex soffit lining fixed to 90x45mm H1.2 soffit framing using 40 x 2.8mm HardieFlex nails at 200mm crs. Soffits jointed with proprietary uPVC jointers.

Plans drawn 2D CAD Plans Live Current projects Lot 61 Bremerton Rise Queenstown Lot 61 Bremerton Rise Queenstown.pln 11 Jul 1:00 pm

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Frankton, Queenstown	Date:	12/11/2026		Scale:	1:100
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				Drawing No:	113

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Bracing Legend

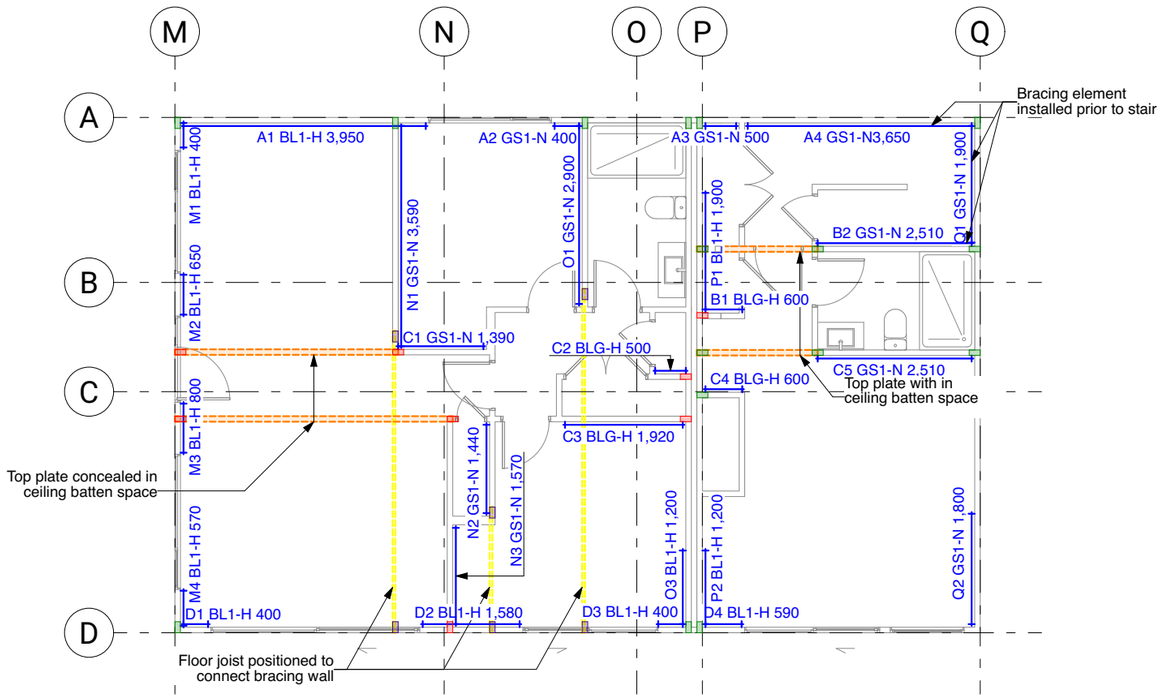
90x45 Top plate
Floor Joist
Truss Chord

Dashed line indicates connecting member

6kN Fixing, refer Details - Top Plate Connections

12kN Fixing, refer Details - Top Plate Connections

11.9kN Fixing, refer Details - Top Plate Connections



Bracing Notes

General GIB bracing notes

Bracing has been designed with GIB Ezybrace calculator, refer to attached calculation sheets for more info. If there are any conflicts, please contact the designer.

All bracing elements to comply with NZS3604:2011, NZBC B1/AS1, GIB Ezybrace Systems 2016. Install all bracing elements in accordance with GIB product specification.

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Proposed Development	Client:	Luke Hammington	Print In Color	Drawing Set:	Working Drawing
Lot 61 Middleton Road,	Job No:	20000		Drawn By:	E Horner
Frankton, Queenstown	Date:	12/11/2026		Scale:	1:100
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Bracing Legend

90x45 Top plate

Floor Joist

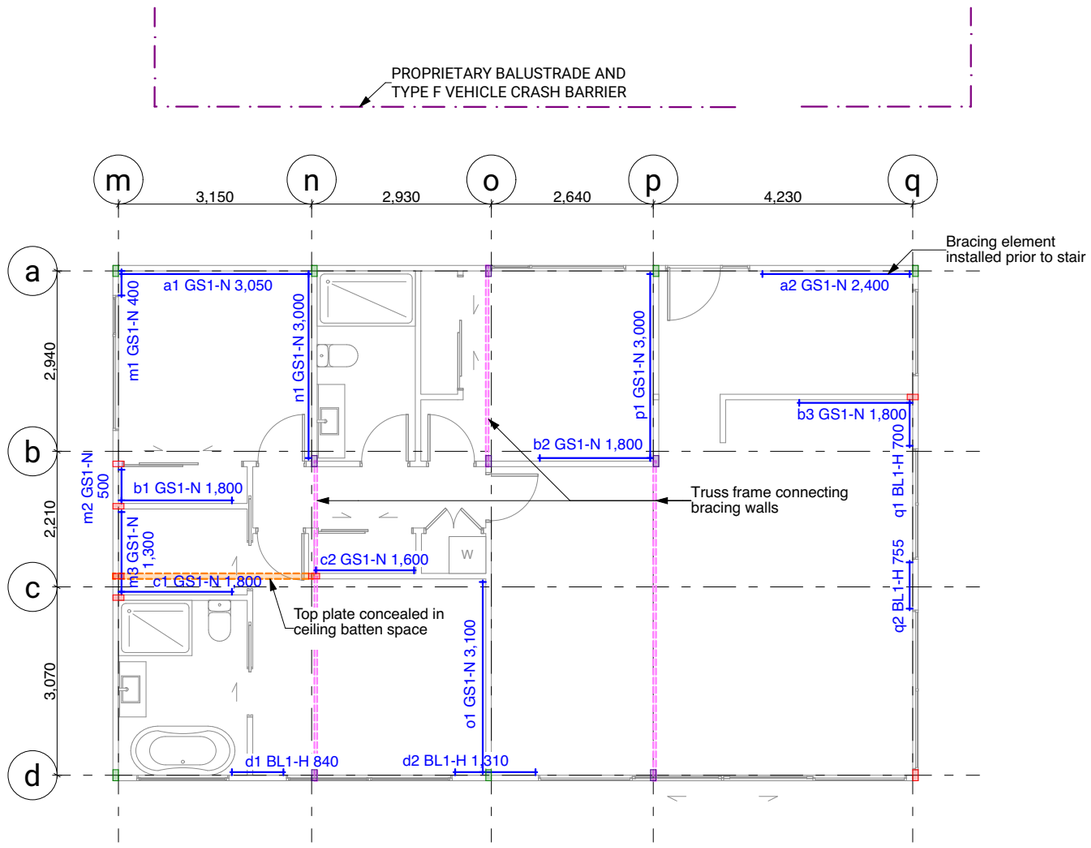
Truss Chord

Dashed line indicates connecting member

6kN Fixing, refer Details - Top Plate Connections

12kN Fixing, refer Details - Top Plate Connections

11.9kN Fixing, refer Details - Top Plate Connections



Bracing Notes

General GIB bracing notes

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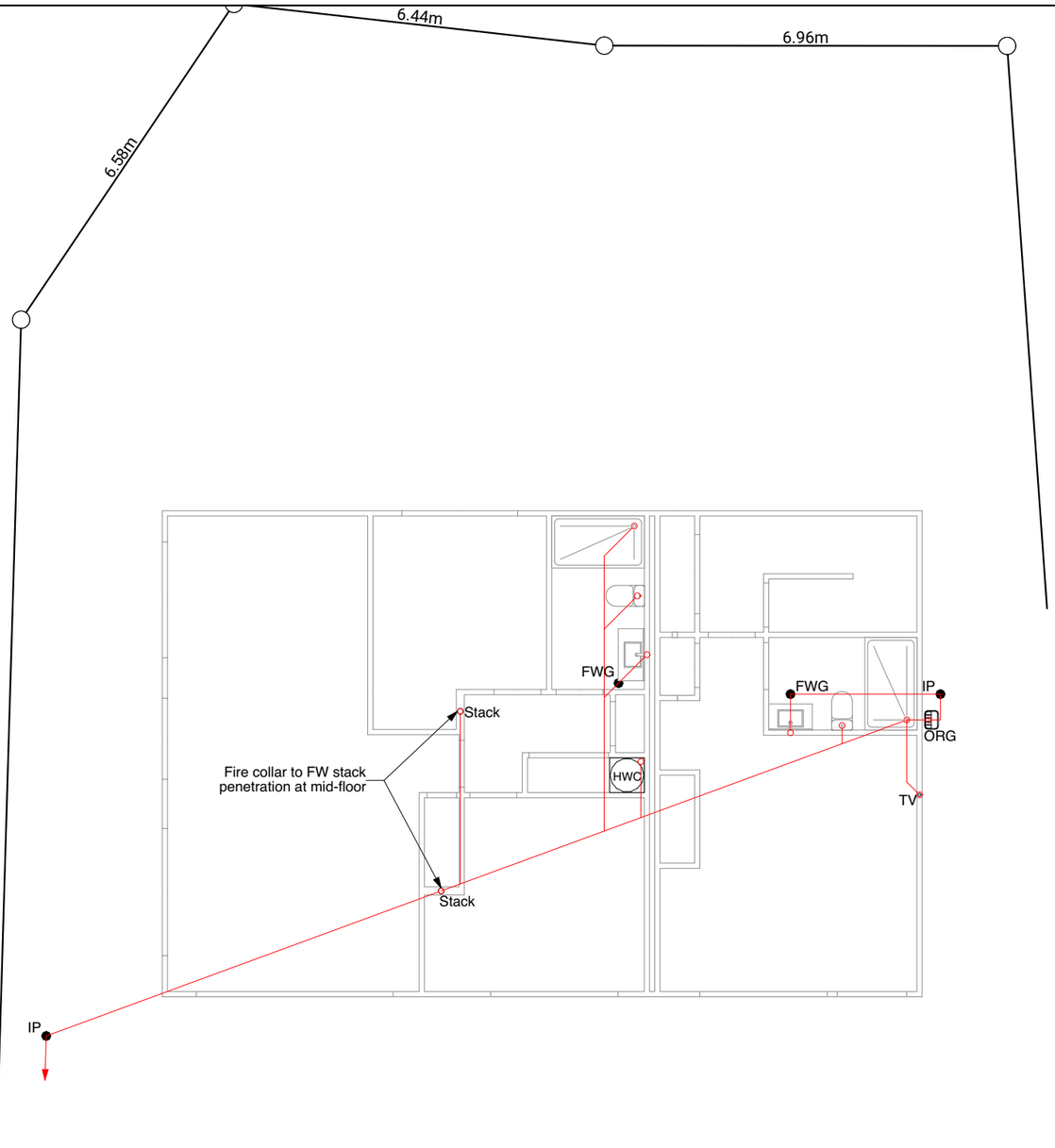
Proposed Development	Client:	Luke Hammington	Print In Color	Drawing Set:	Working Drawing
Lot 61 Middleton Road,	Job No:	20000		Drawn By:	E Horner
Frankton, Queenstown	Date:	12/11/2026		Scale:	1:100
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Plumbing Legend

DP	DN80 downpipe
ORG	Overflow relief gully
TV	DN50 terminal vent
IP	Inspection point
FWG	Floor Waste Gully
HWC	Hot Water Cylinder



Plumbing & Drainage Notes

General plumbing notes
Contractor to ensure all work complies with the NZ Building Code and relevant standards, along with local territorial authorities' bylaws prior to work commencing.
All Foul Water plumbing work to comply with AS/NZS3500.2
All Storm Water plumbing work to comply with E1/AS1 & AS/NZS3500.3
All bends and junctions under slab must not be less than 45° (in plan).
Contractor/Plumber to submit as laid drainage plan to council upon completion of all plumbing/drainage works

Foul Water Waste & Drain sizes
All fixture traps and waste/discharge pipes sized and graded to AS/NZS 3500.2 (G13/AS3 Modified), Tables 6.3(A) and 6.6.1, as follows.

Hand basin (vanity): DN40 trap, DN40 waste to DN65 branch @ 1:40 (2.50%).
Bath: DN40 trap, DN40 waste to DN65 branch @ 1:40 (2.50%).
Shower: DN40 trap, DN40 waste to DN65 branch @ 1:40 (2.50%).
Kitchen sink: DN50 trap, DN50 waste to DN65 branch @ 1:40 (2.50%).
Laundry tub: DN40 trap, DN40 waste to DN65 branch @ 1:40 (2.50%).
WC pan: DN100 trap, DN100 waste to DN100 FW drain @ 1:60 (1.65%).

Combined branch drain to be upsized to DN100 @ 1:60 where fixture unit loading exceeds DN65 capacity (Table 6.6.1).

Unvented branch length not to exceed 10 m from the trap weir of the most distant fixture to the vented section.

Waste pipe DN ≥ trap outlet DN throughout.

Storm Water Drain sizes
Stormwater drains (below ground): minimum DN100 @ 1:100 (1.00%) to AS/NZS 3500.3 Table 5.2.

Water supply
Water supply pipe materials to comply with G12/AS1 table 1:
Hot & Cold: copper, galvanised steel or polybutylene
Cold only: uPVC or polyethylene
All hot and cold water pipework through slab shall be in DN50-65 uPVC conduit, continuous with no joins under slab.
All plumbing fittings in contact with potable water shall be made from dezincification-resistant (DR) copper alloys, in accordance with NZBC G12/AS1 Clause 2.2.3 and shall comply with AS 2345.

Hot water piping shall be thermally insulated to comply with NZS 4305 Section 3 & ASNZS3500.4 Section 8.2 with 12mm closed cell foam polymer insulation.

All water supply pipe sizes installed to comply with G12/AS1 table 4
Sink, laundry, bath, basin 15mmØ
Shower 20mmØ
Pipes based on a maximum pipe length of 20 metres

Ensure hot water temperature at any sanitary fixture used for personal hygiene does not exceed 55°

Stack
Plumbing stack must comply with AS/NZS3500.2

Stack to be DN100. No connections shall be made closer than 500mm downstream or upstream of the base of the stack; and no discharge pipe connecting a fixture upstream of a junction that connects a stack to a drain or graded pipe shall be within 500mm of the base of the stack as per AS/NZS3500.2 Section 6.7

Bends at the base of stacks shall not be smaller in size than the graded pipe or drain to which they connect. They shall have a centre-line radius not less than that stated in table 6.5. Consist of two 45 bends separated by a straight pipe of length not less than twice the bore of the pipe.

Overflow Relief Gully
Top of ORG to be min. 150mm below the overflow level of the lowest sanitary fixture served by the drainage system.
The overflow level of ORG to be a min. 75mm above paved ground & 100mm above unpaved ground
ORG to have a grating to allow for surcharge
Waste pipes discharging into ORG are arranged to permit easy cleaning of gully

Hot water cylinder
Client-selected electric mains pressure HWC (≤360 L), installed to manufacturer's specification and NZBC G12/AS1. Refer G12/AS1 Figures 5, 8, 12, 14 and 16 on drawings for seismic restraint, plumbing layout, and tempering valve arrangement.

Install over safe tray (G12/AS1 cl. 5.2.3) fitted with Allproof HWC Tundish (HWCT40 or HWCT50) or similar, visible and accessible within the HWC cupboard.

TPR valve drain to be copper, no smaller than the TPR outlet, with continuous fall and no restrictions or valves. Discharge to tundish in a visible position (G12/AS1 cl. 6.7.2) via an air gap ≥ 2× drain diameter (MBIE guidance — Drains from hot water cylinder relief valves, 2nd ed., Nov 2024).

40 mm tundish outlet to drain safe tray and TPR/CWE discharge to FW drain. HWC is a controlled heat source (electric, thermostatically controlled, max 90°C) — PVC-U sanitary plumbing downstream of tundish acceptable per MBIE guidance. No separate external visible discharge point required.

PLV set max 500 kPa on cold inlet where mains pressure exceeds AS/NZS 3500.4 Table 5.2.

Installed by licensed plumber. PS3 and product data sheets prior to CCC.

Tiled Shower
Tiled Showers to be installed in accordance with E3/AS1 Internal moisture & GIB Wet Area Systems specifications and installation manual 2021.

Tiles over selected water proofing memebrane up to ceiling height or 300mm above shower rose, installed to manufacturer's specification.
Wet area junctions and penetrations to be constructed in accordance with E3/AS1 & GIB Wet Area manual details.

Bathroom & Ensuite Glazing
All shower enclosure glazing and glazing within 2000mm of floor to be grade A or toughened safety glazing, except where a vanity unit bench etc of a height of 750mm and a minimum width of 300mm is located in front of glazing.

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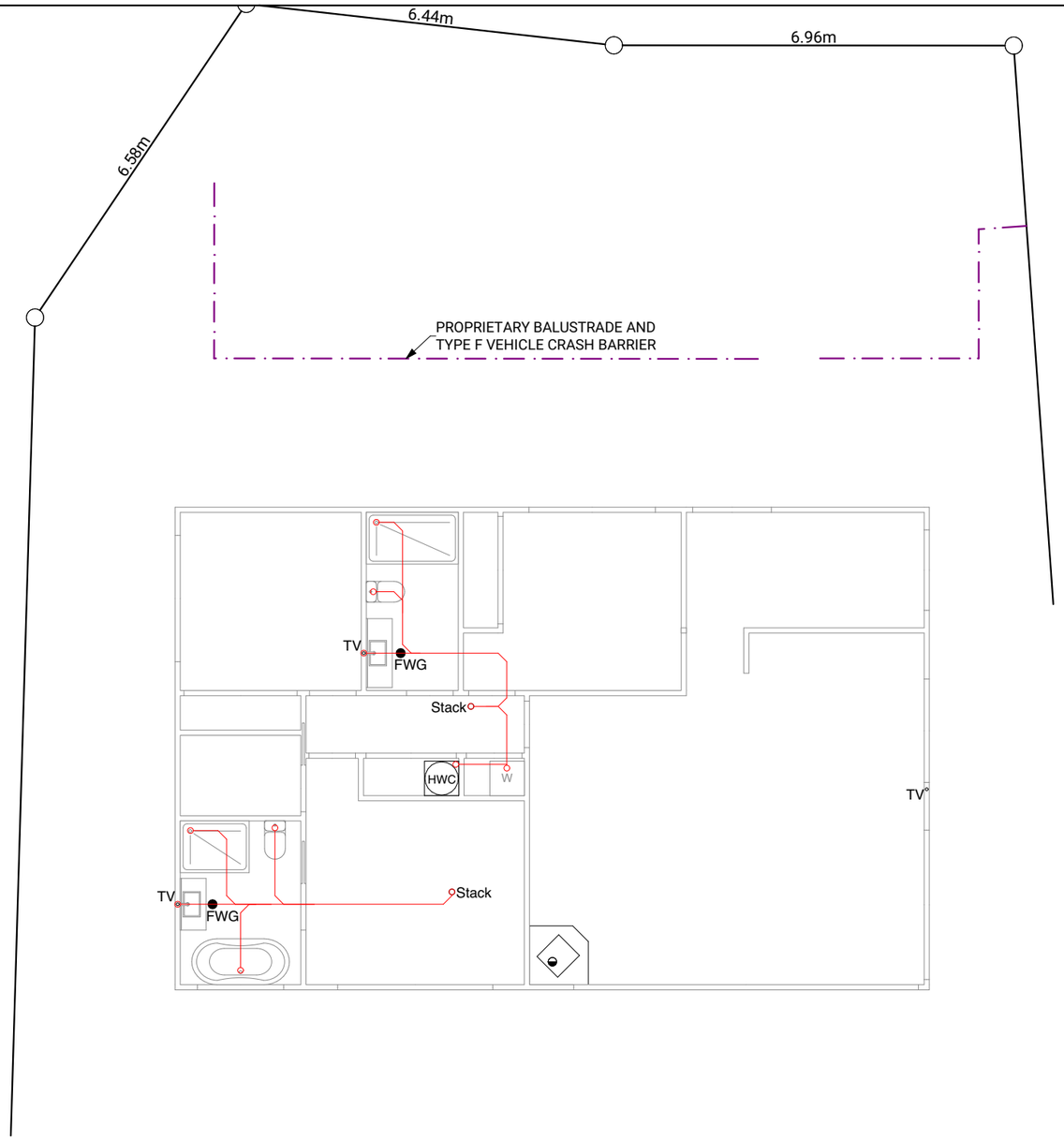
Proposed Development	Client:	Luke Hammington	Print In Color	Drawing Set:	Working Drawing
Lot 61 Middleton Road,	Job No:	20000		Drawn By:	E Horner
Frankton, Queenstown	Date:	12/11/2026		Scale:	1:100
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				Drawing No:	116

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Plumbing Legend

DP	DN80 downpipe
ORG	Overflow relief gully
TV	DN50 terminal vent
IP	Inspection point
FWG	Floor Waste Gully
HWC	Hot Water Cylinder



Plumbing & Drainage Notes

General plumbing notes
Contractor to ensure all work complies with the NZ Building Code and relevant standards, along with local territorial authorities' bylaws prior to work commencing.
All Foul Water plumbing work to comply with AS/NZS3500.2
All Storm Water plumbing work to comply with E1/AS1 & AS/NZS3500.3
All bends and junctions under slab must not be less than 45° (in plan).
Contractor/Plumber to submit as laid drainage plan to council upon completion of all plumbing/drainage works

Foul Water Waste & Drain sizes
All fixture traps and waste/discharge pipes sized and graded to AS/NZS 3500.2 (G13/AS3 Modified), Tables 6.3(A) and 6.6.1, as follows.

Hand basin (vanity): DN40 trap, DN40 waste to DN65 branch @ 1:40 (2.50%).
Bath: DN40 trap, DN40 waste to DN65 branch @ 1:40 (2.50%).
Shower: DN40 trap, DN40 waste to DN65 branch @ 1:40 (2.50%).
Kitchen sink: DN50 trap, DN50 waste to DN65 branch @ 1:40 (2.50%).
Laundry tub: DN40 trap, DN40 waste to DN65 branch @ 1:40 (2.50%).
WC pan: DN100 trap, DN100 waste to DN100 FW drain @ 1:60 (1.65%).

Combined branch drain to be upsized to DN100 @ 1:60 where fixture unit loading exceeds DN65 capacity (Table 6.6.1).

Unvented branch length not to exceed 10 m from the trap weir of the most distant fixture to the vented section.

Waste pipe DN ≥ trap outlet DN throughout.

Storm Water Drain sizes
Stormwater drains (below ground): minimum DN100 @ 1:100 (1.00%) to AS/NZS 3500.3 Table 5.2.

Water supply
Water supply pipe materials to comply with G12/AS1 table 1:
Hot & Cold: copper, galvanised steel or polybutylene
Cold only: uPVC or polyethylene
All hot and cold water pipework through slab shall be in DN50-65 uPVC conduit, continuous with no joins under slab.
All plumbing fittings in contact with potable water shall be made from dezincification-resistant (DR) copper alloys, in accordance with NZBC G12/AS1 Clause 2.2.3 and shall comply with AS 2345.

Hot water piping shall be thermally insulated to comply with NZS 4305 Section 3 & ASNZS3500.4 Section 8.2 with 12mm closed cell foam polymer insulation.

All water supply pipe sizes installed to comply with G12/AS1 table 4
Sink, laundry, bath, basin 15mmØ
Shower 20mmØ
Pipes based on a maximum pipe length of 20 metres

Ensure hot water temperature at any sanitary fixture used for personal hygiene does not exceed 55°

Stack
Plumbing stack must comply with AS/NZS3500.2

Stack to be DN100. No connections shall be made closer than 500mm downstream or upstream of the base of the stack; and no discharge pipe connecting a fixture upstream of a junction that connects a stack to a drain or graded pipe shall be within 500mm of the base of the stack as per AS/NZS3500.2 Section 6.7

Bends at the base of stacks shall not be smaller in size than the graded pipe or drain to which they connect. They shall have a centre-line radius not less than that stated in table 6.5. Consist of two 45 bends separated by a straight pipe of length not less than twice the bore of the pipe.

Overflow Relief Gully
Top of ORG to be min. 150mm below the overflow level of the lowest sanitary fixture served by the drainage system.
The overflow level of ORG to be a min. 75mm above paved ground & 100mm above unpaved ground
ORG to have a grating to allow for surcharge
Waste pipes discharging into ORG are arranged to permit easy cleaning of gully

Hot water cylinder
Client-selected electric mains pressure HWC (≤360 L), installed to manufacturer's specification and NZBC G12/AS1. Refer G12/AS1 Figures 5, 8, 12, 14 and 16 on drawings for seismic restraint, plumbing layout, and tempering valve arrangement.

Install over safe tray (G12/AS1 cl. 5.2.3) fitted with Allproof HWC Tundish (HWCT40 or HWCT50) or similar, visible and accessible within the HWC cupboard.

TPR valve drain to be copper, no smaller than the TPR outlet, with continuous fall and no restrictions or valves. Discharge to tundish in a visible position (G12/AS1 cl. 6.7.2) via an air gap ≥ 2× drain diameter (MBIE guidance — Drains from hot water cylinder relief valves, 2nd ed., Nov 2024).

40 mm tundish outlet to drain safe tray and TPR/CWE discharge to FW drain. HWC is a controlled heat source (electric, thermostatically controlled, max 90°C) — PVC-U sanitary plumbing downstream of tundish acceptable per MBIE guidance. No separate external visible discharge point required.

PLV set max 500 kPa on cold inlet where mains pressure exceeds AS/NZS 3500.4 Table 5.2.

Installed by licensed plumber. PS3 and product data sheets prior to CCC.

Tiled Shower
Tiled Showers to be installed in accordance with E3/AS1 Internal moisture & GIB Wet Area Systems specifications and installation manual 2021.

Tiles over selected water proofing memebrane up to ceiling height or 300mm above shower rose, installed to manufacturer's specification.
Wet area junctions and penetrations to be constructed in accordance with E3/AS1 & GIB Wet Area manual details.

Bathroom & Ensuite Glazing
All shower enclosure glazing and glazing within 2000mm of floor to be grade A or toughened safety glazing, except where a vanity unit bench etc of a height of 750mm and a minimum width of 300mm is located in front of glazing.

"Drawn drawings Staff Projects Lot Current projects Lot 61 Elmar Middle Plans CAD Revit Middle Jason.rvt 4/12/2026 1:00:24pm

Proposed Development	Client:	Luke Hammington	Print In Color
Lot 61 Middleton Road,	Job No:	20000	
Frankton, Queenstown	Date:	12/11/2026	

admin@primedesigns.co.nz 04 528 8405 3 Jupiter Grove, Trentham, Upper Hutt

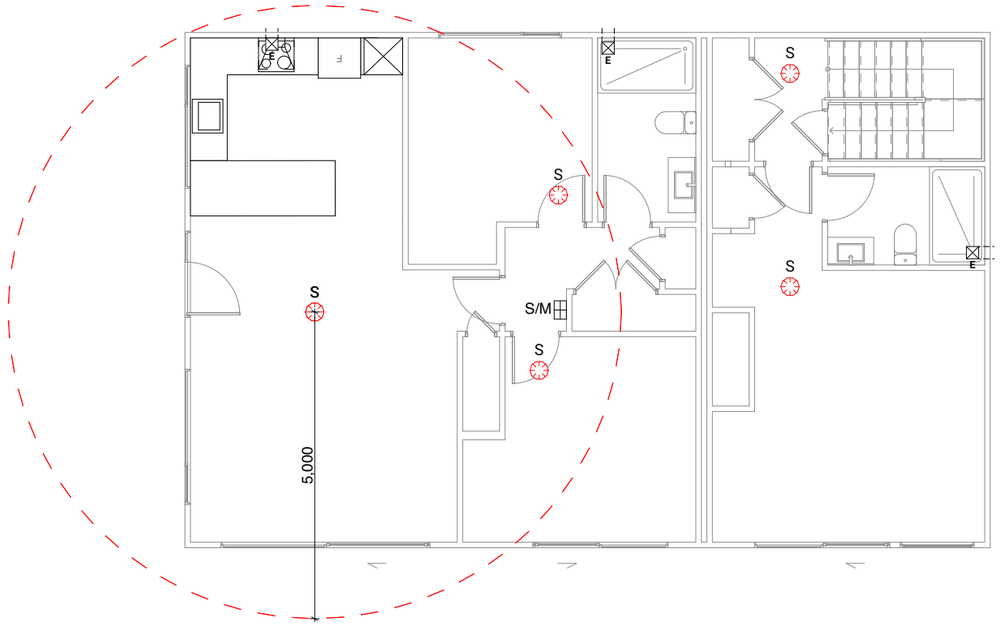
PRIME DESIGNS
CREATIVE | FUNCTIONAL | ARCHITECTURE

Drawing Set:	Working Drawing
Drawn By:	E Horner
Scale:	1:100
Drawing Sheet:	Upper Plumbing Plan
Drawing No:	117

All work must comply with relevant NZS & council requirements. All dimensions to be verified on site by contractor prior to commencing work, do not scale from drawings. If there are any inaccuracies with the drawings please contact designer immediately. Copyright for design & drawings retained by Prime Designs New Zealand Limited.

Electrical Legend

S/M	Smart Meter
S	Smoke detector
E	Extractor fan



Electrical Notes

General electrical notes
Ensure all habitable rooms are fitted with a minimum of one light fixture. All habitable internal spaces are to have a minimum illuminance of 20 lux or a minimal total wattage required per m2 of floor area as shown in G8/AS1, Table 1. Lights in the stairwell to provide 100lux at tread level or a total wattage per m2 of floor plan area as shown in D1/AS1 table8,

All electrical works to be installed to comply with NZBC G9/AS1, AS/NZS 3000:2018, AS/NZS 3008.1.2:2017, AS/NZS 5000.2:2006

Recessed downlights
Downlights to be CA135, CA180, IC, or IC-F to comply with AS/NZS 60598.2.2 Amendment A

Smoke detectors
Smoke detectors to be installed to comply with NZBC F7/AS1, C/AS1, NZS 4514:2021 and be located on or near the ceiling, in all bedrooms, living spaces, hallways and landings within the building. Where the kitchen is separated from the living space and hallways by doors that can be closed a heat alarm shall be located in the kitchen. There shall be at least one smoke level on each level. Where more than one smoke alarm is needed to meet the requirements, these alarms shall be interconnected as per NZS 4514:2021 clause 2.5. Smoke detectors to meet at least one of the following standards: UL 217, CAN/ULC S531, BS EN 14604, ISO 12239 or AS 3786
Smoke detector to be client selected power source type, or minimum 10-year battery life where applicable. The smoke detector in the kitchen/dining/living area to be within 5 m of any wall. Contractor to confirm on site.

Mechanical ventilation
Mechanical extract ventilation shall be provided to all kitchen, bathroom, and laundry spaces in accordance with NZBC Clause G4 and Acceptable Solution G4/AS1 (5th Edition, effective 28 July 2025).

Intermittent mechanical extract ventilation shall achieve the following minimum airflow rates at the termination point, after all ducting resistance, grilles, backdraft dampers and accessories are accounted for:
Kitchen — 50 L/s (G4/AS1 clause 2.2.1)
Bathroom / toilet — 25 L/s (G4/AS1 clause 2.2.1)
Laundry — 25 L/s (G4/AS1 clause 2.2.1)

All fans shall be ducted directly to outside air via the shortest practical route. All terminations shall be fitted with a weatherproof hood incorporating a backdraft damper, located to prevent recirculation of extracted air back into the building envelope.

Fan selection, ductwork design, sizing, and installation shall be carried out by a suitably qualified tradesperson.

Visibility of stair treads
Stairwell to have 2 way switch, top & bottom with lighting to NZBC D1 Table 8.

C:\Users\Emily\Desktop\Current Projects\Lot 61 Bennetts Lane\Current Projects\Lot 61 Bennetts Lane v24.01.01.rvt

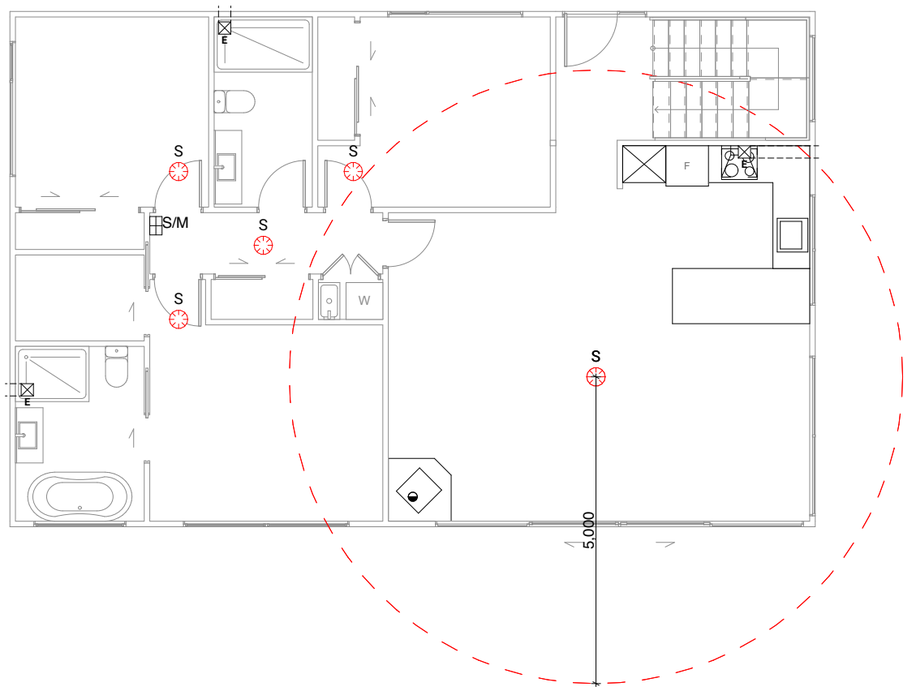
Proposed Development	Client:	Luke Hammington	Print In Color	Drawing Set:	Working Drawing
Lot 61 Middleton Road,	Job No:	20000		Drawn By:	E Horner
Frankton, Queenstown	Date:	12/11/2026		Scale:	1:100
admin@primedesigns.co.nz	04 528 8405	3 Jupiter Grove, Trentham, Upper Hutt	PRIME DESIGNS CREATIVE | FUNCTIONAL | ARCHITECTURE	Drawing Sheet:	Lower Electrical Plan

All work must comply with relevant NZS & council requirements. All dimensions to be verified on site by contractor prior to commencing work, do not scale from drawings. If there are any inaccuracies with the drawings please contact designer immediately. Copyright for design & drawings retained by Prime Designs New Zealand Limited.

Drawing No: 118

Electrical Legend

S/M	Smart Meter
S	Smoke detector
E	Extractor fan



Electrical Notes

General electrical notes
Ensure all habitable rooms are fitted with a minimum of one light fixture. All habitable internal spaces are to have a minimum illuminance of 20 lux or a minimal total wattage required per m2 of floor area as shown in G8/AS1, Table 1. Lights in the stairwell to provide 100lux at tread level or a total wattage per m2 of floor plan area as shown in D1/AS1 table8,

All electrical works to be installed to comply with NZBC G9/AS1, AS/NZS 3000:2018, AS/NZS 3008.1.2:2017, AS/NZS 5000.2:2006

Recessed downlights
Downlights to be CA135, CA180, IC, or IC-F to comply with AS/NZS 60598.2.2 Amendment A

Smoke detectors
Smoke detectors to be installed to comply with NZBC F7/AS1, C/AS1, NZS 4514:2021 and be located on or near the ceiling, in all bedrooms, living spaces, hallways and landings within the building. Where the kitchen is separated from the living space and hallways by doors that can be closed a heat alarm shall be located in the kitchen. There shall be at least one smoke level on each level. Where more than one smoke alarm is needed to meet the requirements, these alarms shall be interconnected as per NZS 4514:2021 clause 2.5. Smoke detectors to meet at least one of the following standards: UL 217, CAN/ULC S531, BS EN 14604, ISO 12239 or AS 3786
Smoke detector to be client selected power source type, or minimum 10-year battery life where applicable. The smoke detector in the kitchen/dining/living area to be within 5 m of any wall. Contractor to confirm on site.

Mechanical ventilation
Mechanical extract ventilation shall be provided to all kitchen, bathroom, and laundry spaces in accordance with NZBC Clause G4 and Acceptable Solution G4/AS1 (5th Edition, effective 28 July 2025).

Intermittent mechanical extract ventilation shall achieve the following minimum airflow rates at the termination point, after all ducting resistance, grilles, backdraft dampers and accessories are accounted for:
Kitchen — 50 L/s (G4/AS1 clause 2.2.1)
Bathroom / toilet — 25 L/s (G4/AS1 clause 2.2.1)
Laundry — 25 L/s (G4/AS1 clause 2.2.1)

All fans shall be ducted directly to outside air via the shortest practical route. All terminations shall be fitted with a weatherproof hood incorporating a backdraft damper, located to prevent recirculation of extracted air back into the building envelope.

Fan selection, ductwork design, sizing, and installation shall be carried out by a suitably qualified tradesperson.

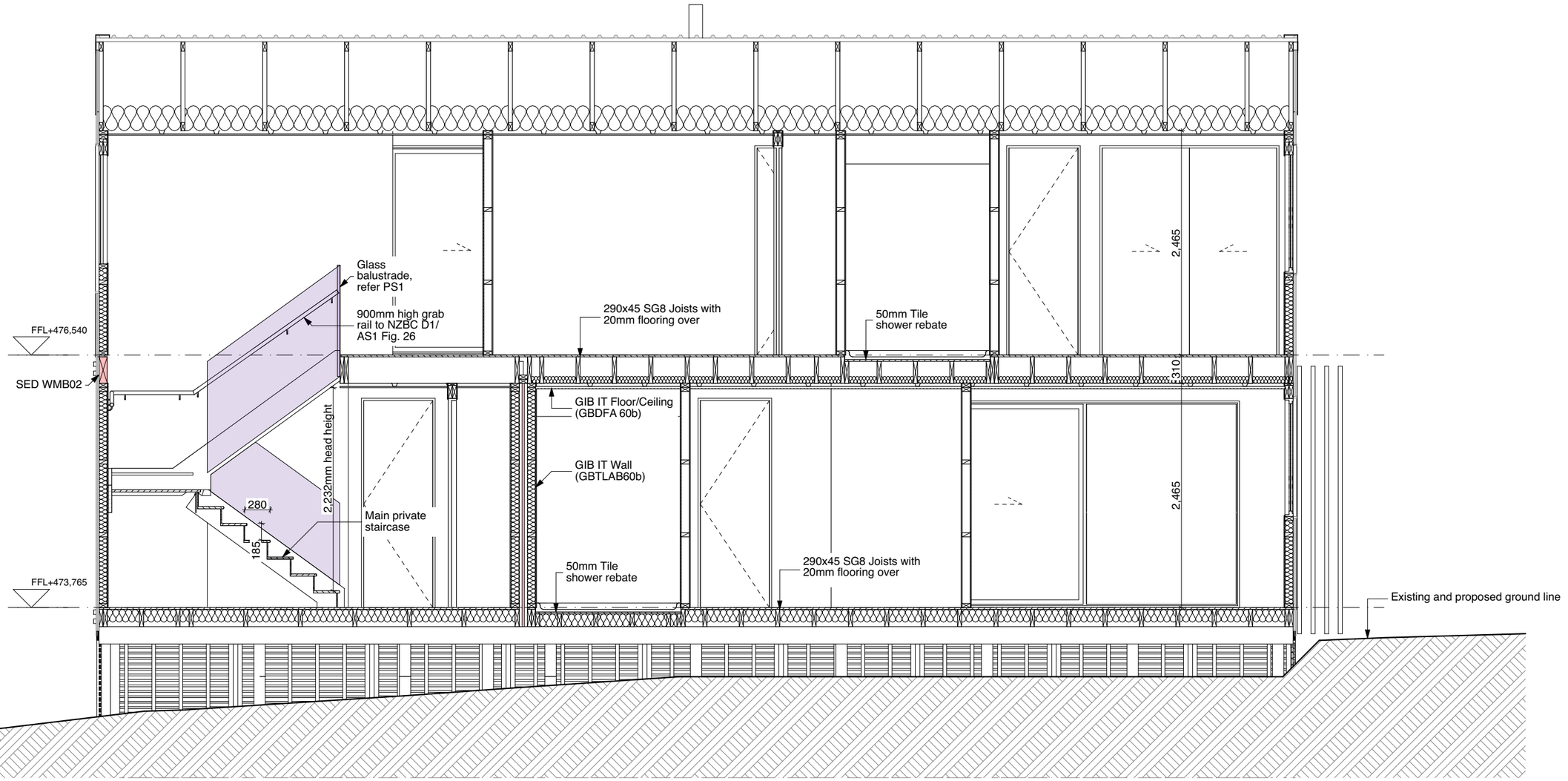
Visibility of stair treads
Stairwell to have 2 way switch, top & bottom with lighting to NZBC D1 Table 8.

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Proposed Development	Client:	Luke Hammington	Print In Color	Drawing Set:	Working Drawing
Lot 61 Middleton Road,	Job No:	20000		Drawn By:	E Horner
Frankton, Queenstown	Date:	12/11/2026		Scale:	1:100
admin@primedesigns.co.nz	04 528 8405	3 Jupiter Grove, Trentham, Upper Hutt	PRIME DESIGNS CREATIVE | FUNCTIONAL | ARCHITECTURE	Drawing Sheet:	Upper Electrical Plan

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Drawing No: 119

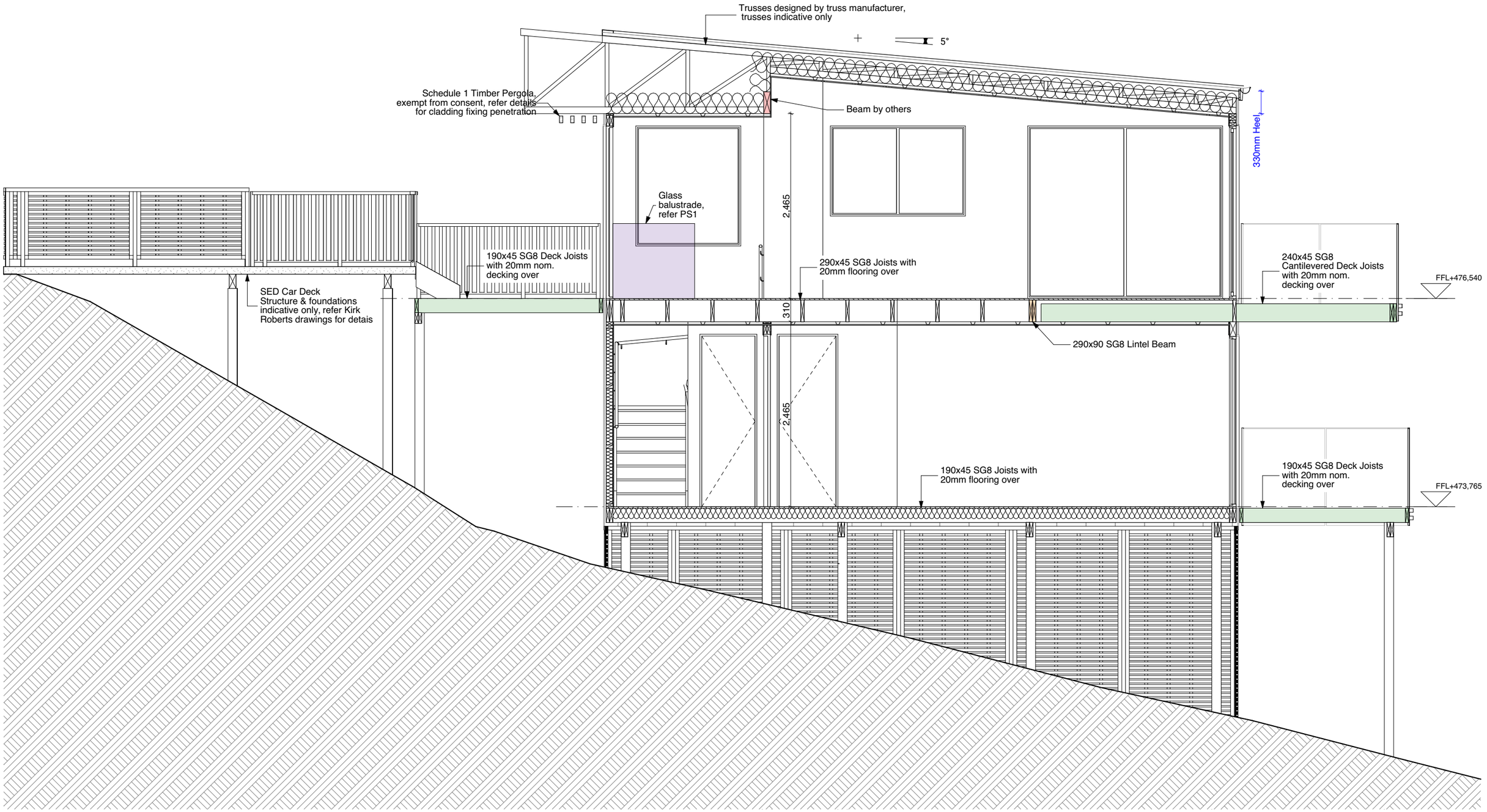


Proposed Development	Client:	Luke Hammington	Print In Color	Drawing Set:	Working Drawing
Lot 61 Middleton Road,	Job No:	20000		Drawn By:	E Horner
Frankton, Queenstown	Date:	12/11/2026		Scale:	1:50
admin@primedesigns.co.nz	04 528 8405	3 Jupiter Grove, Trentham, Upper Hutt	PRIME DESIGNS CREATIVE | FUNCTIONAL | ARCHITECTURE	Drawing Sheet:	Section A

All work must comply with relevant NZS & council requirements. All dimensions to be verified on site by contractor prior to commencing work, do not scale from drawings. If there are any inaccuracies with the drawings please contact designer immediately. Copyright for design & drawings retained by Prime Designs New Zealand Limited.

Drawing No: 201

© Stored drawing on S:\01 Projects\Lake Queenstown Properties Ltd\01 Documents\Revit\CAD\Section plans.rvt, Lot 1 VDC.pln

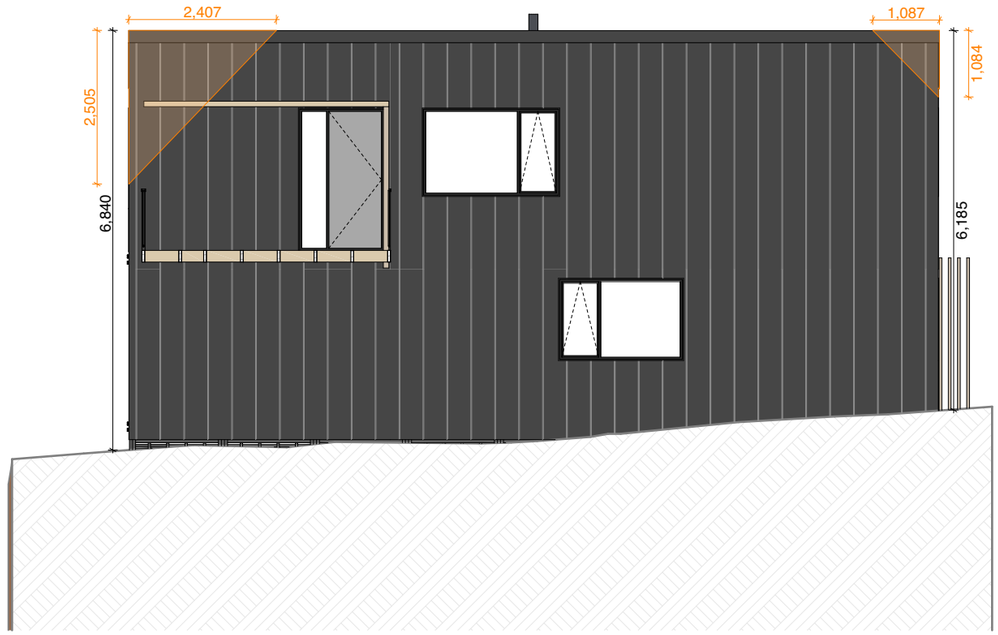


Proposed Development	Client:	Luke Hammington	Print In Color	Drawing Set:	Working Drawing
Lot 61 Middleton Road,	Job No:	20000		Drawn By:	E Horner
Frankton, Queenstown	Date:	12/11/2026		Scale:	1:50
admin@primedesigns.co.nz	04 528 8405	3 Jupiter Grove, Trentham, Upper Hutt	PRIME DESIGNS CREATIVE | FUNCTIONAL | ARCHITECTURE	Drawing Sheet:	Section B

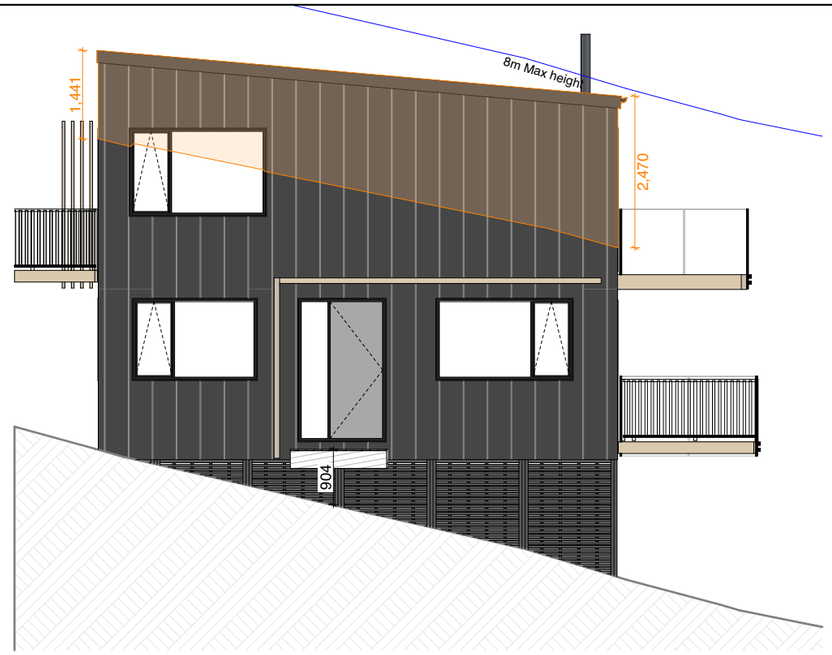
All work must comply with relevant NZS & council requirements. All dimensions to be verified on site by contractor prior to commencing work, do not scale from drawings. If there are any inaccuracies with the drawings please contact designer immediately. Copyright for design & drawings retained by Prime Designs New Zealand Limited.

Drawing No: 202

© Stand drawn on Sept dated as Consent protected v1.0 Documents \ Work\CAD\Revit files \rev1.0 1 VD1.rvt



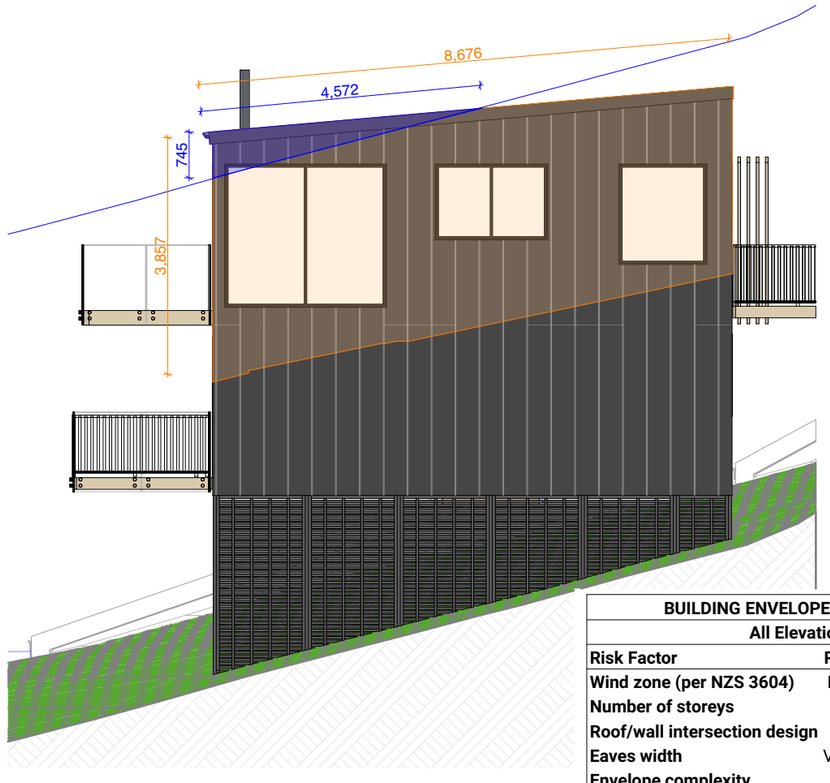
1 North Elevation 1:100



2 West Elevation 1:100



3 South Elevation 1:100



4 East Elevation 1:100

BUILDING ENVELOPE RISK MATRIX		
All Elevations		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	Medium risk	0
Number of storeys	High risk	2
Roof/wall intersection design	Low	0
Eaves width	Very high risk	5
Envelope complexity	Low risk	0
Deck design	Very high risk	6
Total Risk Score:		**13**

Proposed Development
Lot 61 Middleton Road,
Frankton, Queenstown

Client: Luke Hammington
Job No: 20000
Date: 12/11/2026

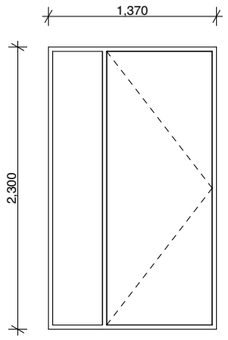
Print In Color

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PRIME DESIGNS
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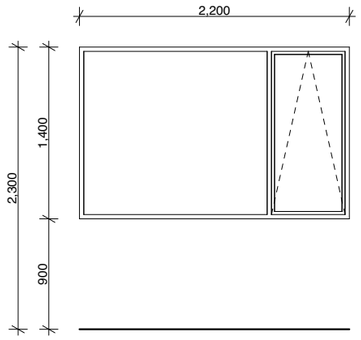
Drawing Set: Working Drawing
Drawn By: E Horner
Scale: 1:100
Drawing Sheet: Elevations
Drawing No: 301

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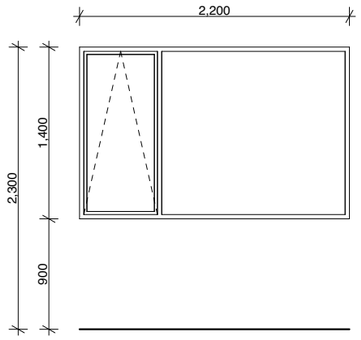
EJ101

Type	Entry Door With Fixed Sidelight
Material	Aluminium, Thermally Broken
Glazing	Double, Low E, Grade A Safety



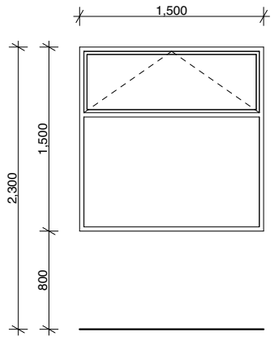
EJ102

Type	Awning Window
Material	Aluminium, Thermally Broken
Glazing	Double, Low E



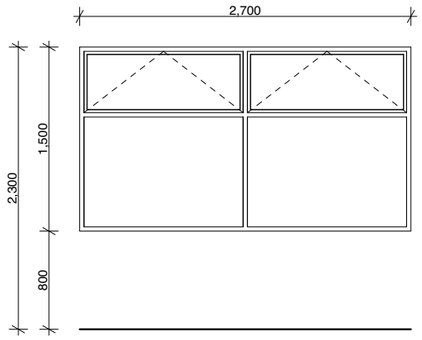
EJ103

Type	Awning Window
Material	Aluminium, Thermally Broken
Glazing	Double, Low E



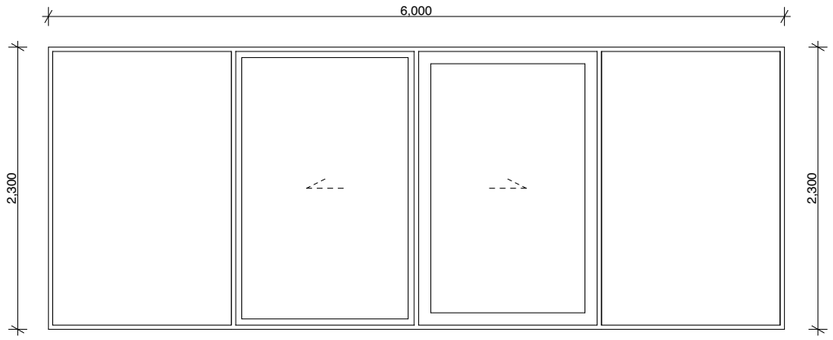
EJ104

Type	Awning Window
Material	Aluminium, Thermally Broken
Glazing	Double, Low E, Obscured, Grade A Safety



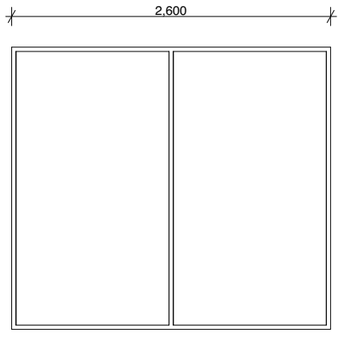
EJ105

Type	Awning Window
Material	Aluminium, Thermally Broken
Glazing	Double, Low E, Grade A Safety



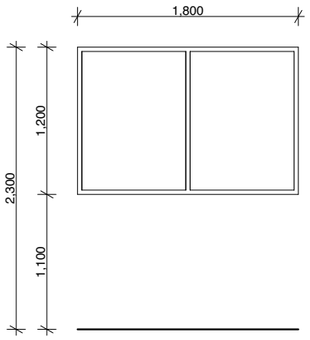
EJ106

Type	Sliding Door With Fixed Window
Material	Aluminium, Thermally Broken
Glazing	Double, Low E, Grade A Safety



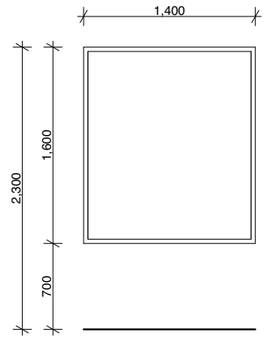
EJ107

Type	Fixed Window
Material	Aluminium, Thermally Broken
Glazing	Double, Low E, Grade A Safety



EJ108

Type	Fixed Window
Material	Aluminium, Thermally Broken
Glazing	Double, Low E



EJ109

Type	Fixed Window
Material	Aluminium, Thermally Broken
Glazing	Double, Low E

Joinery Notes

General joinery notes
All dimensions to be checked on site prior to fabrication

Windows & doors viewed from exterior

Window & door supplier is responsible for ensuring that all components fit the structure and opening size

All windows & doors to be installed in accordance with construction details in drawing set

Aluminium joinery
Selected colour powder-coated thermally broken aluminium joinery. All head, jamb and sill liners to be 20mm H3.1 timber, painted

Glazing
Glazing weight to comply with NZS4223.
Glass to be Low E with a U value of 1.1.
Double Pane with argon gas.

Flashings and flexible flashing tape
All flashings and flashing tape to be installed to comply with NZBC E2/AS1 and manufacturer's specification. Do not fix through flashings unless otherwise specifically shown in details

Window and door opening widths
All window and door sizes shown on the plan refer to 'Box' size only and do not allow for packers. pre-nailer to increase opening width accordingly

Reveal Depths
Joinery manufacturer to check reveal depths to suit cladding system, wall underlay, wall framing & interior lining thickness.

Window Restrictors
Place restrictor stays to all openable windows with sills within 760mm of floor level where a fall greater than 1m is possible from FFL to ground.

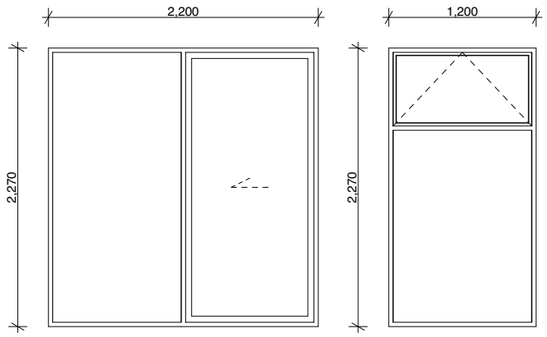
R0.5 Joinery

Proposed Development	Client:	Luke Hammington	Print In Color	Drawing Set:	Working Drawing
Lot 61 Middleton Road,	Job No:	20000		Drawn By:	E Horner
Frankton, Queenstown	Date:	12/11/2026		Scale:	1:50
admin@primedesigns.co.nz	04 528 8405	3 Jupiter Grove, Trentham, Upper Hutt	PRIME DESIGNS CREATIVE | FUNCTIONAL | ARCHITECTURE	Drawing Sheet:	Dwelling Window & Door Schedule

All work must comply with relevant NZS & council requirements. All dimensions to be verified on site by contractor prior to commencing work, do not scale from drawings. If there are any inaccuracies with the drawings please contact designer immediately. Copyright for design & drawings retained by Prime Designs New Zealand Limited.

Drawing No: 501

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EJ110

Type	Sliding Door With Fixed Window
Material	Aluminium, Thermally Broken
Glazing	Double, Low E, Grade A Safety

EJ111

Type	Awning Window
Material	Aluminium, Thermally Broken
Glazing	Double, Low E

Joinery Notes

General joinery notes
All dimensions to be checked on site prior to fabrication

Windows & doors viewed from exterior

Window & door supplier is responsible for ensuring that all components fit the structure and opening size

All windows & doors to be installed in accordance with construction details in drawing set

Aluminium joinery
Selected colour powder-coated thermally broken aluminium joinery. All head, jamb and sill liners to be 20mm H3.1 timber, painted

Glazing
Glazing weight to comply with NZS4223.
Glass to be Low E with a U value of 1.1.
Double Pane with argon gas.

Flashings and flexible flashing tape
All flashings and flashing tape to be installed to comply with NZBC E2/AS1 and manufacturer's specification. Do not fix through flashings unless otherwise specifically shown in details

Window and door opening widths
All window and door sizes shown on the plan refer to 'Box' size only and do not allow for packers. pre-nailer to increase opening width accordingly

Reveal Depths
Joinery manufacturer to check reveal depths to suit cladding system, wall underlay, wall framing & interior lining thickness.

Window Restrictors
Place restrictor stays to all openable windows with sills within 760mm of floor level where a fall greater than 1m is possible from FFL to ground.

R0.5 Joinery

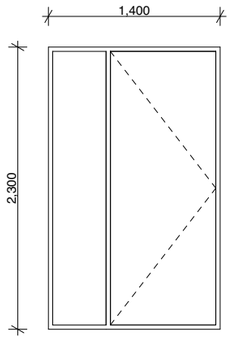
\\Shared Drives\01 Staff Folders\Luke\Current projects\Lot 61 Middleton Road\Working Drawings\Lot 61 Middleton Road.pln

Proposed Development	Client:	Luke Hammington	Print In Color	Drawing Set:	Working Drawing
Lot 61 Middleton Road,	Job No:	20000		Drawn By:	E Horner
Frankton, Queenstown	Date:	12/11/2026		Scale:	1:50
				Drawing Sheet:	Dwelling Window & Door Schedule Cont.
				Drawing No:	502

admin@primedesigns.co.nz 04 528 8405 3 Jupiter Grove, Trentham, Upper Hutt

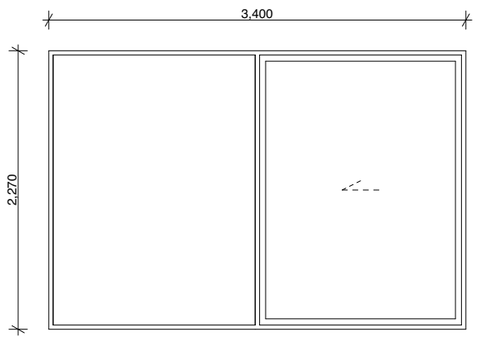
PRIME DESIGNS
CREATIVE | FUNCTIONAL | ARCHITECTURE

All work must comply with relevant NZS & council requirements. All dimensions to be verified on site by contractor prior to commencing work, do not scale from drawings. If there are any inaccuracies with the drawings please contact designer immediately. Copyright for design & drawings retained by Prime Designs New Zealand Limited.



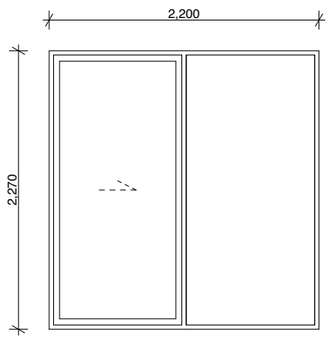
EJ201

Type	Entry Door With Fixed Sidelight
Material	Aluminium, Thermally Broken
Glazing	Double, Low E, Grade A Safety



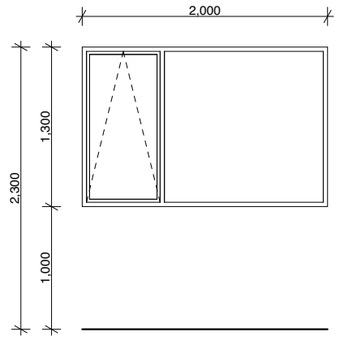
EJ203

Type	Sliding Door With Fixed Window
Material	Aluminium, Thermally Broken
Glazing	Double, Low E, Grade A Safety



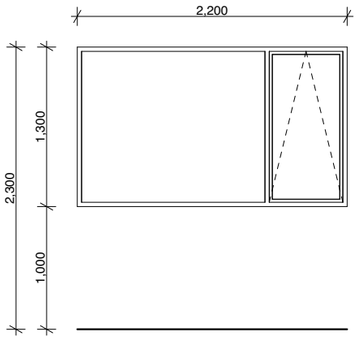
EJ204

Type	Sliding Door With Fixed Window
Material	Aluminium, Thermally Broken
Glazing	Double, Low E, Grade A Safety



EJ205, EJ206

Type	Awning Window
Material	Aluminium, Thermally Broken
Glazing	Double, Low E



EJ206

Type	Awning Window
Material	Aluminium, Thermally Broken
Glazing	Double, Low E

Joinery Notes

General joinery notes
All dimensions to be checked on site prior to fabrication

Windows & doors viewed from exterior

Window & door supplier is responsible for ensuring that all components fit the structure and opening size

All windows & doors to be installed in accordance with construction details in drawing set

Aluminium joinery
Selected colour powder-coated thermally broken aluminium joinery. All head, jamb and sill liners to be 20mm H3.1 timber, painted

Glazing
Glazing weight to comply with NZS4223.
Glass to be Low E with a U value of 1.1.
Double Pane with argon gas.

Flashings and flexible flashing tape
All flashings and flashing tape to be installed to comply with NZBC E2/AS1 and manufacturer's specification. Do not fix through flashings unless otherwise specifically shown in details

Window and door opening widths
All window and door sizes shown on the plan refer to 'Box' size only and do not allow for packers. pre-nailer to increase opening width accordingly

Reveal Depths
Joinery manufacturer to check reveal depths to suit cladding system, wall underlay, wall framing & interior lining thickness.

Window Restrictors
Place restrictor stays to all openable windows with sills within 760mm of floor level where a fall greater than 1m is possible from FFL to ground.

R0.5 Joinery

C:\Users\Emma\Desktop\Working Drawings\Luke Hammington\Luke Hammington_20000_Working Drawings_v4.0.rvt

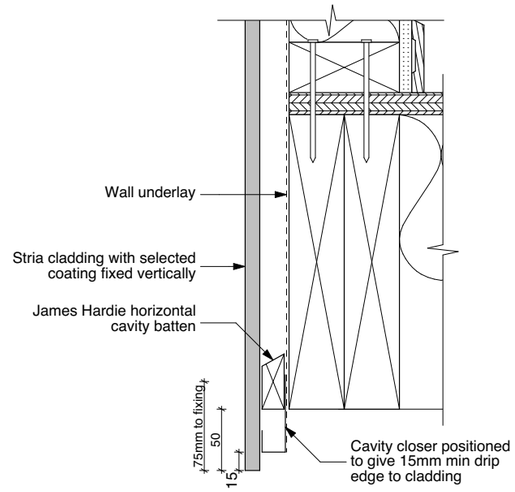
Proposed Development	Client:	Luke Hammington	Print In Color	Drawing Set:	Working Drawing
Lot 61 Middleton Road,	Job No:	20000		Drawn By:	E Horner
Frankton, Queenstown	Date:	12/11/2026		Scale:	1:50
				Drawing Sheet:	Flat Window & Door Schedule
				Drawing No:	503

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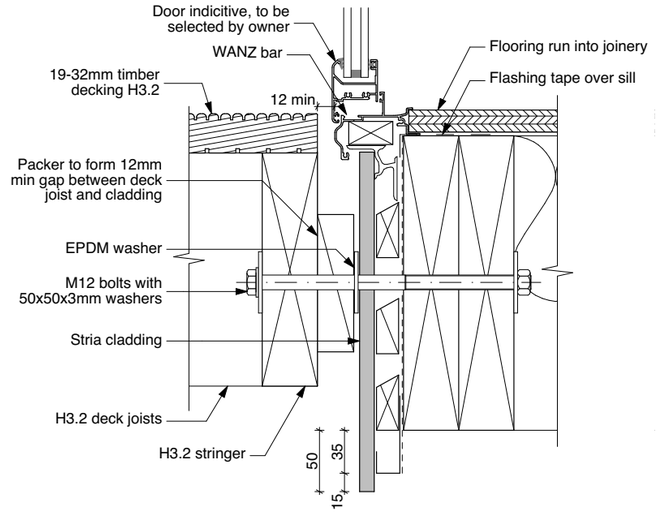
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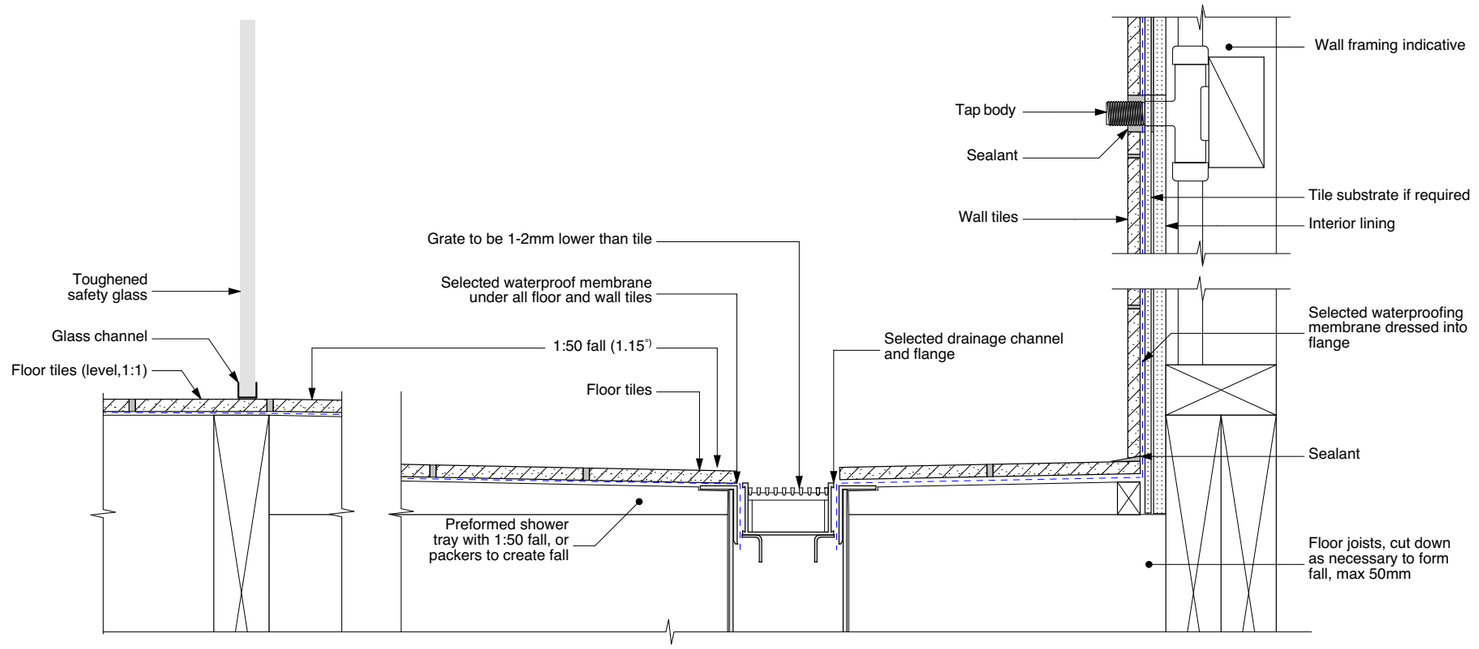
Note:All details to be read in conjunction with attached manufacturer's installation manual and specifications. All Details to be read in conjunction with bracing plan, wall underlay indicative only.



Wall Base - Stria



Door Sill to Deck (Stria)



Tiled Shower - on Timber Joists

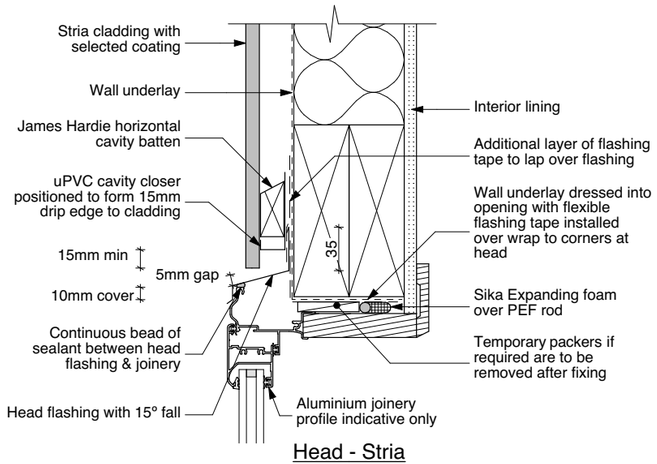
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Lot 61 Middleton Road,	Job No:	20000		Drawn By:	E Horner
Frankton, Queenstown	Date:	12/11/2026		Scale:	1:5
admin@primedesigns.co.nz	04 528 8405	3 Jupiter Grove, Trentham, Upper Hutt	PRIME DESIGNS CREATIVE | FUNCTIONAL | ARCHITECTURE	Drawing Sheet:	Details - Foundation

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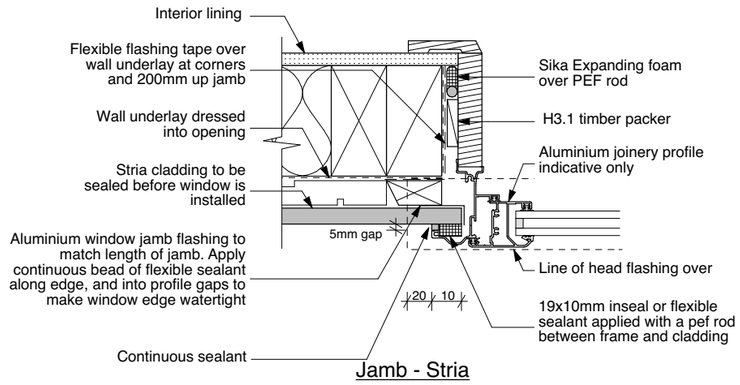
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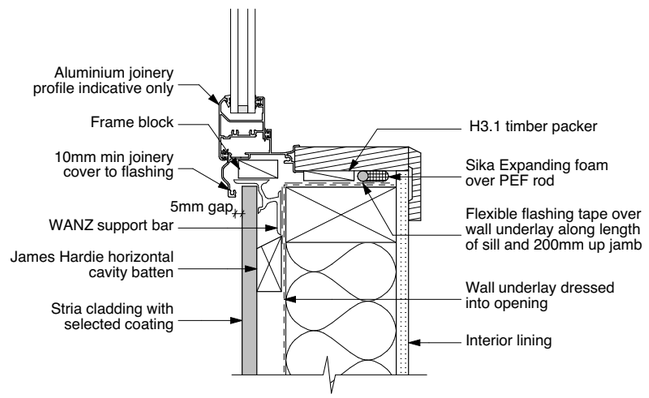
Note:All details to be read in conjunction with attached manufacturer's installation manual and specifications. All Details to be read in conjunction with bracing plan, wall underlay indicative only.



Head - Stria



Jamb - Stria



Sill - Stria

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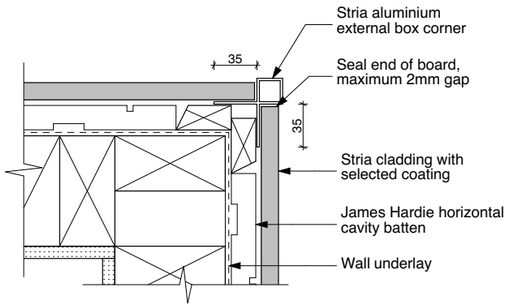
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Lot 61 Middleton Road,	Job No:	20000	Print In Color
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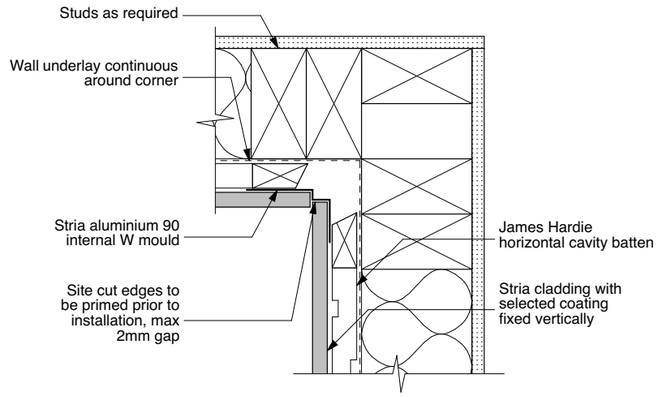
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Drawn By:	E Horner
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Drawing Sheet:	Details - Joinery
Drawing No:	402

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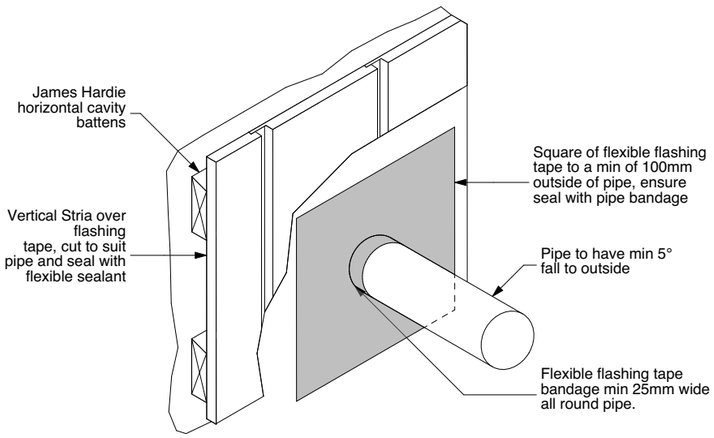
Note:All details to be read in conjunction with attached manufacturer's installation manual and specifications. All Details to be read in conjunction with bracing plan, wall underlay indicative only.



External Corner - Stria



Internal Corner - Stria



Wall Pipe Penetration - Stria

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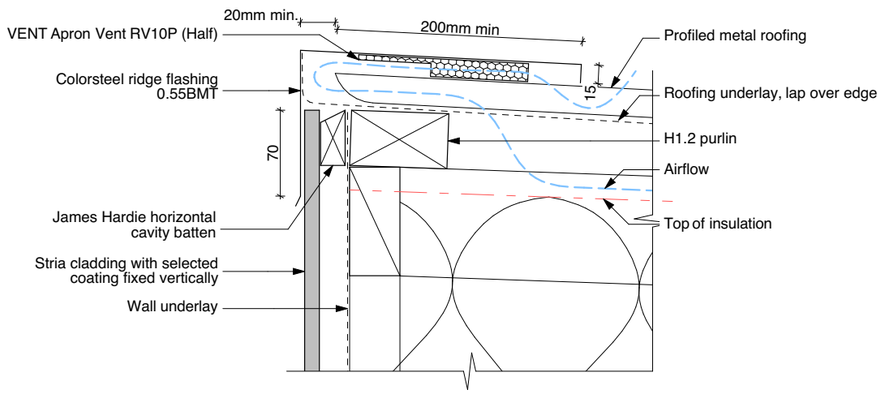
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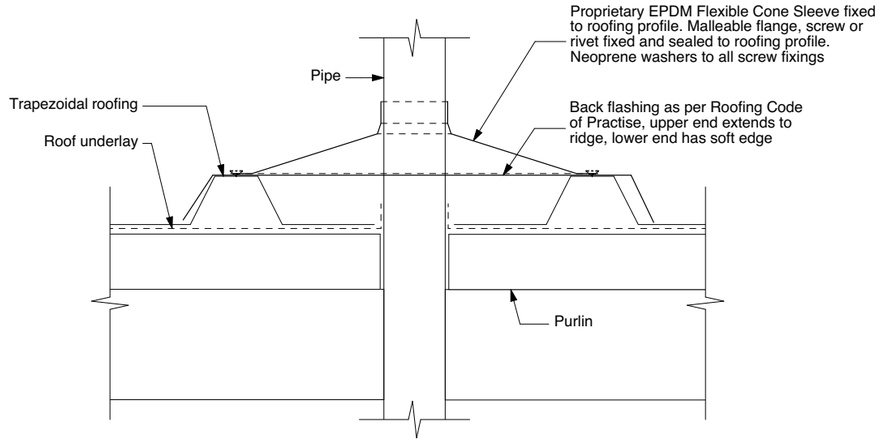
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Drawing No: 403

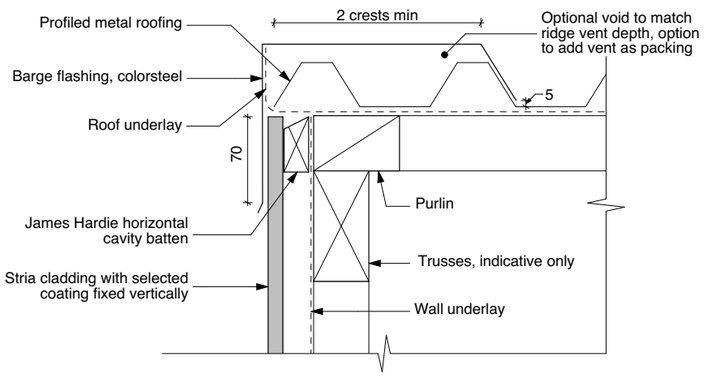
Note:All details to be read in conjunction with attached manufacturer's installation manual and specifications. All Details to be read in conjunction with bracing plan, wall underlay indicative only.



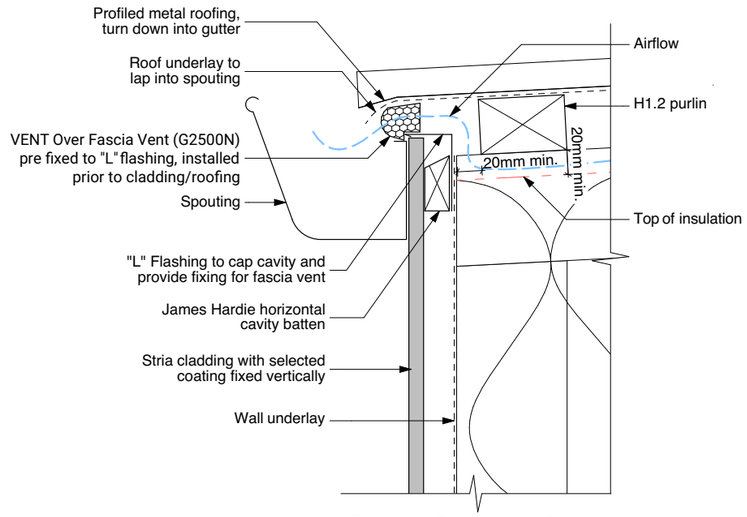
Ridge no Overhang - Stria



Roof Pipe Penetration



Barge no Overhang - Stria



Eave no Overhang - Stria

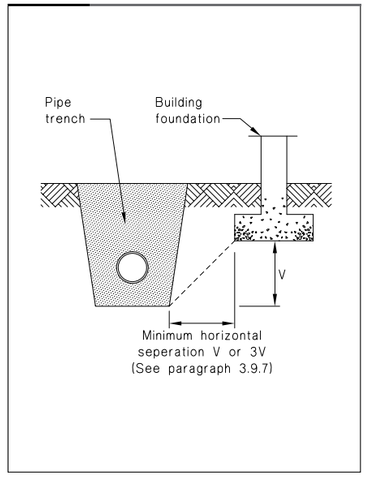
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Frankton, Queenstown	Date:	12/11/2026	
admin@primedesigns.co.nz	04 528 8405	3 Jupiter Grove, Trentham, Upper Hutt	

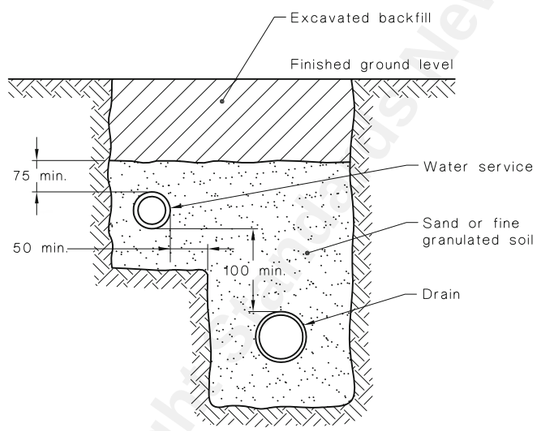
PRIME DESIGNS
CREATIVE | FUNCTIONAL | ARCHITECTURE

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Drawn By:	E Horner
Scale:	1:5
Drawing Sheet:	Details - Roof
Drawing No:	404

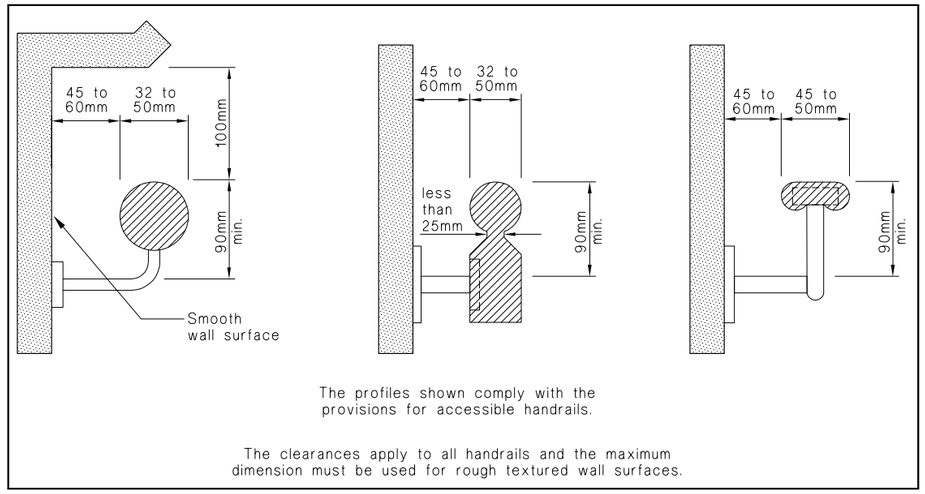
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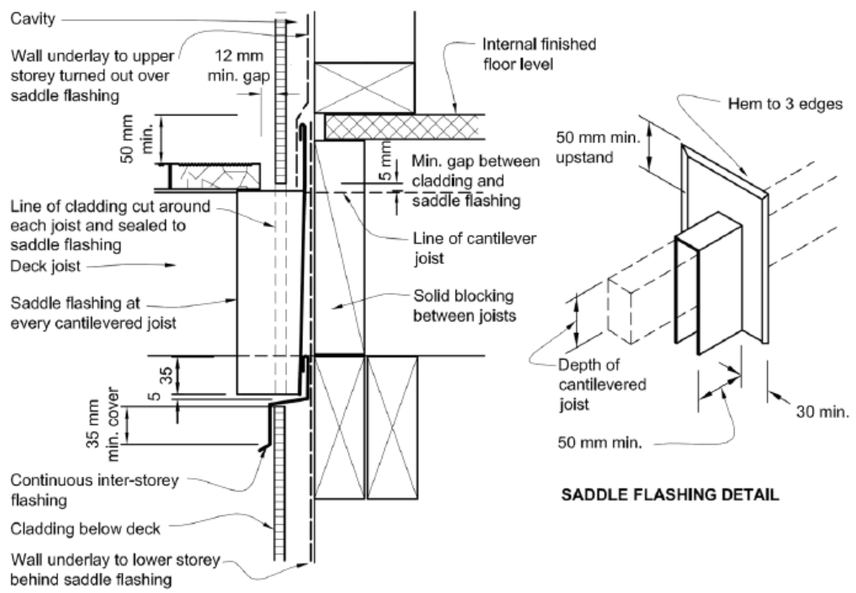
NZBC E1 Figure 14 - Trench to Foundation Cover



AS/NZS 3500.2 Figure 3.6.6 Shared Trench



NZBC D1 Figure 26 - Handrail Profiles and Clearances



NZBC E2 Figure 7.3.2.1 - Cantilevered Floor Joist Saddle Flashing

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Frankton, Queenstown	Date:	12/11/2026		Scale:	1:10
admin@primedesigns.co.nz	04 528 8405	3 Jupiter Grove, Trentham, Upper Hutt	PRIME DESIGNS CREATIVE | FUNCTIONAL | ARCHITECTURE	Drawing Sheet:	Details - NZBC & NZ/AUS Standards
				Drawing No:	405

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GIB® plasterboard linings

When fixing part sheets of GIB® plasterboard, a minimum sheet width of 300mm applies for bracing elements. Horizontal fixing is recommended. If fixing vertically, full height sheets shall be used where possible. Where sheet end butt joints are unavoidable they must be formed over nogs or over the studs and fastened at 200mm centres. Alternatively, and preferably, sheet end butt joints may be back-blocked.

When a GIB® Bracing element has been designated for a section of wall, BU ratings cannot be increased by incorporating additional proprietary bracing elements within that same section of wall.

LIMITATIONS

- GIB® plasterboard must be stacked flat and protected from the weather.
- GIB® plasterboard must be handled as a finishing material.
- GIB® plasterboard in use must not be exposed to liquid water or be installed in situations where extended exposure to humidities above 90% RH can reasonably be expected.
- GIB EzyBrace® Systems must not be used in showers or behind baths.
- It is highly recommended not to install GIB® plasterboard in any situation where external claddings are not in place or the property is not adequately protected from the elements.
- If GIB® plasterboard is installed under these conditions, the risk of surface defects such as joint peaking or cracking is greatly increased.

GIB EzyBrace® Systems in water-splash areas

When GIB® plasterboard is installed in locations likely to be frequently exposed to liquid water it must have an impervious finish. Examples are adhesive fixed acrylic shower linings or ceramic tiles over an approved waterproof membrane over GIB Aqualine® The NZBC requires 15 years durability in these situations. Bracing elements are required to have a durability of 50 years. Bracing elements are not to be located in shower cubicles or behind baths because of durability requirements, the likelihood of renovation, and practical issues associated with fixing bracing elements to perimeter framing members. Otherwise GIB EzyBrace® Systems can be used in water-splash areas as defined by NZBC Clause E3, provided these are maintained impervious for the life of the building.

For futher design details refer to the current GIB Aqualine® Wet Area Systems literature.

Renovation

When relining walls during the process of renovation, ensure that bracing elements are reinstated (check the building plans).

Openings in bracing elements

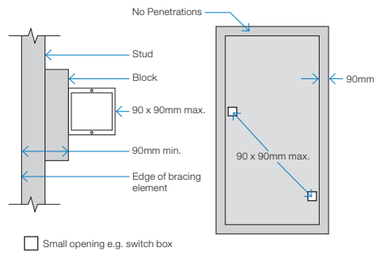
SMALL OPENINGS

Small openings (e.g. power outlets) of 90 x 90mm or less may be placed no closer than 90mm to the edge of the braced element. A block may need to be provided alongside the perimeter stud as shown below.

LARGE OPENINGS

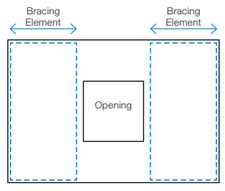
Openings above 90 x 90mm such as switch boards, recessed cabinets and TV's etc. should be placed outside of the bracing element or locate bracing on the other side of the wall framing.

FIGURE 10: SMALL OPENINGS IN BRACING ELEMENTS



GEB001

FIGURE 11: LARGE OPENINGS AND BRACING ELEMENTS



Timber framing

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

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

GIBFix® Framing System (alternative layout)

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

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

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

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

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

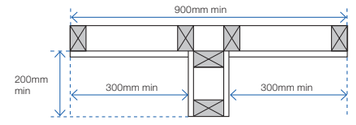
Guidelines for intersection walls

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

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

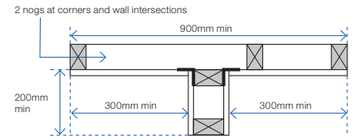
When fixing part sheets of GIB® plasterboard to the side of a T-junction, a minimum width of 300mm applies for bracing elements. See figures 12 and 13.

FIGURE 12: WALL INTERSECTION (TRADITIONAL WALL FRAMING)



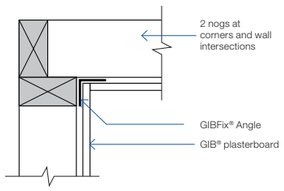
GEB002

FIGURE 13: WALL INTERSECTION (GIBFIX® FRAMING SYSTEM)



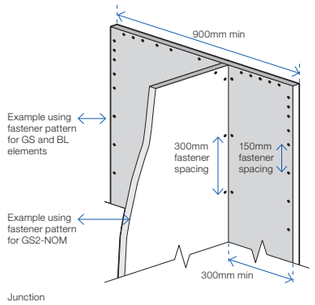
GEB003

FIGURE 14: CORNER INTERSECTION (GIBFIX® FRAMING SYSTEM)



GFS001

FIGURE 15: WALL INTERSECTION FASTENER PLACEMENT



Junction

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

Ceiling diaphragms

GIB® plasterboard ceiling diaphragms are stiff and strong horizontal elements which effectively transfer loads to bracing walls. They themselves do not have a bracing unit rating but are used when bracing lines exceed 6m separation. The basic shape of a ceiling diaphragm is square or rectangular. Protrusions are permitted but cut-outs are not. The length of a ceiling diaphragm shall not exceed twice its width. Dimensions are measured between supporting bracing lines. Supporting bracing lines shall have a bracing capacity no less than the greater of 100 bracing units or 15 bracing units per metre of diaphragm dimension, measured at right angles to the line being considered, see figure 21.

Limitations for GIB® plasterboard ceiling diaphragms

Ceiling diaphragms may be constructed using any GIB® plasterboard provided perimeter fixing is at;

150mm centres for: Diaphragms up to 7.5m in length, no steeper than 15°.

100mm centres for: Diaphragms up to 7.5m in length, no steeper than 45°. Diaphragms up to 12m in length, no steeper than 25°.

Diaphragms outside these parameters must be specifically designed.

General fixing requirements for GIB® Ceiling Diaphragms:

- Linings must be installed over the entire area of the diaphragm.
- Fastening must be no less than 12mm from sheet edges and not less than 18mm from sheet ends.
- Sheets must be supported by framing members (e.g., ceiling battens) spaced at no more than 500mm centres for 10mm GIB® plasterboard and at no more than 600mm centres for 13mm GIB® plasterboard.
- Sheets within the diaphragm area may be fastened and finished conventionally in accordance with the publication entitled, “GIB® Site Guide”. All joints shall be GIB® Joint Tape reinforced and stopped. It is recommended that sheet butt joints are formed off framing and back-blocked (see “GIB® Site Guide”).
- Use full width sheets where possible. At least 900mm wide sheets with a length not less than 1800mm shall be used. Sheets less than 900mm wide but no less than 600mm may be used provided all joints with adjacent sheets are back-blocked (see “GIB® Site Guide” and figure 22).
- Fasteners are placed at the specified centres around the ceiling diaphragm with the corners fastened using the GIB EzyBrace® fastener pattern.

FIGURE 20: PROTRUSIONS AND CUTOUTS

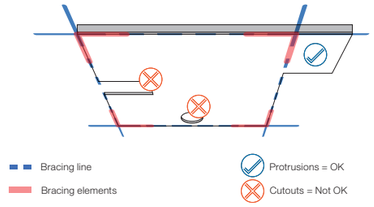


FIGURE 21: DIAPHRAGM BRACING LINING SPACINGS

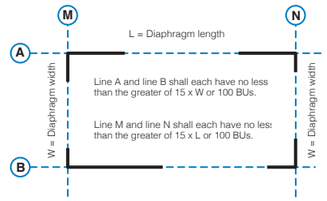
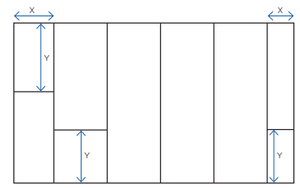


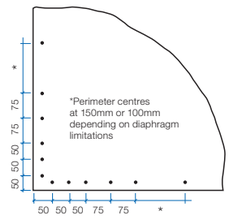
FIGURE 22: GIB® CEILING DIAPHRAGM SHEET WIDTHS AND LENGTHS



X = 900mm min or 600–900mm min provided all adjacent joints are back-blocked.

Y = 1800mm min sheet lengths at ends of ceiling diaphragms.

FIGURE 23: GIB EZYBRACE® FASTENER PATTERN



Unless stated all fastener spacings are maximums.

GEB015

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Frankton, Queenstown	Date:	12/11/2026		Scale:	
admin@primedesigns.co.nz	04 528 8405	3 Jupiter Grove, Trentham, Upper Hutt	PRIME DESIGNS CREATIVE | FUNCTIONAL | ARCHITECTURE	Drawing Sheet:	Details - Bracing
				Drawing No:	406

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Top plate connections

For top plate connections refer to NZS3604:2011 section 8.7.3.

Parapets and gable end walls

Bracing elements must be fixed from top plate to bottom plate. Fixing to a row of nogs is not acceptable unless either:

A continuous member such as an ex 90 x 45mm ribbon plate is fixed across the studs just above a row of nogs at the ceiling line, as shown in figure 16.

or

GIBFix® Angle as shown in figure 17. The angle is fixed to a row of nogs with 30 x 2.5mm galv flat head nails or 32mm x 7g GIB® Grabber® Dual Thread Screws at 300mm centres.

Bottom plate fixing

TIMBER FLOOR

For elements with an 'N' specification use 2/100 x 3.75mm hand or 3/90 x 3.15mm power-driven nails at 600mm centres.

In addition, for elements with an 'H' specification, use GIB HandiBrac® panel hold-down fixings at each end of the bracing element, see p.16.

CONCRETE FLOOR — EXTERNAL WALL BRACING ELEMENTS

For bracing elements with an 'N' specification fix external wall plates in accordance with NZS 3604:2011.

Use GIB HandiBrac® panel hold-down fixings at each end of bracing elements with an 'H' specification and minimum intermediate fixings as required by NZS 3604:2011.

CONCRETE FLOOR — INTERNAL WALL BRACING ELEMENTS

For bracing elements with an 'N' specification fix plates in accordance with NZS 3604:2011 or use 75 x 3.8mm shot-fired fasteners with 16mm discs spaced at 150 and 300mm from end-studs and 600mm centres thereafter.

For bracing elements with an 'H' specification use GIB HandiBrac® panel hold-down fixings at each end of the element and minimum intermediate fixings as required by NZS 3604:2011.

FIGURE 16: PARAPETS AND GABLE ENDS WITH RIBBON PLATE

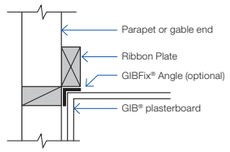
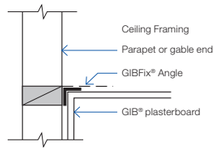


FIGURE 17: PARAPETS AND GABLE ENDS WITH GIBFIX® ANGLE



GFS003

BOTTOM PLATE FIXINGS FOR GIB® BRACING ELEMENTS

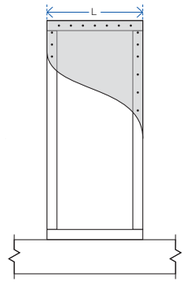
Brace type	Concrete slabs		Timber floors
	External wall	Internal wall	External and Internal walls
GS1-N	As per NZS 3604:2011. No specific additional fastening required.	As per NZS 3604:2011. Alternatively use 75 x 3.8mm shot-fired fasteners with 16mm discs, 150mm and 300mm from each end of the bracing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

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

The length of GIB EzyBrace® elements with an 'N' extension (requiring standard NZS3604:2011 plate connections) can be taken as the full frame length measured from the outside of the end-stud to the opening face as illustrated in figures 29-32.

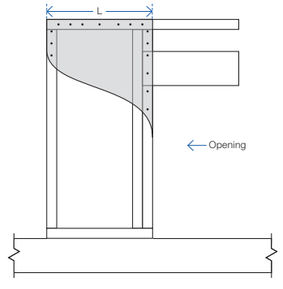
'N' type GIB EzyBrace® elements are identified by GIB® specification numbers GS1-N, GS2-N and GS2-NOM

FIGURE 29: GS BRACING ELEMENTS (OPTION A)



GS1-N, GS2-N elements
'L' indicates the length of the bracing element

FIGURE 31: GS BRACING ELEMENTS (OPTION C)



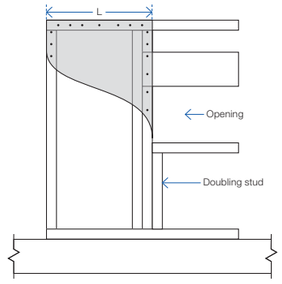
GS1-N, GS2-N elements
'L' indicates the length of the bracing element

The dimension 'L' shall not be less than 400mm.

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

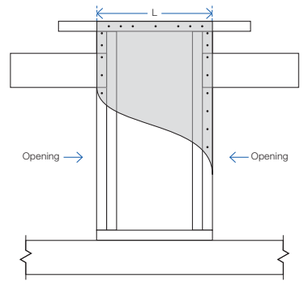
Fastener spacings and diagram scales shown in Figures 29–32 are indicative only. Refer to p.23–30 for construction details.

FIGURE 30: GS BRACING ELEMENTS (OPTION B)



GS1-N, GS2-N elements
'L' indicates the length of the bracing element

FIGURE 32: GS BRACING ELEMENTS (OPTION D)



GS1-N, GS2-N elements
'L' indicates the length of the bracing element

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

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

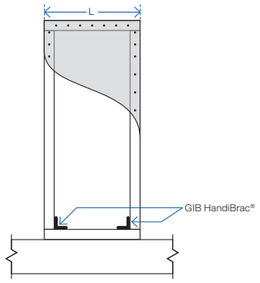
'H' type GIB EzyBrace® elements are identified by GIB® specification numbers GSP-H, BL1-H, BLG-H and BLP-H.

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

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

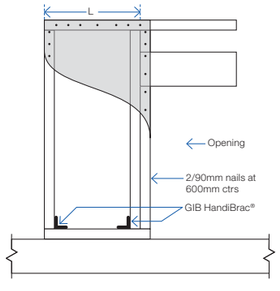
Hold-down fixings can be placed under windows provided sill trimming studs beneath the opening are connected to the bracing element using 8/90mm gun nails, as illustrated in figure 34.

FIGURE 33: BL BRACING ELEMENTS (OPTION A)



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

FIGURE 35: BL BRACING ELEMENTS (OPTION C)



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

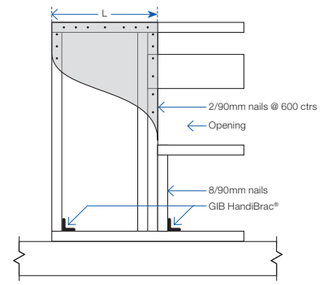
Spike doubling stud to trimming stud using a minimum of 2/90mm gun nails at 600mm centres. Lintel straps (where required for wind uplift) should be checked in and be located away from the bracing element fasteners.

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

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

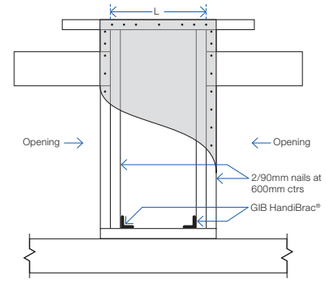
Fastener spacings and diagram scales shown in figures 33–36 are indicative only. Refer to p.23–30 for construction details.

FIGURE 34: BL BRACING ELEMENTS (OPTION B)



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

FIGURE 36: BL BRACING ELEMENTS (OPTION D)



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

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Proposed Development	Client:	Luke Hammington	Print In Color	Drawing Set:	Working Drawing
Lot 61 Middleton Road,	Job No:	20000		Drawn By:	E Horner
Frankton, Queenstown	Date:	12/11/2026		Scale:	
admin@primedesigns.co.nz	04 528 8405	3 Jupiter Grove, Trentham, Upper Hutt	PRIME DESIGNS CREATIVE | FUNCTIONAL | ARCHITECTURE	Drawing Sheet:	Details - Bracing Cont.

All work must comply with relevant NZS & council requirements. All dimensions to be verified on site by contractor prior to commencing work, do not scale from drawings. If there are any inaccuracies with the drawings please contact designer immediately. Copyright for design & drawings retained by Prime Designs New Zealand Limited.

Drawing No: 407

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.

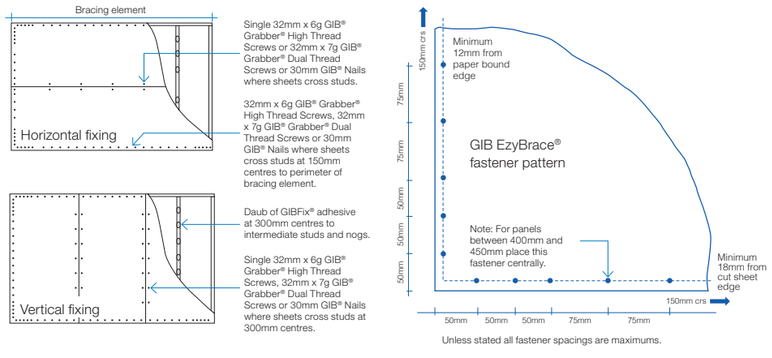
WALL LINING
- Any 10mm or 13mm GIB® plasterboard lining.
- Sheets can be fixed vertically or horizontally.
- Sheet joints shall be touch fitted.
- Use full length sheets where possible.

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.



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.

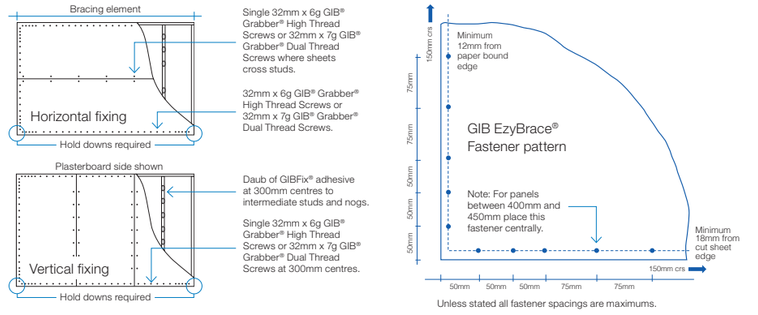
WALL LINING
- A layer of 10mm or 13mm GIB Braceline®
- Sheets can be fixed vertically or horizontally.
- Sheet joints shall be touch fitted.
- Use full length sheets where possible.

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.



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 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.

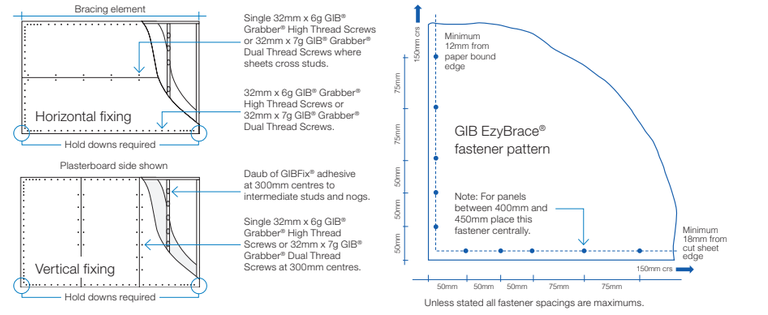
PERMITTED ALTERNATIVES
For permitted GIB® plasterboard alternatives refer to p. 5 in GIB EzyBrace® Systems literature.

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.



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

"Drawn Errors/PD Staff Functions Late Current projects Lot 61 Bonnie Bobbie Way/CAD/Bonnie Bobbie Way Lot 61 1.100.pln

Proposed Development	Client:	Luke Hammington	Print In Color	Drawing Set:	Working Drawing
Lot 61 Middleton Road,	Job No:	20000		Drawn By:	E Horner
Frankton, Queenstown	Date:	12/11/2026		Scale:	
admin@primedesigns.co.nz	04 528 8405	3 Jupiter Grove, Trentham, Upper Hutt	PRIME DESIGNS CREATIVE | FUNCTIONAL | ARCHITECTURE	Drawing Sheet:	Details - Bracing Cont.2

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Drawing No: 408

DESIGN RIGHT

Isolated brace elements

When a brace wall must be connected through the ceiling framing, there are a number of options for how to do this correctly.



BY ROGER SHELTON,
BRANZ SENIOR
STRUCTURAL ENGINEER

LIGHT TIMBER-framed buildings require two essential components to function as a complete bracing system resisting wind and earthquake forces:

- A collection of bracing elements to meet wind and earthquake demands. We should all be familiar with the NZS 3604:2011 *Timber-framed buildings* bracing procedure or proprietary software to do this.
- Equally important is the floor and ceiling that connects the tops of the brace walls together to transfer the applied forces into the bracing element.

Sometimes brace walls are isolated

NZS 3604:2011 provides for adequate framing and connection details at top plate level to ensure these two components act as a whole.

However, there are plenty of situations where walls with brace elements are isolated from other walls and there is no continuing top plate available for these connections. Examples are an open-plan layout, back walls of kitchens and free-standing space dividers.

In these situations, the brace wall must be connected through the ceiling framing, and there are a number of options:

- Where the ceiling framing is parallel to the wall, a connecting member can be laid directly above the wall and connected at each end as required by NZS 3604:2011 clause 8.7.3 (see Figure 1).
- Where ceiling framing is perpendicular to the brace wall, things are a little more difficult:
  - If there is enough depth within the ceiling battens below the framing, an extra batten may be able to provide the connection (see Figure 2).
  - If there are no battens or they are too shallow to fit a connecting member, it will have to be located above the framing and connected at each end using blocking or packers (see Figure 3).

These connectors will need to be fixed in place before wall or ceiling linings are installed. NZS 3604:2011 gives required connection details at each end of the connector.

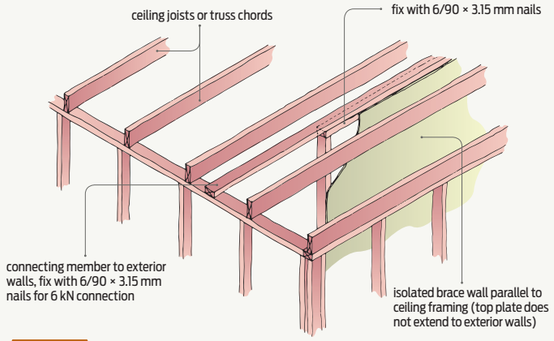


Figure 1 **Brace wall connection when wall is parallel to ceiling framing.**

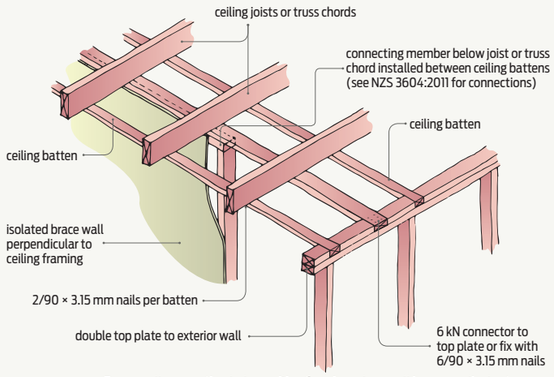


Figure 2 **Brace wall connection below ceiling framing when wall is perpendicular to ceiling framing.**

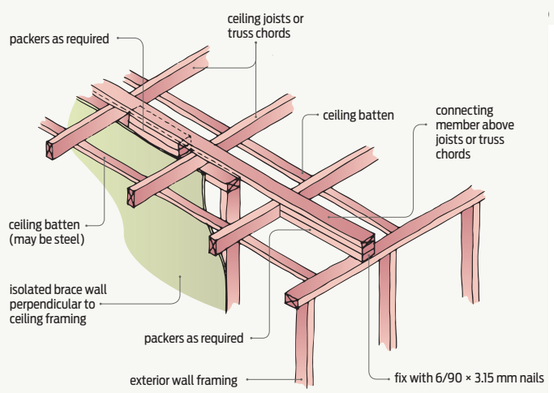
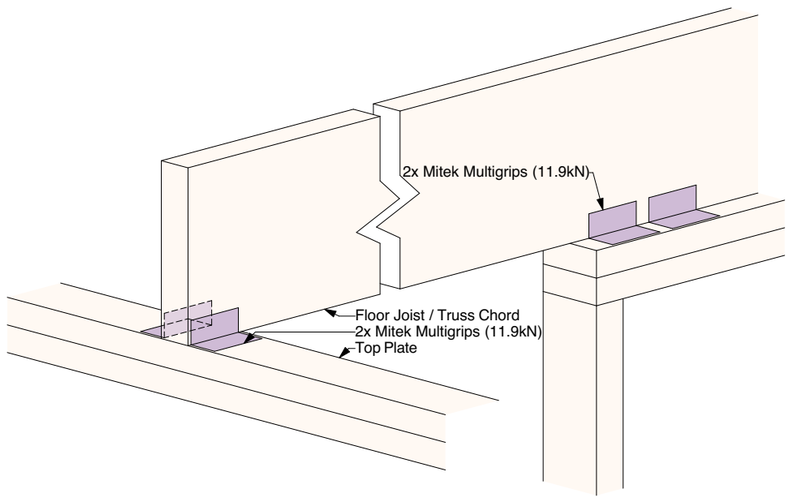


Figure 3 **Brace wall connection above ceiling framing when wall is perpendicular to ceiling framing.**



5 11.9kN Fixing 1:10

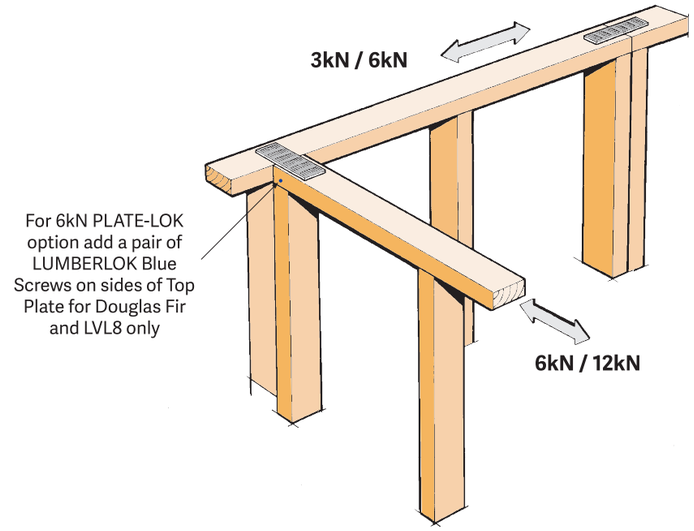
TOP PLATE JOINTING
AS PER CLAUSE 8.7.3 NZS 3604:2011

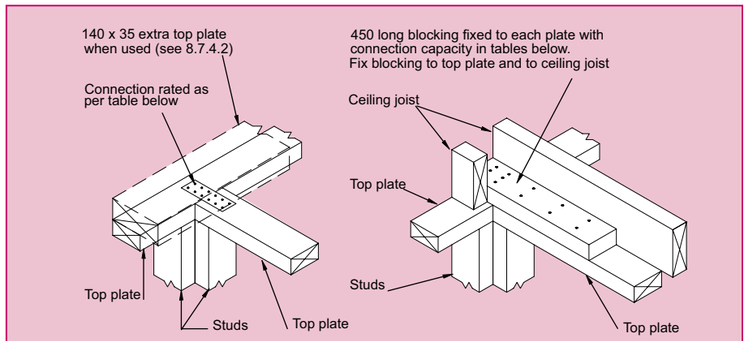
Top Plates at Right Angles

Connection capacity	LUMBERLOK Connector
6kN	Tylok 6T10 **OR** PLATE-LOK
12kN	2 x Sheet Brace Straps fixed with 6 x LUMBERLOK Product Nails 30mm x 3.15 dia. per end per strap (24 nails total)

Top Plates in Line

Connection capacity	LUMBERLOK Connector
3kN	Tylok 6T5
6kN	Tylok 6T10 **OR** PLATE-LOK





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

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

NOTE – See section 4 for durability requirements.

Unless otherwise stated, all dimensions are in mm.

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

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Proposed Development	Client:	Luke Hammington	Print In Color
Lot 61 Middleton Road,	Job No:	20000	
Frankton, Queenstown	Date:	12/11/2026	

admin@primedesigns.co.nz 04 528 8405 3 Jupiter Grove, Trentham, Upper Hutt

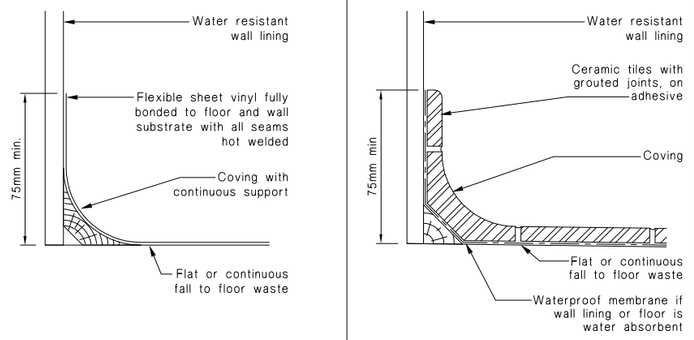
PRIME DESIGNS
CREATIVE | FUNCTIONAL | ARCHITECTURE

Drawing Set:	Working Drawing
Drawn By:	E Horner
Scale:	1:10
Drawing Sheet:	Details - Top Plate Connections
Drawing No:	409

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Note: All details to be read in conjunction with attached GIB Wet Area Systems Specifcication & Installation Manual Feb. 2021. All Details to be read in conjunction with bracing plan.

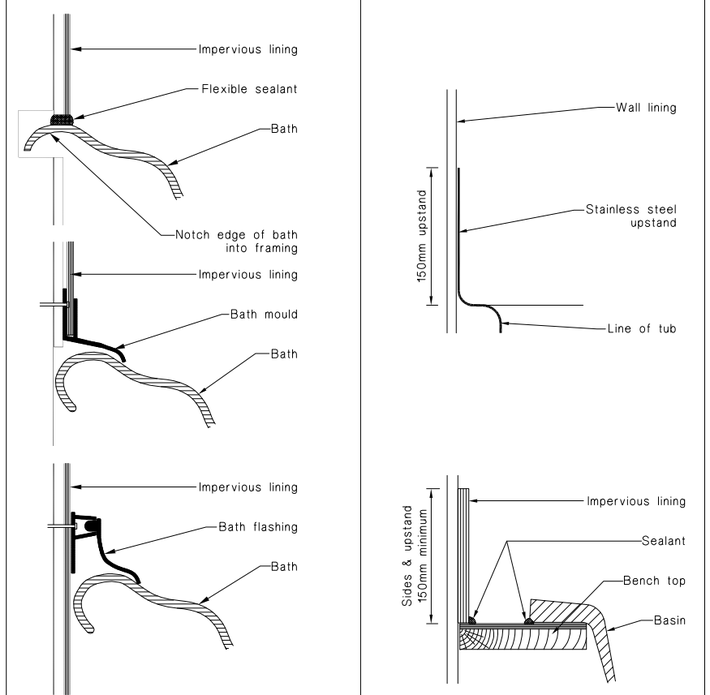
Figure 1: Floor Coverings at Wall Junctions
Paragraph 2.1.1



(a) Vinyl floor covering

(b) Ceramic tile covering

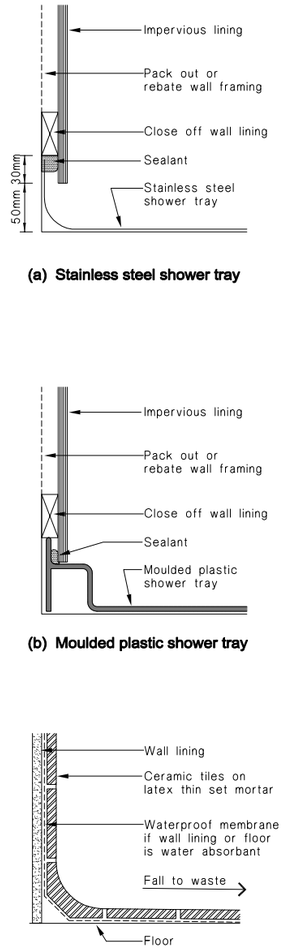
Figure 3: Baths, Basins, Tubs and Sinks, Joints against Wall Linings
Paragraph 3.2.2



(a) Junctions of bath and wall

(b) Tub, sink and basin

Figure 4: Shower Trays
Paragraphs 3.3.1 and 3.3.3

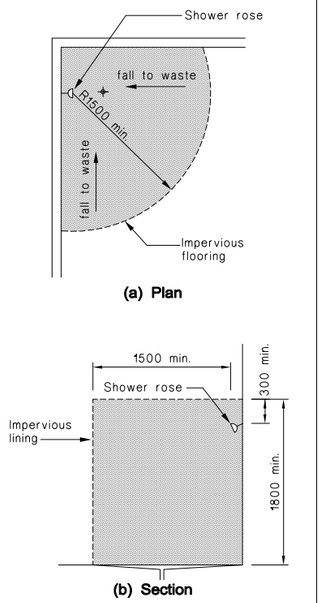


(a) Stainless steel shower tray

(b) Moulded plastic shower tray

(c) Tiled shower tray

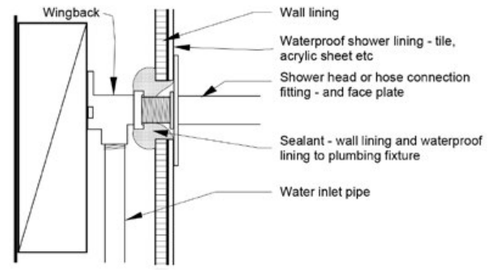
Figure 5: Wall and Floor Coverings to Unenclosed Showers
Paragraphs 3.3.1 and 3.3.5



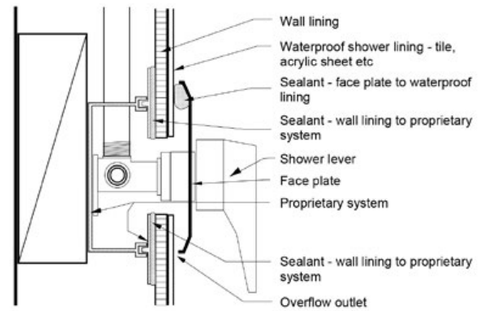
(a) Plan

(b) Section

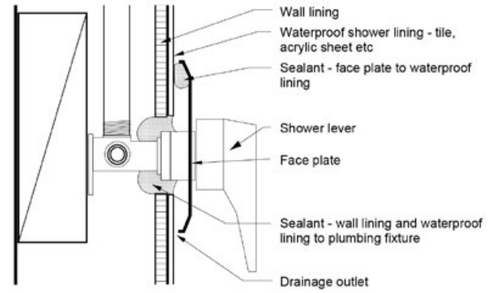
Figure 6: Examples for waterproofing through shower walls
Paragraph 3.3.1



(a) Shower head or flexible hose connection using sealant



(b) Shower mixer using proprietary system (example only)



(c) Shower mixer using sealant

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Proposed Development	Client:	Luke Hammington	Print In Color
Lot 61 Middleton Road,	Job No:	20000	
Frankton, Queenstown	Date:	12/11/2026	

admin@primedesigns.co.nz 04 528 8405 3 Jupiter Grove, Trentham, Upper Hutt

PRIME DESIGNS
CREATIVE | FUNCTIONAL | ARCHITECTURE

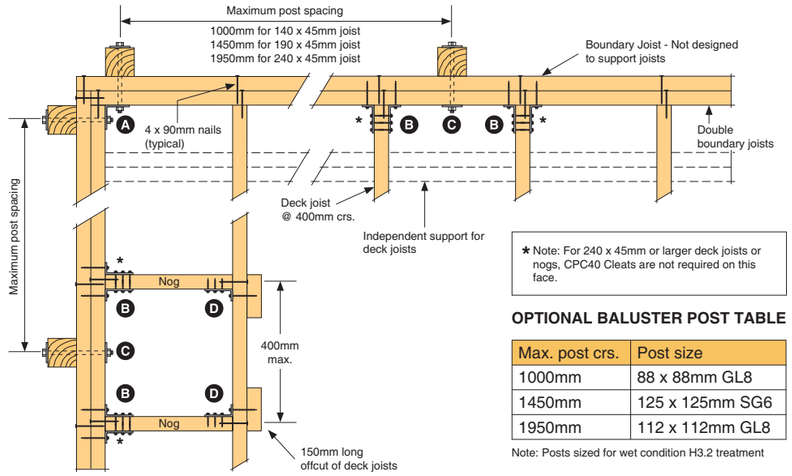
Drawing Set:	Working Drawing
Drawn By:	E Horner
Scale:	
Drawing Sheet:	Details - Internal Moisture
Drawing No:	410

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FACE FIXED BALUSTER POSTS

LUMBERLOK® TIMBER CONNECTORS

- Complies with Table 3.3 AS/NZS 1170.1:2002 for horizontal load of 0.75kN/m on handrail
- All fixings are designed to provide adequate rotational stability to the handrail system to resist the horizontal load at top of baluster post
- Assumes an approved post and balustrade system is used

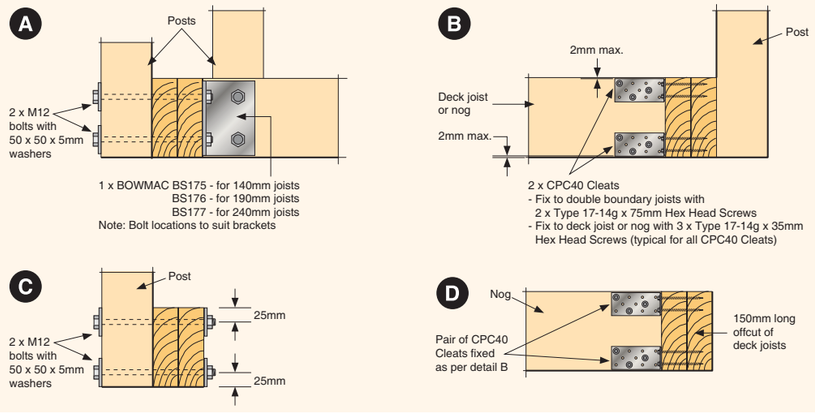


★ Note: For 240 x 45mm or larger deck joists or nogs, CPC40 Cleats are not required on this face.

OPTIONAL BALUSTER POST TABLE

Max. post crs.	Post size
1000mm	88 x 88mm GL8
1450mm	125 x 125mm SG6
1950mm	112 x 112mm GL8

Note: Posts sized for wet condition H3.2 treatment



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Drawn drawn/PD Staff Folders/Luke/Current projects/Lot 61 Bonnie Glen Views/CAD/Details/Lot 61 Details.vwx (Lot 61 Details)

Proposed Development	Client:	Luke Hammington	Print In Color	Drawing Set:	Working Drawing
Lot 61 Middleton Road,	Job No:	20000		Drawn By:	E Horner
Frankton, Queenstown	Date:	12/11/2026		Scale:	
admin@primedesigns.co.nz	04 528 8405	3 Jupiter Grove, Trentham, Upper Hutt	PRIME DESIGNS CREATIVE | FUNCTIONAL | ARCHITECTURE	Drawing Sheet:	Details - Deck Framing

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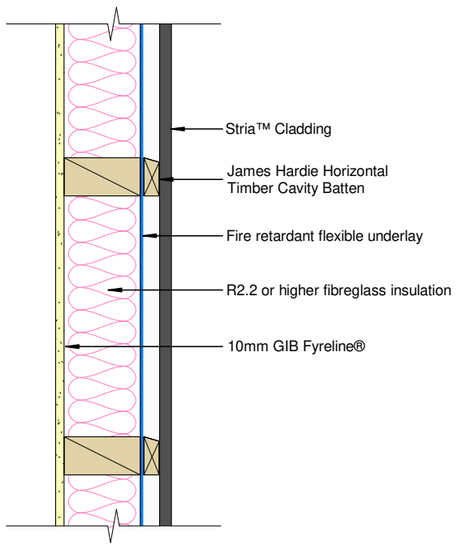
Drawing No: 411

JHETGS30v

Fire Resistance 30/30/30 **STC** 46

Cladding	Stria™ Cladding - Vertical	**Lining**	10mm GIB Fyreline®
Framing	Timber framing to be in accordance with NZS 3604 or SED complying with AS/NZS 1170 and NZS 3603. Framing size 90 x 45mm minimum. Studs at 600mm centres and nogs at 600mm centres maximum	**Insulation**	Fibreglass Insulation 90mm thick, R2.2 or higher.
Cavity Batten	James Hardie horizontal timber cavity batten 20mm	**Underlay**	A flexible underlay that complies with Table 23 of E2/AS1 and has a 'flammability index' not exceeding 5 can be used
Cladding Fixing	65 x 2.87mm D-Head or round head nail to nog	**Lining Fixing**	Fix GIB Fyreline® with 41mm x 6g GIB® Grabber® High Thread Drywall Screws 300mm centre around the sheet perimeter and intermediate studs Fixing to be 12mm from bound sheet edges and 18mm from sheet ends

For further information refer to Stria™ Cladding vertical installation technical specification



GIB SYSTEM SPECIFICATIONS

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

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

TIMBER FRAMING

Stud size	Space between frames
90mm	80–110mm

Framing to comply with:

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

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

CENTRAL BARRIER

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

SOUND CONTROL INFILL

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

WALL LINING

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

Use full height sheets where possible.

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

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

FASTENING THE LINING

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

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

BUILDING SERVICE PENETRATIONS

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

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

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

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

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

WET AREA WALL LINING

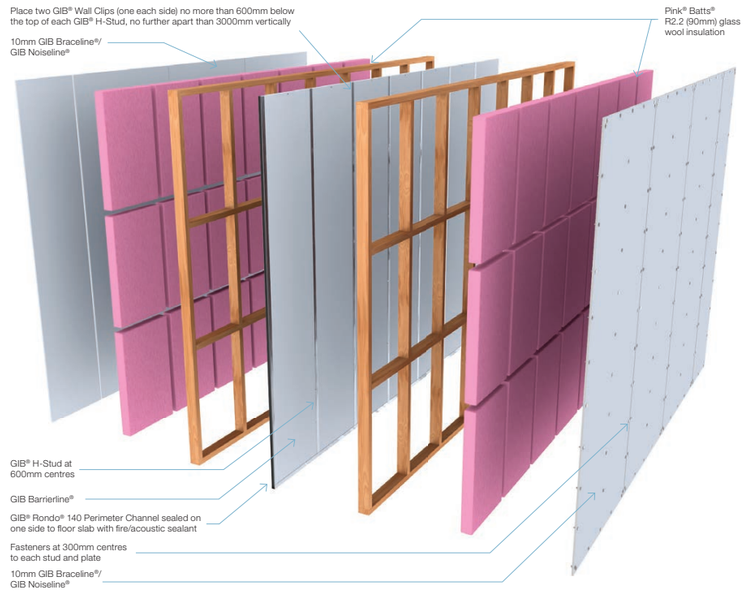
If the 10mm GIB Braceline®/GIB Noiseline® wall lining is substituted with 10mm GIB Aqualine® on both sides, the FRR will be retained but a noise control reduction of 4 STC/Rw points can be expected.

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

JOINTING

Central Barrier: Unstopped.
Roof Laminate Layer: Unstopped

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



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Proposed Development	Client:	Luke Hammington	Print In Color	Drawing Set:	Working Drawing
Lot 61 Middleton Road,	Job No:	20000		Drawn By:	E Horner
Frankton, Queenstown	Date:	12/11/2026		Scale:	
admin@primedesigns.co.nz	04 528 8405	3 Jupiter Grove, Trentham, Upper Hutt	PRIME DESIGNS CREATIVE | FUNCTIONAL | ARCHITECTURE	Drawing Sheet:	Details - Fire Rated Systems
					Drawing No: 412

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Two-way FRR — timber frame

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

FRAMING

Framing to comply with:

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

WALL HEIGHTS AND FRAMING DIMENSIONS

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

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

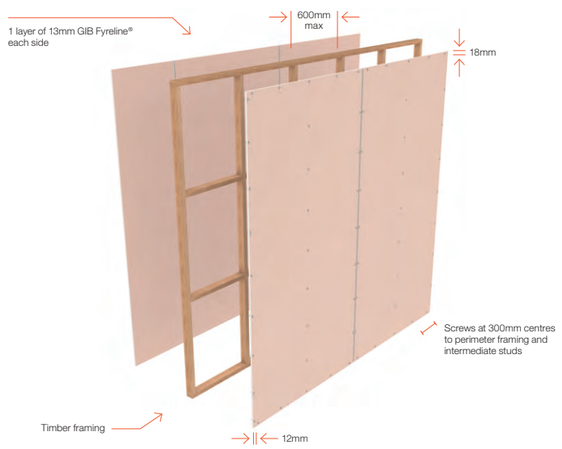
LINING

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

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

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

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



FASTENING THE LINING

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

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

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

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

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

JOINTING

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

Floor/ceiling — timber joists

Specification number	Performance		Specifications	
GBDFA 60b	**STC**	57	**Lining**	2 x 13mm GIB Fyreline®
	Rw	56	**LB/NLB**	Load bearing
	FRR	60/60/60	**IIC***	47–69

FLOOR FRAMING

Floor joists shall comply with NZS 3604. Joists shall be spaced at 600mm centres maximum and shall have a depth of 190mm minimum.

Alternative floor framing
Use either Hyspan® or Hybeam® HJ series joists designed for strength and serviceability, no less than 190mm deep and spaced at no more than 600mm. Consult the joist manufacturer regarding construction of the solid blocking contained in the floor/ceiling to wall junctions.

FLOORING

Flooring shall be nominal 20mm particle board or 20mm oriented strand board or minimum 17mm thick structural plywood fixed to the joists in accordance with the manufacturer's specifications. Flooring sheet joints must have a tongue and groove jointer, or be formed over framing.

If 17mm thick structural plywood is selected as the flooring material, one of the following floor coverings must be installed to achieve the listed STC and Rw performance:

— 4mm cushion-back vinyl; or,
— Wooden strip flooring; or,
— Ceramic tile; or,
— 40oz cut pile carpet loose laid on 8mm foam underlay.

CEILING BATTEN AND DIRECT FIX CLIP SYSTEM

The clips shall be fastened to the joists at 1200mm centres maximum (and no less than 900mm centres) to support the GIB® Rondo® metal ceiling batten system. Fasten each clip to the joist with 3 x 32mm x 8g GIB® Grabber® Self Tapping Wafer Head Screws. The battens shall be spaced at 600mm centres maximum.

SOUND CONTROL INFILL

Ceiling overlaid with Pink® Batts® BIB R1.8 (75mm) glass wool insulation.

CEILING LINING

2 layers of 13mm GIB Fyreline® fixed at right angles to the steel battens.

Offset the joints of the outer layer by 600mm from those of the inner layer. All sheet end butt joints shall occur on the battens and are offset between the first and second layers. Sheet joints are touch fitted.

FASTENING THE LINING

Fasteners
Inner layer: 32mm x 6g GIB® Grabber® Self Tapping Drywall Screws.

Outer layer: 41mm x 6g GIB® Grabber® Self Tapping Drywall Screws.

Fastener centres (both layers)
200mm centres along each batten and at 100mm centres along sheet end butt joints. Place fasteners no closer than 12mm to the sheet edges.

ACOUSTIC SEALANT

A bead of GIB Soundseal® acoustic sealant is required on the inner lining around the ceiling perimeter. The outer lining is then bedded onto the bead.

WALL/CEILING JUNCTIONS

The internal angle between the ceiling and walls are finished with GIB-Cove® adhered with GIB-Cove® Bond, or boxed corners (square stopped) filled and taped in accordance with the publication entitled GIB® Site Guide.

JOINTING

Inner layer: Unstopped.

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

***Impact Insulation Class (IIC)**
A performance of IIC 47 is achieved by a bare floor.

A performance of IIC 50 is achieved with a floor covering of 4mm cushion-backed vinyl.

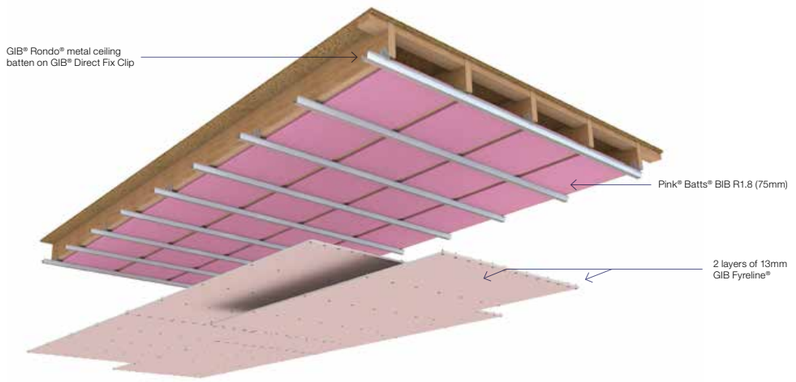
A performance of IIC 69 is achieved with a floor covering of 40oz cut pile carpet loose laid on 8mm foam underlay.

Note: See page 90 for perimeter details.

GIB® NOISE CONTROL SYSTEMS – INTERTENANCY

Floor/ceiling — timber joists

Specification number	Performance		Specifications	
GBDFA 60b	**STC**	57	**Lining**	2 x 13mm GIB Fyreline®
	Rw	56	**LB/NLB**	Load bearing
	FRR	60/60/60	**IIC***	47–69



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Lot 61 Middleton Road,	Job No:	20000		Drawn By:	E Horner
Frankton, Queenstown	Date:	12/11/2026		Scale:	
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