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A103	Site Services
A201	Foundation & Joist Plan
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RevID	ChID	Revision	Date
LS-BC-2	02	Large Shed (Revised Layout) BC	2025/11/10
	10	Structural Steel Columns and Posts updated as per Structural Drawings	
LS-MV	15	Shed Roofing Changed to Corrugated Iron	2025/12/10
LS-MV-2	16	Shed doors changed to swing doors	2026/01/01

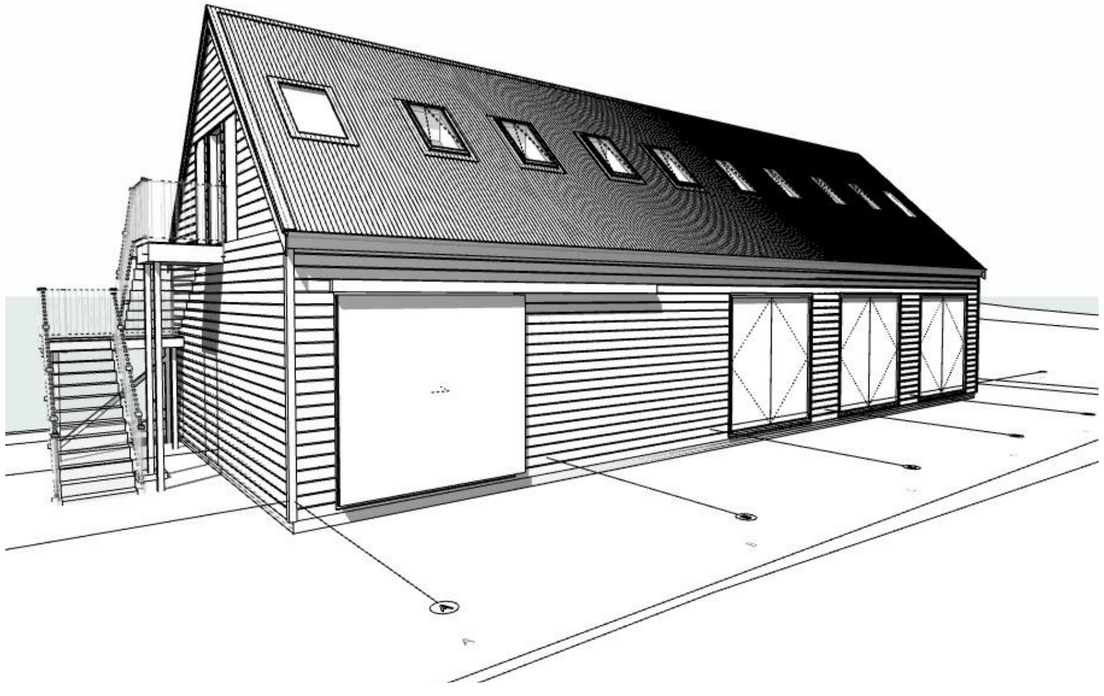
Large 5-Bay Shed

16

for: **Neil Smith at** 1631 Gibbston Highway, Gibbston , Refer to Record of Title 1026417

Building Consent Exemption EX1645

2026/01/01



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Proposed Outbuilding
for
Neil Smith
1631 Gibbston Highway, Gibbston
Refer to Record of Title 1026417

Revisions to EX1645

Date: 2026/01/14
Draftsman: ZM
LBP (Design): TF
Project No: 1159

Layout ID:

Layout Name:
Cover Page
1:1

Revision ID:
LS-MV-2

The Contractor to verify and confirm all measurements, dimensions, and heights with the Designer prior to construction. Site boundaries and levels to be verified and confirmed by Surveyor.

Notes

00 General Notes

0.14.0 Stairs and Steps
280mm min. tread and 190mm max riser. 25mm max. tread projection. Risers and Treads to building clause D1, section 4.0 and Figure 11. Step surfaces shall comply with Section 2.1 slip resistance Table 2.

01 Site and Drainage

1.2.1 100 dia. uPVC Wastewater Drain to wasterwater septic tank (1:60 Gradient)
DN100 uPVC Wastewater to septic tank by Engineer, 1:60 gradient min.

1.2.2 100 dia. uPVC Stormwater Drain (1:120 Gradient)
DN100 uPVC Stormwater at 1:120 gradient min. Storm water pipe to existing outlet discharging into gully.

02 Foundation & Subfloor

2.1.4 Foundation to Engineer's Design

2.1.7 Door Rebate
Rebate in concrete slab for sliding door, refer to details for dimensions. Rebate to be confirmed with joiner.

2.1.8 Garage Door Rebate
Refer to detail for garage door rebate.

03 Midfloors

3.2.1 20mm Ply Flooring
20mm Ply Flooring over floor joists.

3.2.2 240x88 LIB Floor Joists (SED)
240x88 LIB Floor Joists @ 400 crs. to Engineers Design. Refer to Engineers Drawings.

04 Wall Framing

4.1.1 140 x 45 External Wall Framing SED
140x45 SG8 framing with Structural Support as per Engineers Design. Refer to Engineers Documents for Bracing requirements.

4.1.5 140 x 45 Internal Wall Framing SED
140x45 SG8 framing with Structural Support as per Engineers Design. Refer to Engineers Documents for Bracing requirements.

05 Internal Linings and Ceilings

5.2.2 12mm Ply Ceiling
12mm Ply Ceiling on H1.2 SG8 ceiling battens @ 600 crs. max.

5.2.3 16 GIB Fyreline Ceiling (GBCJ 60)
16mm GIB Fyreline Ceiling (GBCJ 60) fixed to floor joists @ 400 crs. and 90x45 nogs between joists @ 1200 crs. Nogs fixed on the flat to receive the ends of flooring material shall be 90mm x 45mm min. Install strictly in accordance with Fire Engineer's Safety Letter and GIB Fire Rated System specifications.

5.2.4 13 GIB Fyreline Lining (GBTL 60)
13mm GIB Fyreline Lining (GBTL 60) internal walls as per Fire Engineer's requirements. Install strictly in accordance with Fire Engineer's Safety Letter and GIB Fire Rated System specifications.

5.2.6 13 GIB Fyreline Lining
13mm GIB Fyreline Lining as per Fire Engineer's requirements. Install strictly in accordance with Fire Engineer's Safety Letter and GIB Fire Rated System specifications.

5.2.8 2/13 GIB Fyreline Lining (GBCBT 60)
2 Layers of 13mm GIB Fyreline (GBCBT 60) around 310UB (on 3 sides) as per Fire Engineer's requirements. Install strictly in accordance with Fire Engineer's Safety Letter and GIB Fire Rated System specifications.

5.3.5 12mm Ply Internal Lining (non-fire rated walls)
12mm Ply internal lining to non-fire rated walls, unless shown otherwise. Refer to Structural Engineer's drawings for bracing requirements. Refer to Fire Plan and Details for fire design requirements.

06 Claddings

6.1.2 Horizontal Bevel Back Weatherboard Cladding
Horizontal Bevel Back Weatherboard Cladding over 20mm H3.1 timber cavity battens spaced at 400 centres, over 7mm Ecoply, unless shown otherwise. Refer to Fire Plan and Details for fire design requirements.

6.2.1 7mm H3.2 Ecoply Barrier
7mm H3.2 Ecoply Barrier System.

6.2.5 13mm GIB Weatherline (GWTLE-60a)
13mm GIB Weatherline (GWTLE-60a) as per Fire Engineer's requirements. Install strictly in accordance with Fire Engineer's Safety Report and GIB Fire Rated System specifications.

07 Roof Framing

7.5.1 2/300x45 LVL13 Ridge Beam to Engineers Design
2/300x45 LVL13 Ridge Beam to Engineers Design. Refer to Engineers Drawings and Details

08 Roofing and Battens

8.1.2 Colorsteel Spouting
Selected Colorsteel Spouting.

Colousteel metal Spouting and Downpipes. Minimum gutter cross-sectional area - 4000 sq. millimetres. Fix gutter guard to all spoutings and snow straps as required.

8.1.5 0.55 Corrugated Profile Colorsteel Roofing
Selected 0.55 Corrugated Profile Colorsteel Roofing. C3 fixing as per E2/AS1 - Hit 1, miss 2, hit 1, miss 3. Thermakraft Covertek 407. 70x45 H1.2 purlins on their flat at 900 centres (max span of 900mm) fixed with 1 / 14g self-drilling type 17 screw, 100 mm long (5.5 kN alternative). Purlin spacing to allow for roofing end-span fixing of 0.6m.

8.4.1 780x1400 Velux Skylight Window (GGU MK08)
780x1400 Velux GGU MK08 Skylight Window (min. R0.53 rating)

10 Insulation

10.1.1 R4.3 Ultra Pink Batts Wall Insulation

10.2.1 R7.4 Pink Batts Skillion Superbatts Insulation

10.3.1 R3.6 Midfloor Silencer Insulation
R3.6 Midfloor Silencer Insulation between floor joists.

16 Structural

16.1.1 310UB40 Steel Portal to Engineers Design
310UB40 Steel Portal to Engineers Design. Refer to Engineers Drawings and Details.

16.1.2 250UB31 Cranked Rafters to Engineers Design
250UB31 Cranked Rafters to Engineers Design. Refer to Engineers Drawings and Details.

RevID	ChID	Revision	Date
LS-BC	LS-BC	6-Bay Shed Building Consent	2025/09/30
LS-BC-2	02	Large Shed (Revised Layout) BC	2025/11/10

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Proposed Outbuilding
for
Neil Smith
1631 Gibbston Highway, Gibbston
Refer to Record of Title 1026417

Revisions to EX1645

Date: 2026/01/14
Draftsman: ZM
LBP (Design): TF
Project No: 1159

Layout ID:

Layout Name:
Project KeyNotes Schedule

Revision ID:
LS-BC-2

The Contractor to verify and confirm all measurements, dimensions, and heights with the Designer prior to construction. Site boundaries and levels to be verified and confirmed by Surveyor.



SITE IDENTIFICATION

Legal Description:	Refer to Record of Title 1026417
District Council:	Queens Town Lake District Council

ZONES

Wind:	Extra High
Durability:	Zone B
Earthquake:	Zone 2
Climate:	6
Snow Loading:	N5
Wind Region:	A

SITE COVERAGE

Section Size:	51.5888 ha

RevID	ChID	Revision	Date
LS-BC	LS-BC	6-Bay Shed Building Consent	2025/09/30
LS-BC-2	02	Large Shed (Revised Layout) BC	2025/11/10

GENERAL NOTES

DIMENSIONS NOTED ON DESIGNER'S DRAWINGS ARE FROM STRUCTURAL SURFACES / MATERIALS AND NOT FINISHES, UNLESS OTHERWISE INDICATED.
Wherever possible the specialist contractor is to advise the Designer with regards to better fabrication and detailing alternatives prior to manufacture.

The Contractor is responsible for the correct setting out of the building on site with particular reference to boundaries and building lines. Boundary pegs are to be located, and all relevant levels, dimensions, and setting out points are to be verified on site against information provided by the Designer prior to any work commencing and any discrepancies are to be brought to the attention of the Designer.
The Contractor to verify and confirm all measurements, dimensions, and heights with the Designer prior to construction.

Details take precedent over other working drawings; any and all discrepancies between the two must be raised with the Designer. Large scale details to be used where available.
All dimensions are given in millimeters unless otherwise noted. Figured dimensions to be used as preference to scaled dimensions.

Where available, Engineer's drawings are to be read in conjunction with Designer's documentation, any discrepancies to be reported to the Designer.

The Designer accepts no responsibility for errors resulting from misinterpretation of the drawings.

ALL SITE PLAN DIMENSIONS ARE APPROXIMATE ONLY. EXACT LOCATIONS TO BE CONFIRMED ON SITE

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Proposed Outbuilding
for
Neil Smith
1631 Gibbston Highway, Gibbston
Refer to Record of Title 1026417

Revisions to EX1645

Date: 2026/01/14
Draftsman: ZM
LBP (Design): TF
Project No: 1159

Layout ID: A101

Layout Name: Site Plan 1:3000

Revision ID: LS-BC-2

The Contractor to verify and confirm all measurements, dimensions, and heights with the Designer prior to construction. Site boundaries and levels to be verified and confirmed by Surveyor.

Minimum Approach Distances Near 110kV Transmission Lines on Towers (Pylons)

This diagram is for quick reference only and does not contain all safe distance requirements for all activities near 110kV transmission lines.
For further details on safe distance requirements please refer to the mandatory New Zealand Electrical Code of Practice 34 2001 (NZECP:34), available from the Energy Safety Service web site **http://www.ess.govt.nz/rules/pdf/nzecp34_2001.pdf** or contact **Transpower ph. 0800 843 474**

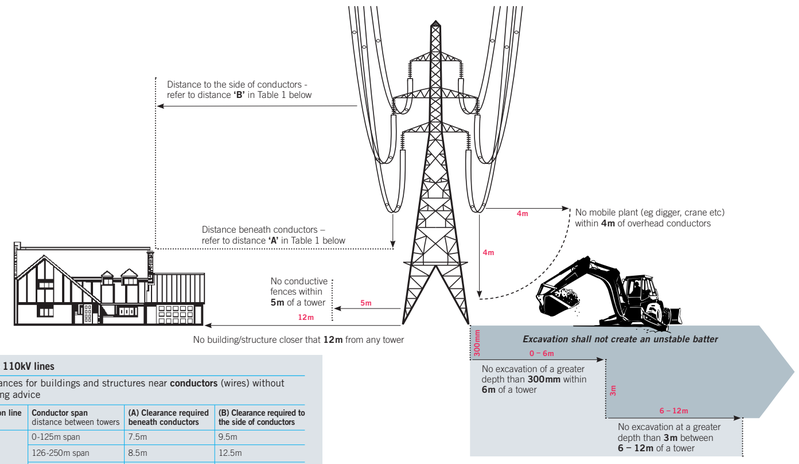


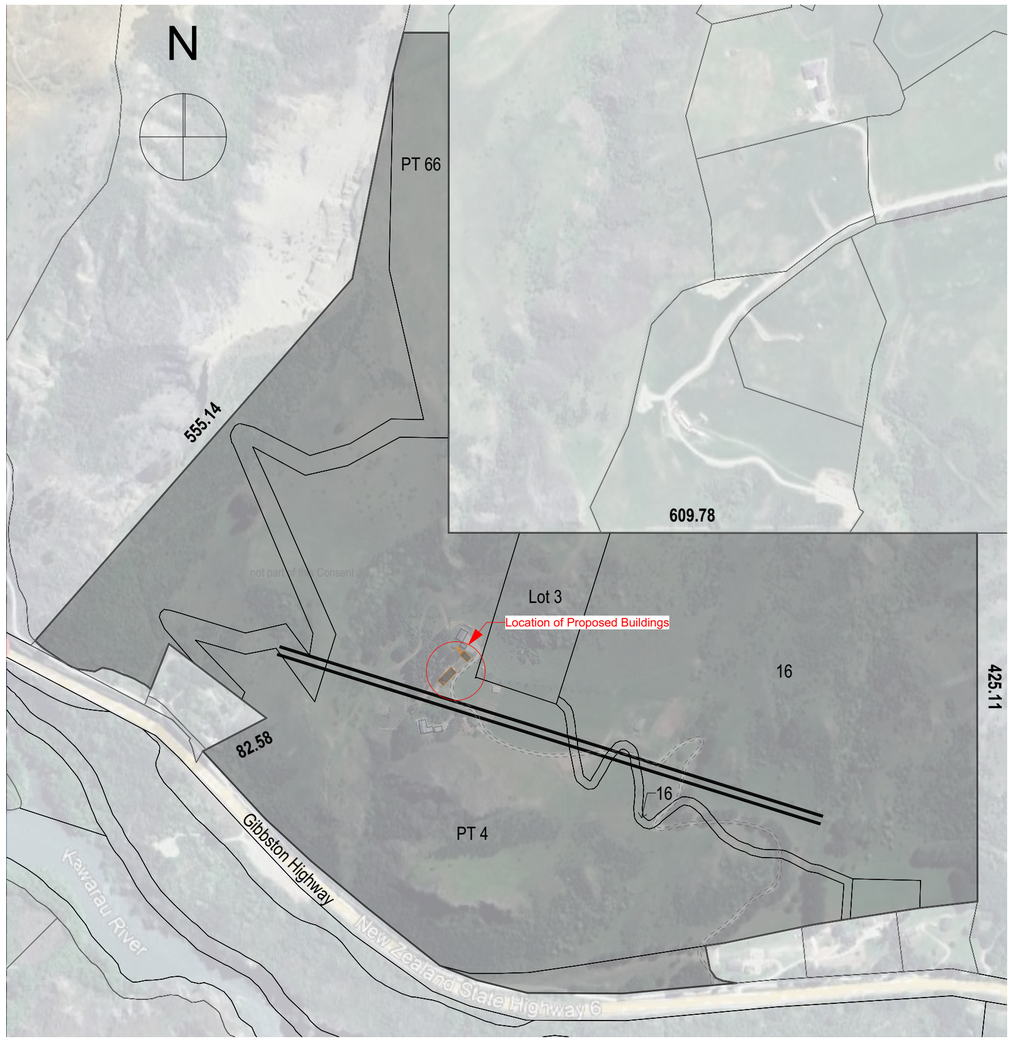
Table 1 – 110kV lines

Safe distances for buildings and structures near **conductors** (wires) without engineering advice

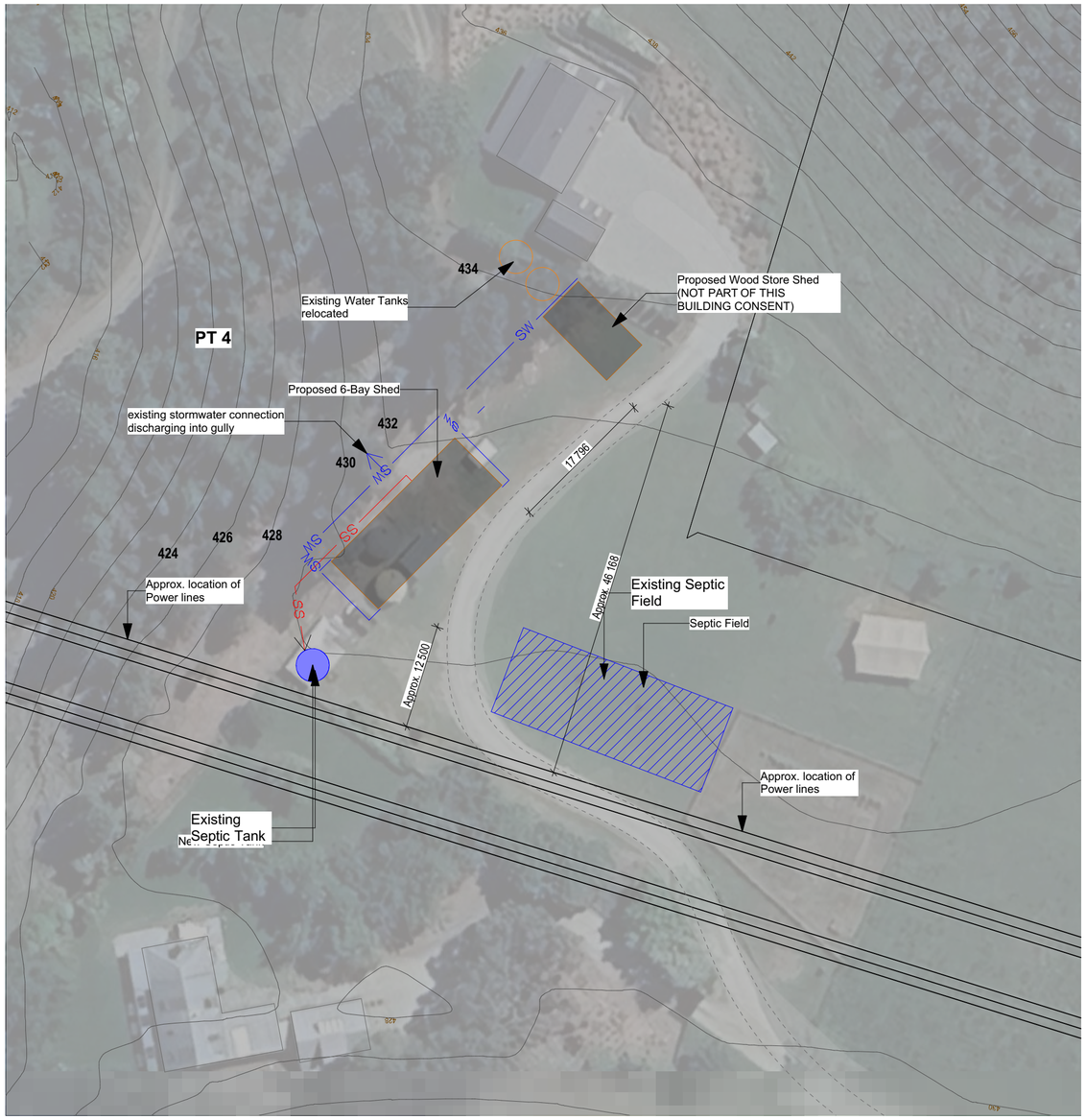
Transmission line voltage	Conductor span distance between towers	(A) Clearance required beneath conductors	(B) Clearance required to the side of conductors
110kV	0-125m span	7.5m	9.5m
	126-250m span	8.5m	12.5m
	251-375m span	10m	21m
	375m span or greater	Engineering advice required	

Note: NZECP:34 allows for reduced distances from conductors where a detailed engineering assessment has been carried out. Please check with Transpower for advice on this allowance.

Drawing not to scale



Site Plan 1:5000



Site Plan Farm Shed 1:500

Estimated Earthworks (confirm on site):

Cut: 65 m³
Fill: 10 m³

RevID	ChID	Revision	Date
LS-BC	LS-BC	6-Bay Shed Building Consent	2025/09/30
LS-BC-2	02	Large Shed (Revised Layout) BC	2025/11/10

GENERAL NOTES

DIMENSIONS NOTED ON DESIGNER'S DRAWINGS ARE FROM STRUCTURAL SURFACES / MATERIALS AND NOT FINISHES, UNLESS OTHERWISE INDICATED.
Wherever possible the specialist contractor is to advise the Designer with regards to better fabrication and detailing alternatives prior to manufacture.

The Contractor is responsible for the correct setting out of the building on site with particular reference to boundaries and building lines. Boundary pegs are to be located, and all relevant levels, dimensions, and setting out points are to be verified on site against information provided by the Designer prior to any work commencing and any discrepancies are to be brought to the attention of the Designer.
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Details take precedent over other working drawings; any and all discrepancies between the two must be raised with the Designer. Large scale details to be used where available.
All dimensions are given in millimeters unless otherwise noted. Figured dimensions to be used as preference to scaled dimensions.

Where available, Engineer's drawings are to be read in conjunction with Designer's documentation, any discrepancies to be reported to the Designer.

The Designer accepts no responsibility for errors resulting from misinterpretation of the drawings.

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Proposed Outbuilding
for
Neil Smith
1631 Gibbston Highway, Gibbston
Refer to Record of Title 1026417

Revisions to EX1645

Date:	2026/01/14	**Layout ID:**	**A102**
Draftsman:	ZM		
LBP (Design):	TF		
Project No:	1159		

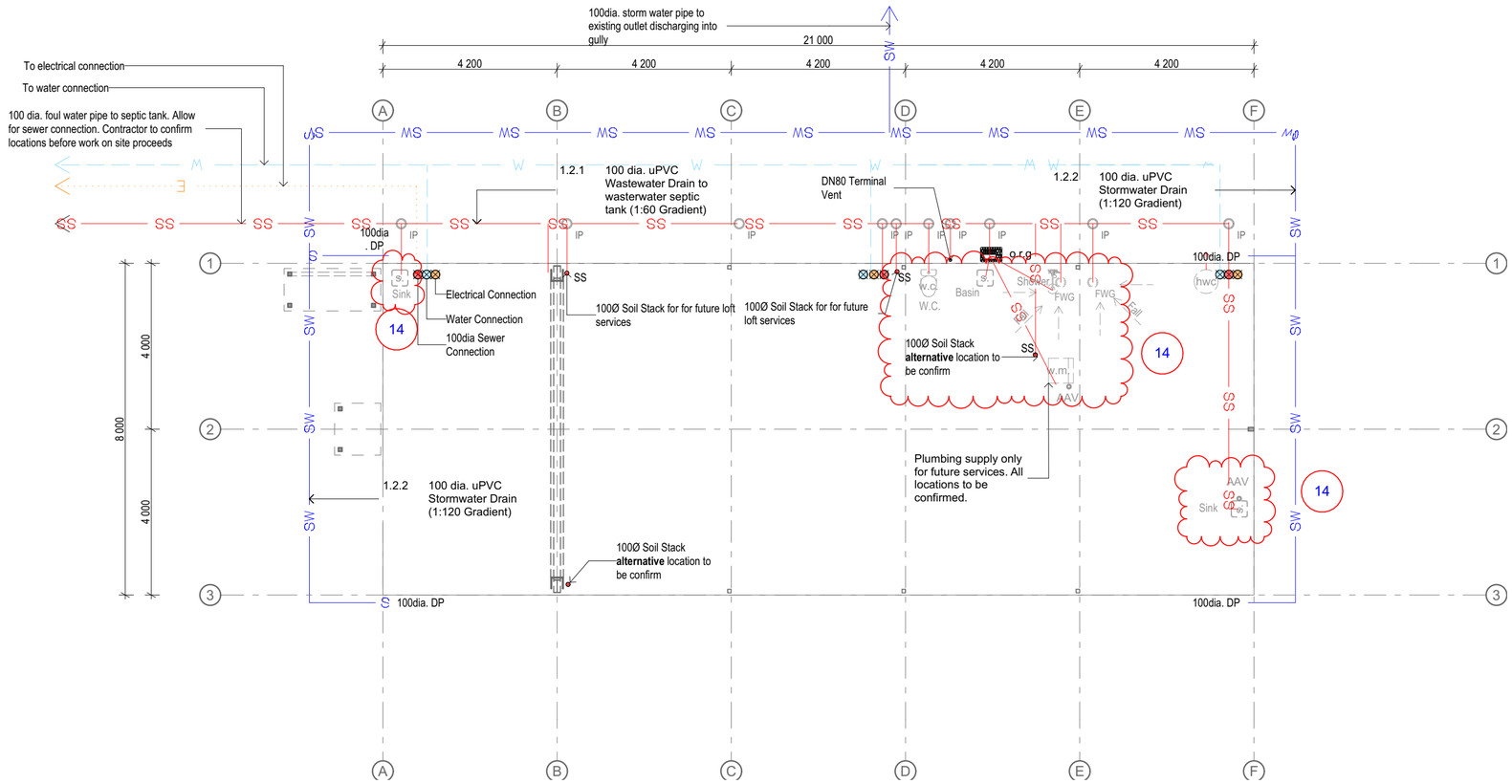
Layout Name:	**Revision ID:**
Site Bulk and Location 1:5000, 1:500	**LS-BC-2**

The Contractor to verify and confirm all measurements, dimensions, and heights with the Designer prior to construction. Site boundaries and levels to be verified and confirmed by Surveyor.

Plumbing Symbol Inventory	
Element ID	**2D Symbol**
100Ø Soil Stack	
DN80 Terminal Vent	
Meter Box	
Overflow Relief Gully	o.r.g
shower	
Sink	
Soil Stack	SS
Stack Vent	SV
vanity	
WC	

DRAINAGE SCHEDULE
Waste Pipe Sizes, Falls

Fixture		Min Size	Min Fall
Vanity with Basin	V	32mmø	1:20
Dishwasher	DW	50mmø	1:40
Laundry Tub	LT	50mmø	1:40
Shower	SH	40mmø	1:40
Sink	S	50mmø	1:40
Washing Machine	W	40mmø	1:40
WC		100mmø	1:60
HWC		40mmø	1:40
HWC relief drain		20mmø	1:40
Soil Stack	ss	100mmø	
Stack Vent	sv	50mmø	



Site Services 1:100

RevID	ChID	Revision	Date
LS-BC	LS-BC	6-Bay Shed Building Consent	2025/09/30
LS-BC-2	02	Large Shed (Revised Layout) BC	2025/11/10
	10	Structural Steel Columns and Posts updated as per Structural Drawings	
LS-MV	14	Plumbing pipes to bays updated.	2025/12/10

Notes

01 Site and Drainage

1.2.1 100 dia. uPVC Wastewater Drain to wasterwater septic tank (1:60 Gradient)
DN100 uPVC Wastewater to septic tank by Engineer, 1:60 gradient min.

1.2.2 100 dia. uPVC Stormwater Drain (1:120 Gradient)
DN100 uPVC Stormwater at 1:120 gradient min. Storm water pipe to existing outlet discharging into gully.

FIRE SAFETY DESIGN REQUIREMENTS:

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE FIRE ENGINEER'S REPORT AND FIRE SYSTEM MANUFACTURER SPECIFICATIONS. REFER TO **PTL STRUCTURAL & FIRE** FIRE SAFETY LETTER.

ANY SERVICE PENETRATIONS MADE THROUGH FIRE RATED WALLS AND LININGS NEED TO BE FIRE STOPPED AND FITTED WITH AN APPROVED PROPRIETARY FIRE COLLAR IN ACCORDANCE WITH THE FIRE RATED SYSTEM SPECIFICATIONS AND DESIGN.

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Proposed Outbuilding
for
Neil Smith
1631 Gibbston Highway, Gibbston
Refer to Record of Title 1026417

Revisions to EX1645

Date: 2026/01/14
Draftsman: ZM
LBP (Design): TF
Project No: 1159

Layout ID: **A103**

Layout Name: **Site Services** 1:100

Revision ID: **LS-MV**

The Contractor to verify and confirm all measurements, dimensions, and heights with the Designer prior to construction. Site boundaries and levels to be verified and confirmed by Surveyor.

Notes

02 Foundation & Subfloor

2.1.4 Foundation to Engineer's Design

2.1.7 Door Rebate
Rebate in concrete slab for sliding door, refer to details for dimensions. Rebate to be confirmed with joiner.

2.1.8 Garage Door Rebate
Refer to detail for garage door rebate.

03 Midfloors

3.2.2 240x88 LIB Floor Joists (SED)
240x88 LIB Floor Joists @ 400 crs. to Engineers Design. Refer to Engineers Drawings.

DRAINAGE SCHEDULE Waste Pipe Sizes, Falls			
Fixture		**Min Size**	**Min Fall**
Vanity with Basin	V	32mmø	1:20
Dishwasher	DW	50mmø	1:40
Laundry Tub	LT	50mmø	1:40
Shower	SH	40mmø	1:40
Sink	S	50mmø	1:40
Washing Machine	W	40mmø	1:40
WC		100mmø	1:60
HWC		40mmø	1:40
HWC relief drain		20mmø	1:40
Soil Stack	ss	100mmø	
Stack Vent	sv	50mmø	

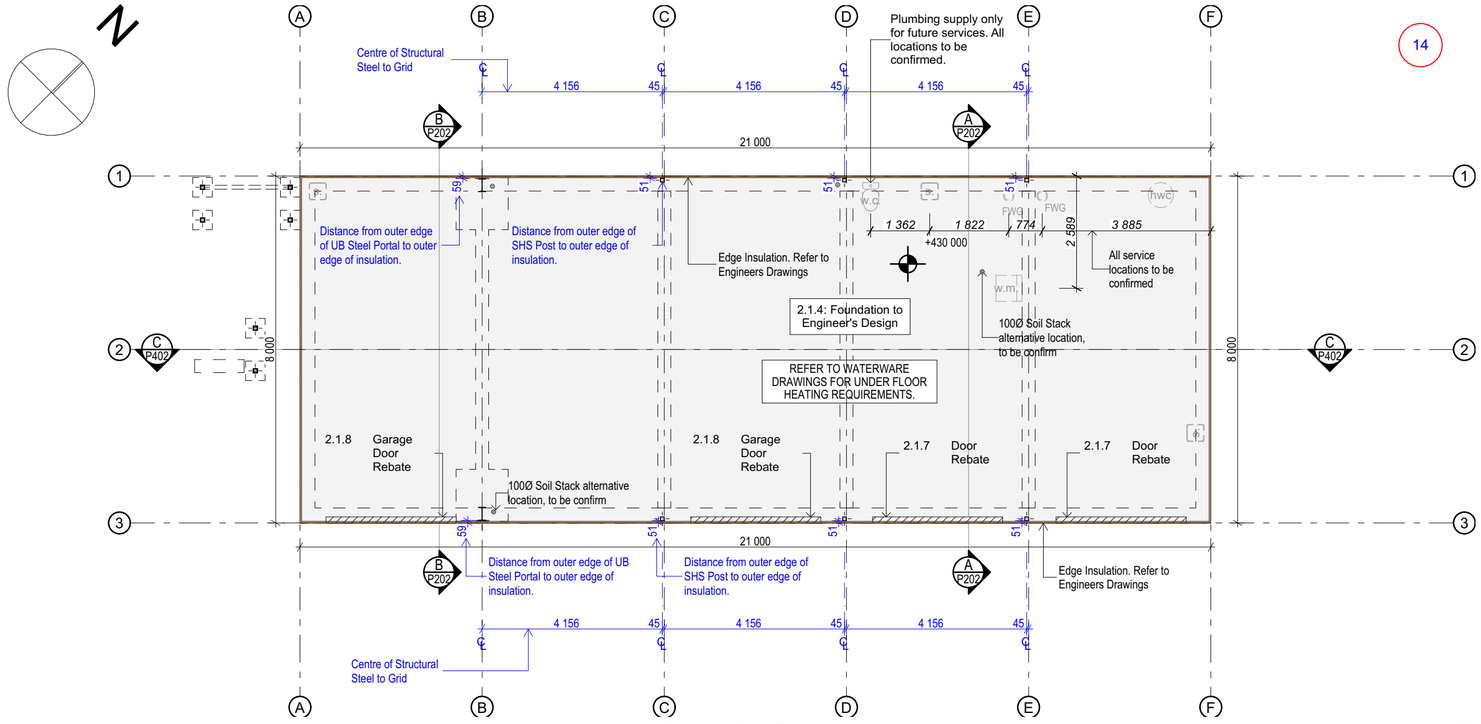
STRUCTURAL DESIGN

THIS PLAN SHOULD BE READ IN CONJUNCTION WITH THE ENGINEER'S DRAWINGS. REFER TO ENGINEER'S DRAWINGS, DETAILS AND DOCUMENTS FOR ALL STRUCTURAL FRAMING, BRACING AND FOUNDATIONS.

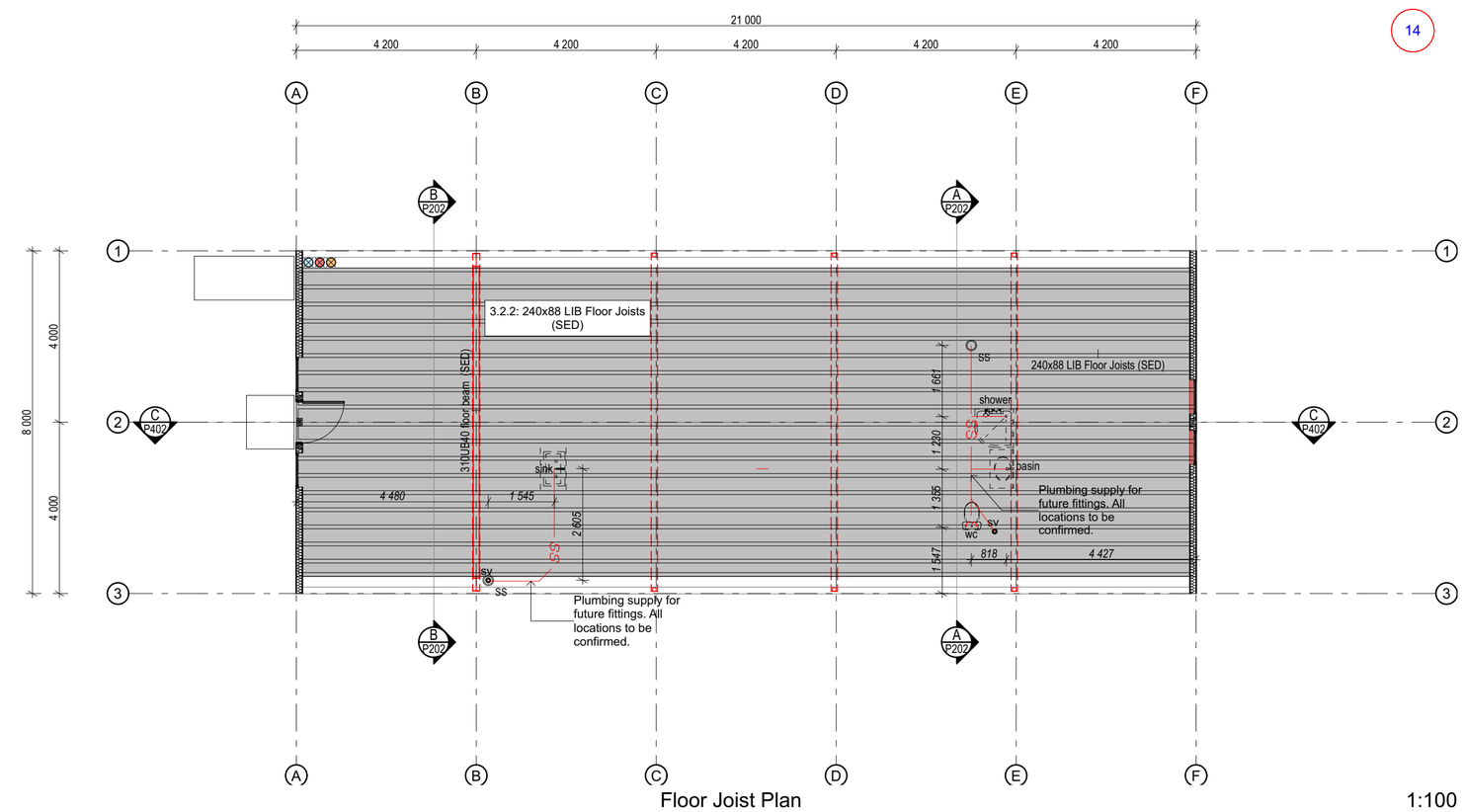
FIRE SAFETY DESIGN REQUIREMENTS:

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE FIRE ENGINEER'S REPORT AND FIRE SYSTEM MANUFACTURER SPECIFICATIONS. REFER TO **PTL STRUCTURAL & FIRE** FIRE SAFETY LETTER.

ANY SERVICE PENETRATIONS MADE THROUGH FIRE RATED WALLS AND LININGS NEED TO BE FIRE STOPPED AND FITTED WITH AN APPROVED PROPRIETARY FIRE COLLAR IN ACCORDANCE WITH THE FIRE RATED SYSTEM SPECIFICATIONS AND DESIGN.



Foundation Plan 1:100



Floor Joist Plan 1:100

RevID	ChID	Revision	Date
LS-BC-2	02	Large Shed (Revised Layout) BC	2025/11/10
	05	Structural Engineering and Fire Safety Revised	
	10	Structural Steel Columns and Posts updated as per Structural Drawings	
LS-MV	14	Plumbing pipes to bays updated.	2025/12/10

NOTE:

This plan is for general reference purposes only and shall be read in conjunction with Engineer's drawings.

FOUNDATION TO ENGINEERS DESIGN.

REFER TO ENGINEERS DRAWINGS FOR SAWCUT AND SHRINKAGE JOINTS REQUIREMENTS AND LOCATIONS

SHS POST BASEPLATES AND STEEL PORTAL BASEPLATES TO BE FULLY SEATED ON CONCRETE.

SLAB NOTES

FOUNDATION PLAN DIMENSIONS ARE SHOWN TO THE OUTER EDGE OF THE FOUNDATION EDGE INSULATION, UNLESS NOTED OTHERWISE.

REFER TO CROSS SECTIONS, DETAILS AND SPECIFICATIONS FOR UNDER SLAB INSULATION TYPE AND RATINGS.

REFER TO DRAINAGE PLAN FOR ALL PLUMBING AND DRAINAGE ELEMENTS.

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NZBC, NZS3604, OTHER RELEVANT NZ STANDARDS, LOCAL AUTHORITY BYLAWS AND MANUFACTURER'S DETAILS AND INSTRUCTIONS. ALL WORKMANSHIP AND MATERIALS SHALL BE OF THE HIGHEST QUALITY, CURENT TRADE PRACTICE AND OF THE BEST DESCRIPTION.

DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL SPECIFICATION AND OTHER CONSULTANTS DOCUMENTATION WHERE APPROPRIATE. REFER TO STRUCTUAL ENGINEERS DRAWINGS FOR FURTHER CONSTRUCTION DETAILS AND NOTES.

BOTTOM PLATE FIXINGS SHALL BE PROPRIETARY POST FIXED ANCHORS SET WITHIN 150mm OF EACH END OF THE PLATE, SPACED AS SHOWN ON ENGINEERS DRAWINGS

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Proposed Outbuilding
for
Neil Smith
1631 Gibbston Highway, Gibbston
Refer to Record of Title 1026417

Revisions to EX1645

Date: 2026/01/14
Draftsman: ZM
LBP (Design): TF
Project No: 1159

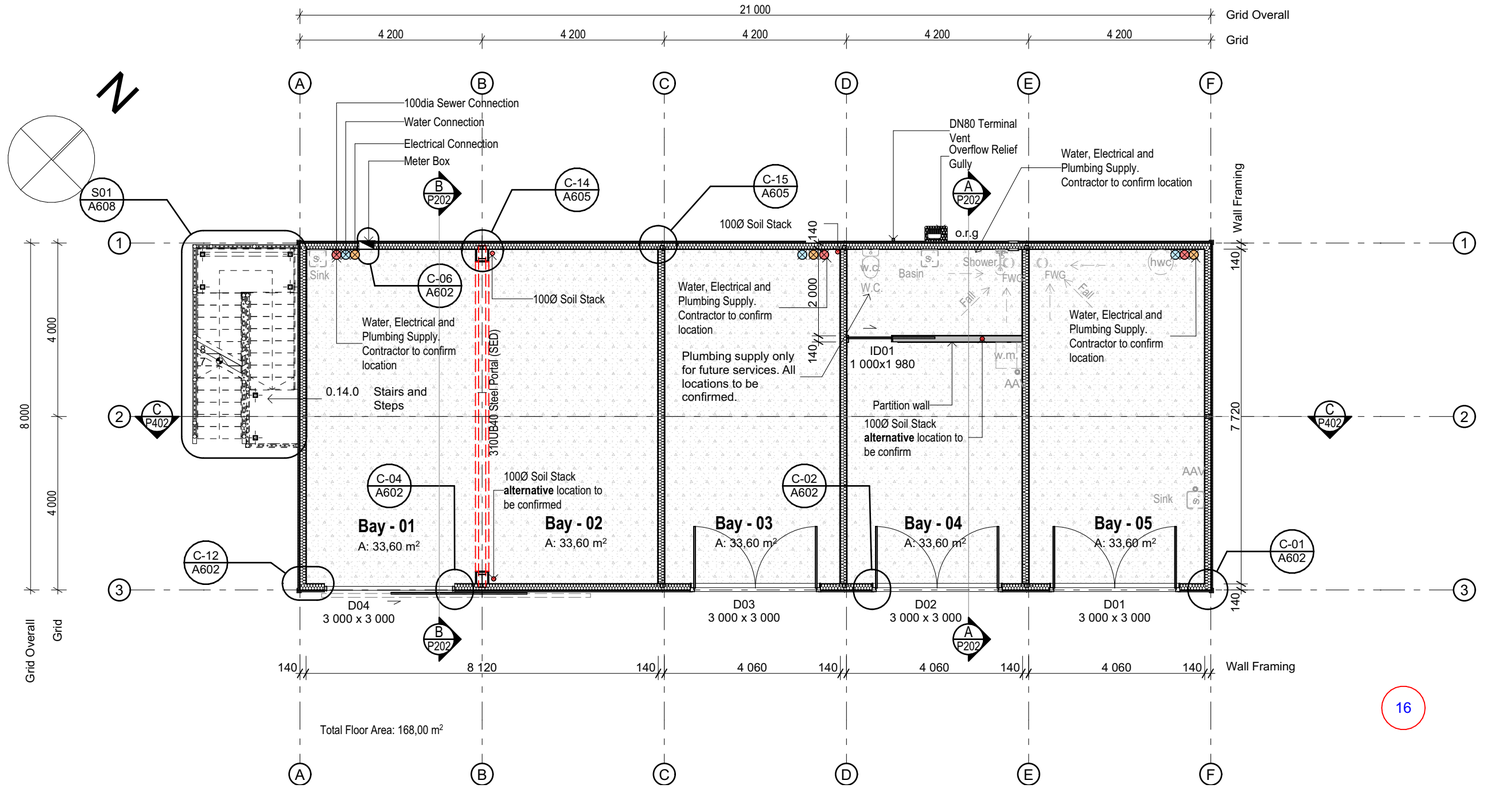
Layout ID: **A201**

Layout Name: **Foundation & Joist Plan** 1:100

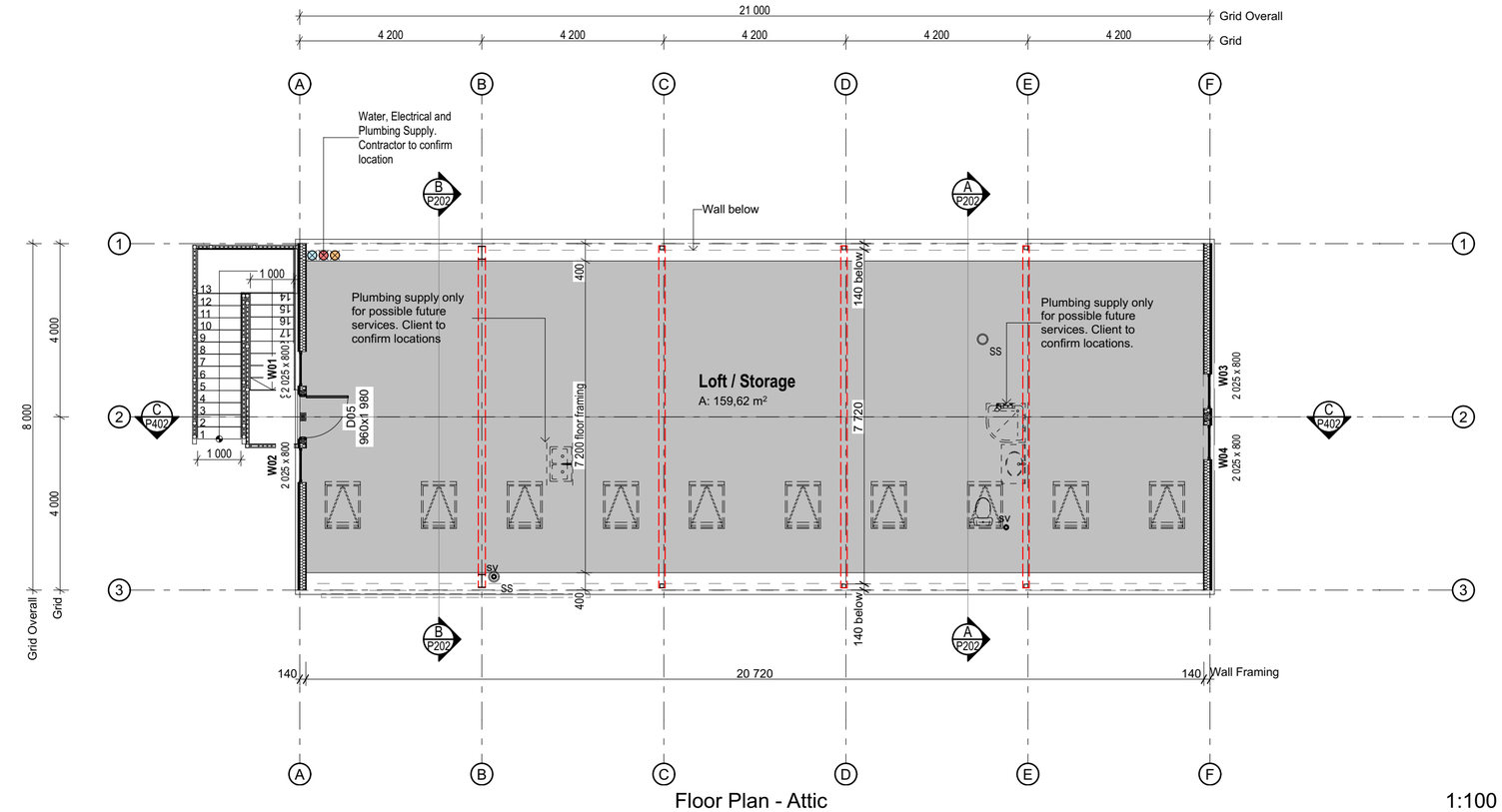
Revision ID: **LS-MV**

The Contractor to verify and confirm all measurements, dimensions, and heights with the Designer prior to construction. Site boundaries and levels to be verified and confirmed by Surveyor.

Plumbing Symbol Inventory	
Element ID	**2D Symbol**
100Ø Soil Stack	
DN80 Terminal Vent	
Meter Box	
Overflow Relief Gully	o.r.g
shower	
Sink	
Soil Stack	SS
Stack Vent	SV
vanity	
WC	



Floor Plan 1:100



Floor Plan - Attic 1:100

RevID	ChID	Revision	Date
LS-BC-2	10	Structural Steel Columns and Posts updated as per Structural Drawings	2025/11/10
LS-MV	11	8 skylights removed on northern roof	2025/12/10
	12	2 skylights added to southern roof	
LS-MV-2	16	Shed doors changed to swing doors	2026/01/01

Notes

00 General Notes

0.14.0 Stairs and Steps
280mm min. tread and 190mm max riser. 25mm max. tread projection. Risers and Treads to building clause D1, section 4.0 and Figure 11. Step surfaces shall comply with Section 2.1 slip resistance Table 2.

UNDERFLOOR HEATING:

REFER TO WATERWARE DRAWINGS FOR UNDER FLOOR HEATING REQUIREMENTS.

STRUCTURAL DESIGN

THIS PLAN SHOULD BE READ IN CONJUNCTION WITH THE ENGINEER'S DRAWINGS. REFER TO ENGINEER'S DRAWINGS, DETAILS AND DOCUMENTS FOR ALL STRUCTURAL FRAMING, BRACING AND FOUNDATIONS.

FIRE SAFETY DESIGN REQUIREMENTS:

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE FIRE ENGINEER'S REPORT AND FIRE SYSTEM MANUFACTURER SPECIFICATIONS. REFER TO **PTL STRUCTURAL & FIRE** FIRE SAFETY LETTER.

ANY SERVICE PENETRATIONS MADE THROUGH FIRE RATED WALLS AND LININGS NEED TO BE FIRE STOPPED AND FITTED WITH AN APPROVED PROPRIETARY FIRE COLLAR IN ACCORDANCE WITH THE FIRE RATED SYSTEM SPECIFICATIONS AND DESIGN.

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Proposed Outbuilding
for
Neil Smith
1631 Gibbston Highway, Gibbston
Refer to Record of Title 1026417

Revisions to EX1645

Date: 2026/01/14
Draftsman: ZM
LBP (Design): TF
Project No: 1159

Layout ID: **A202**

Layout Name: **Floor Plan** 1:100

Revision ID: **LS-MV-2**

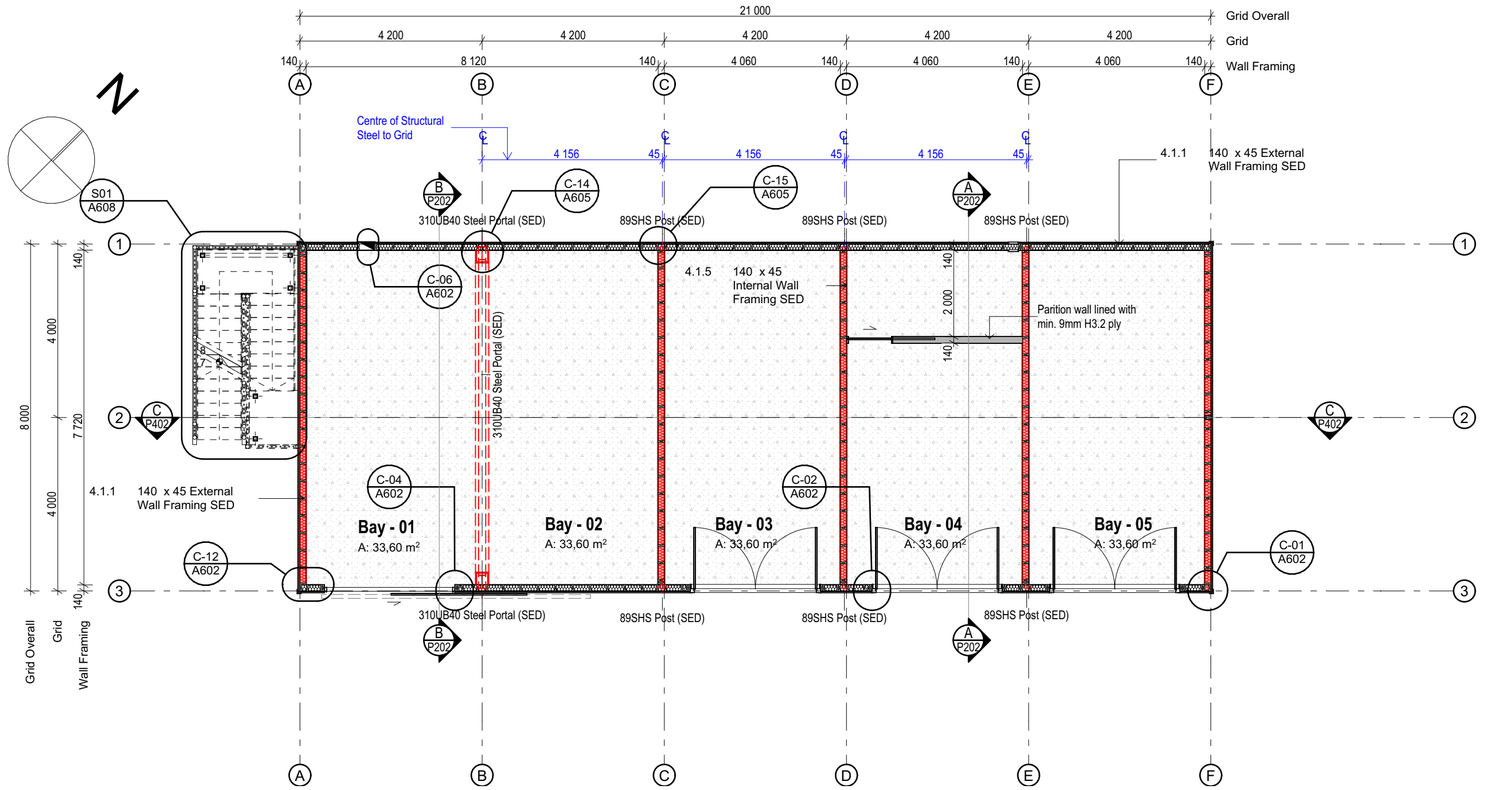
The Contractor to verify and confirm all measurements, dimensions, and heights with the Designer prior to construction. Site boundaries and levels to be verified and confirmed by Surveyor.

Notes

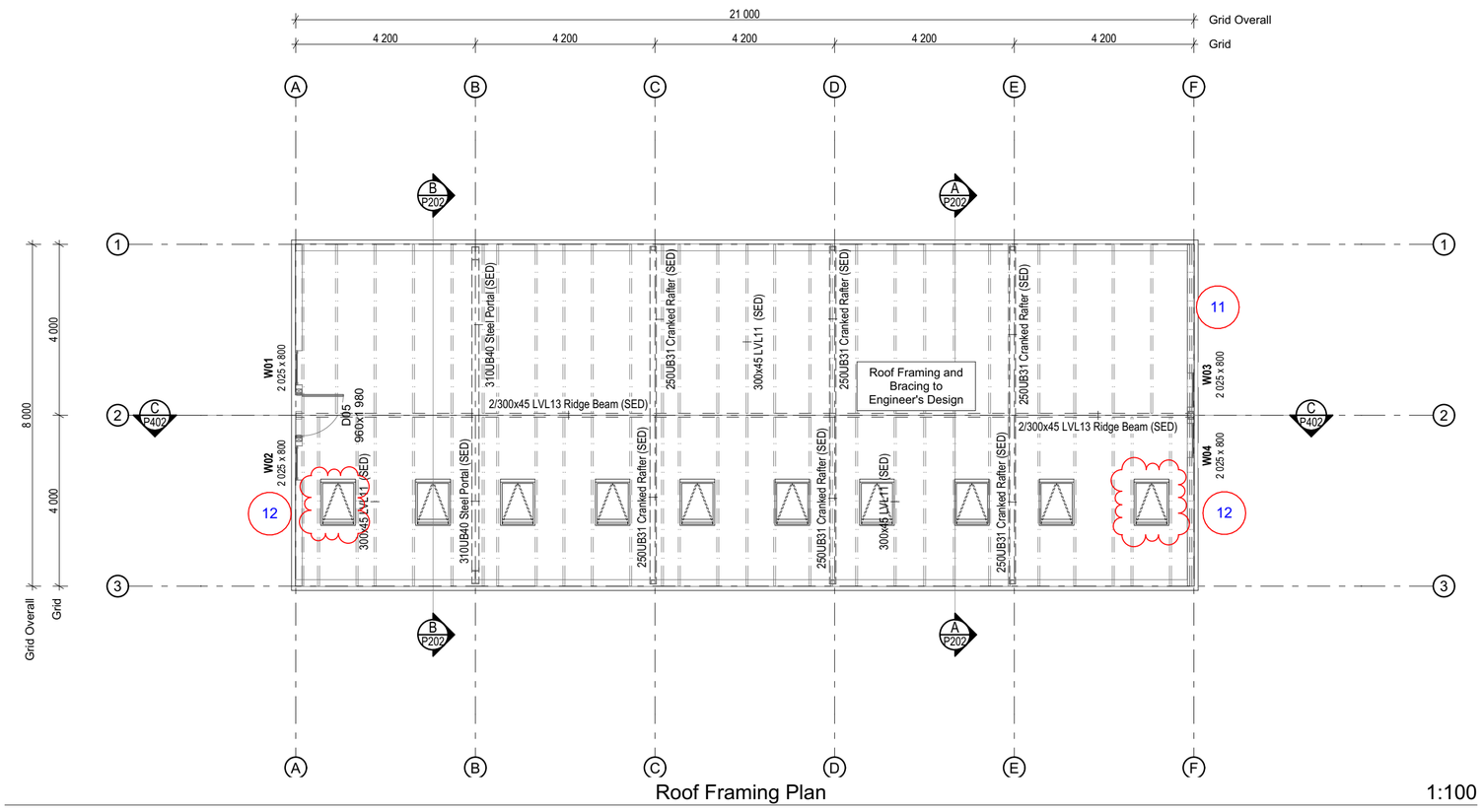
04 Wall Framing

4.1.1 140 x 45 External Wall Framing SED
140x45 SG8 framing with Structural Support as per Engineers Design. Refer to Engineers Documents for Bracing requirements.

4.1.5 140 x 45 Internal Wall Framing SED
140x45 SG8 framing with Structural Support as per Engineers Design. Refer to Engineers Documents for Bracing requirements.



Wall Framing Plan 1:100



Roof Framing Plan 1:100

RevID	ChID	Revision	Date
LS-BC-2	09	Additional Skylights added to roof - 16 Total	2025/11/10
	10	Structural Steel Columns and Posts updated as per Structural Drawings	
LS-MV	11	8 skylights removed on northern roof	2025/12/10
	12	2 skylights added to southern roof	

FIRE RATED WALLS AND CEILINGS TO FIRE ENGINEERS' DESIGN

PLY BRACING:

Exterior wall frames with ply bracing panels shall be offset from edge of slab by thickness of ply sheet.

STRUCTURAL DESIGN

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FIRE SAFETY DESIGN REQUIREMENTS:

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Proposed Outbuilding
for
Neil Smith
1631 Gibbston Highway, Gibbston
Refer to Record of Title 1026417

Revisions to EX1645

Date: 2026/01/14
Draftsman: ZM
LBP (Design): TF
Project No: 1159

Layout ID: **A203**

Layout Name: **Wall & Roof Framing Plan** 1:100

Revision ID: **LS-MV**

The Contractor to verify and confirm all measurements, dimensions, and heights with the Designer prior to construction. Site boundaries and levels to be verified and confirmed by Surveyor.

Notes

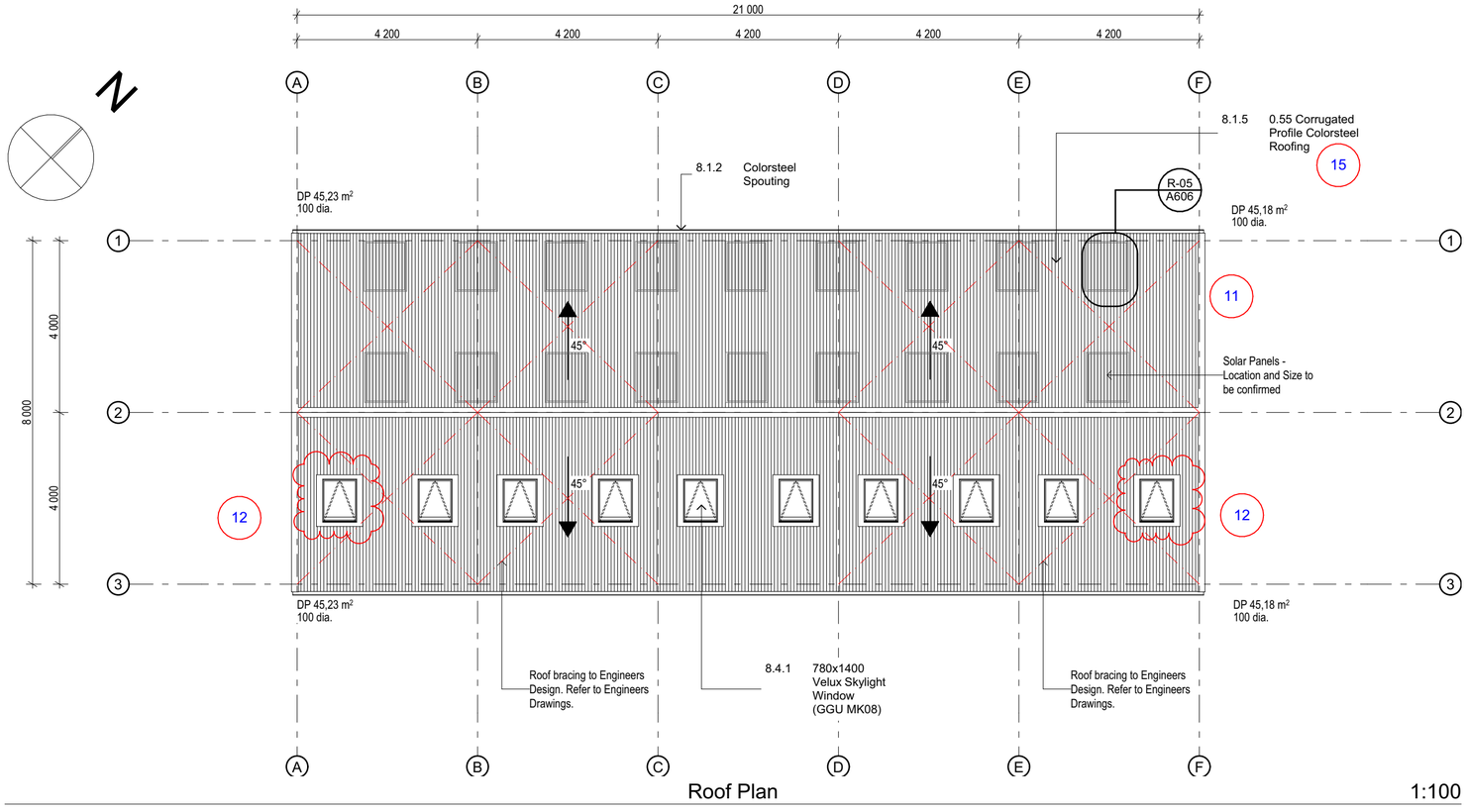
08 Roofing and Battens

8.1.2 Colorsteel Spouting
Selected Colorsteel Spouting.

Colourssteel metal Spouting and Downpipes. Minimum gutter cross-sectional area - 4000 sq. millimetres. Fix gutter guard to all spoutings and snow straps as required.

8.1.5 0.55 Corrugated Profile Colorsteel Roofing
Selected 0.55 Corrugated Profile Colorsteel Roofing. C3 fixing as per E2/AS1 - Hit 1, miss 2, hit 1, miss 3. Thermakraft Covertek 407. 70x45 H1.2 purlins on their flat at 900 centres (max span of 900mm) fixed with 1 / 14g self-drilling type 17 screw, 100 mm long (5.5 kN alternative). Purlin spacing to allow for roofing end-span fixing of 0.6m.

8.4.1 780x1400 Velux Skylight Window (GGU MK08)
780x1400 Velux GGU MK08 Skylight Window (min. R0.53 rating)



Roof Plan 1:100

RevID	ChID	Revision	Date
LS-BC-2	09	Additional Skylights added to roof - 16 Total	2025/11/10
LS-MV	11	8 skylights removed on northern roof	2025/12/10
	12	2 skylights added to southern roof	
	15	Shed Roofing Changed to Corrugated Iron	

ROOF BRACING TO ENGINEERS DESIGN. REFER TO ENGINEERS DRAWINGS.

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Proposed Outbuilding
for
Neil Smith
1631 Gibbston Highway, Gibbston
Refer to Record of Title 1026417

Revisions to EX1645

Date: 2026/01/14
Draftsman: ZM
LBP (Design): TF
Project No: 1159

Layout ID: **A204**

Layout Name: **Roof Plan** 1:100

Revision ID: **LS-MV**

The Contractor to verify and confirm all measurements, dimensions, and heights with the Designer prior to construction. Site boundaries and levels to be verified and confirmed by Surveyor.

Notes

05 Internal Linings and Ceilings

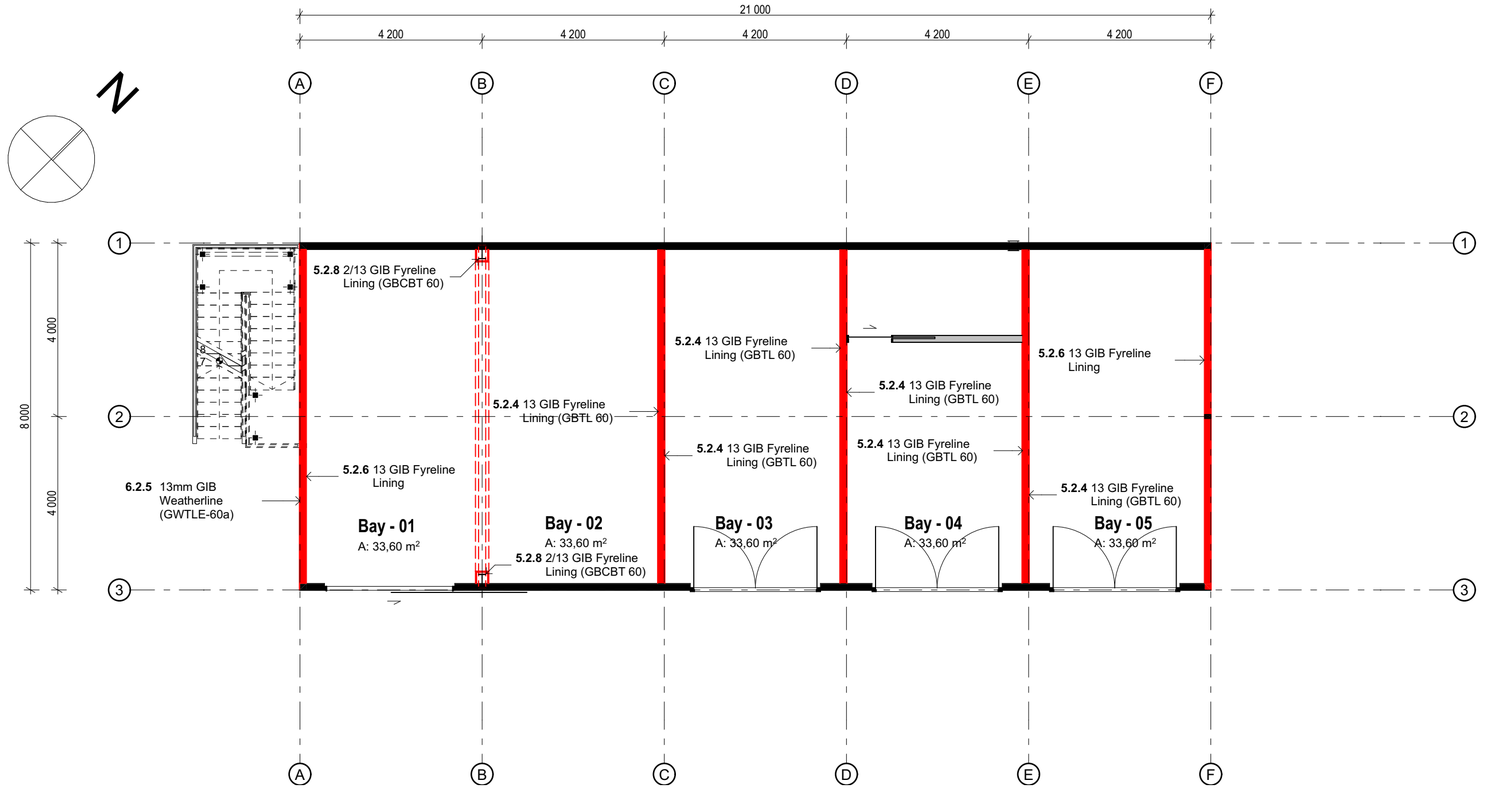
5.2.4 13 GIB Fyreline Lining (GBTL 60)
13mm GIB Fyreline Lining (GBTL 60) internal walls as per Fire Engineer's requirements. Install strictly in accordance with Fire Engineer's Safety Letter and GIB Fire Rated System specifications.

5.2.6 13 GIB Fyreline Lining
13mm GIB Fyreline Lining as per Fire Engineer's requirements. Install strictly in accordance with Fire Engineer's Safety Letter and GIB Fire Rated System specifications.

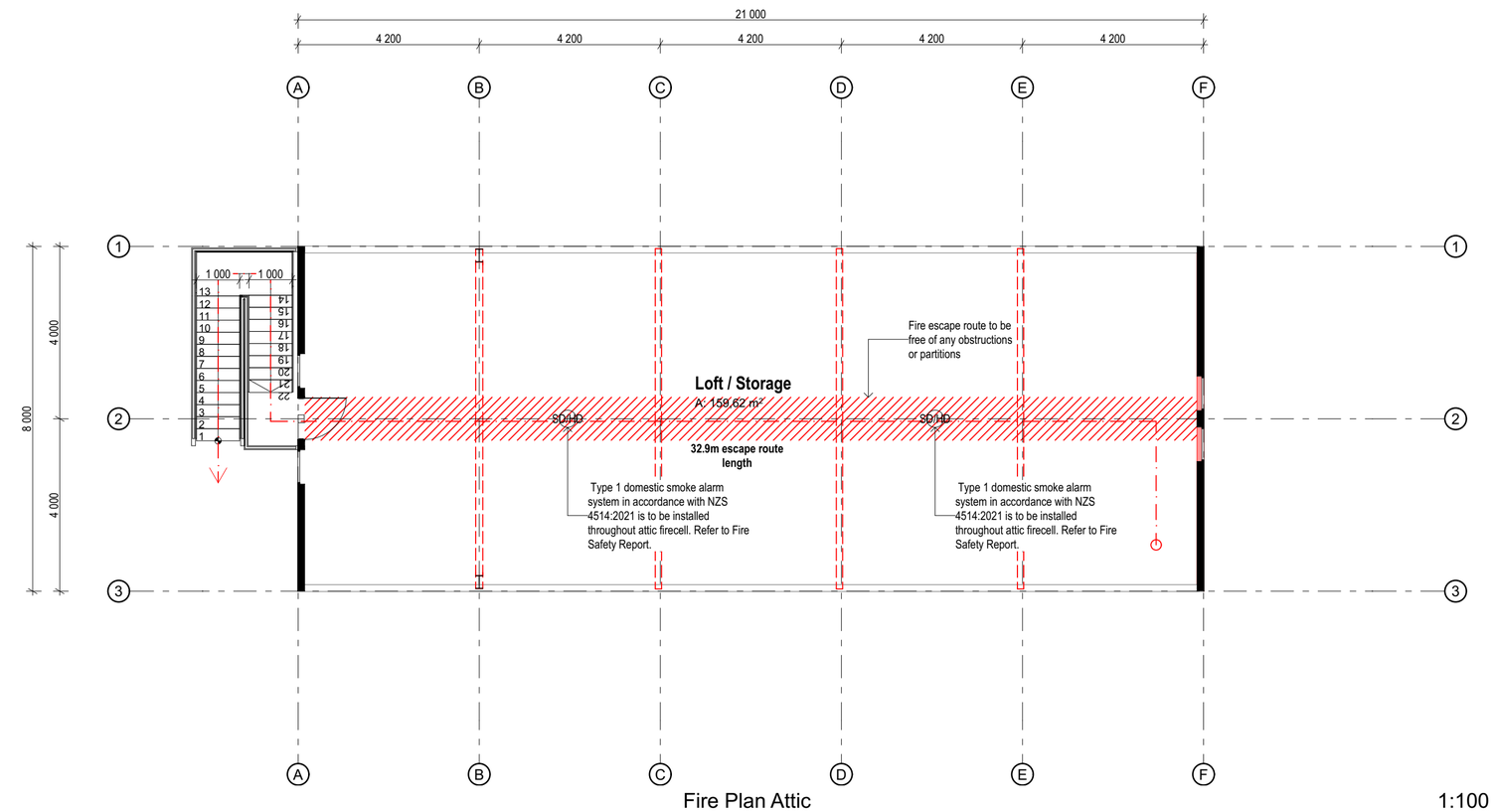
5.2.8 2/13 GIB Fyreline Lining (GBCBT 60)
2 Layers of 13mm GIB Fyreline (GBCBT 60) around 310UB (on 3 sides) as per Fire Engineer's requirements. Install strictly in accordance with Fire Engineer's Safety Letter and GIB Fire Rated System specifications.

06 Claddings

6.2.5 13mm GIB Weatherline (GWTLE-60a)
13mm GIB Weatherline (GWTLE-60a) as per Fire Engineer's requirements. Install strictly in accordance with Fire Engineer's Safety Report and GIB Fire Rated System specifications.



Fire Plan 1:100



Fire Plan Attic 1:100

RevID	ChID	Revision	Date
LS-BC-2	05	Structural Engineering and Fire Safety Revised	2025/11/10
	10	Structural Steel Columns and Posts updated as per Structural Drawings	

05

ESCAPE ROUTES:

REQUIRED ESCAPE ROUTE CLEAR HEIGHT IS 2100 mm, PER D1/AS1.

CONSIDERING THE SLANTED NATURE OF ATTIC ROOF, ESCAPE ROUTE NEEDS TO BE ALONG GRIDLINE 2 TO ACHIEVE CLEAR HEIGHT REQUIREMENT.

ENSURE NO OBSTRUCTIONS, PARTITIONS, etc. IS PLACED ALONG GRIDLINE 2.

ACCESS CONTROL:

Access control doors need to achieve fail-safe operation e.g. push to release button.

ESCAPE ROUTE SIGNAGE:

Exit/Escape route signage must be provide in accordance with Building Clause F8/AS1

FIRE RATED WALLS AND CEILINGS TO FIRE ENGINEERS' DESIGN

STRUCTURAL DESIGN

THIS PLAN SHOULD BE READ IN CONJUNCTION WITH THE ENGINEER'S DRAWINGS. REFER TO ENGINEER'S DRAWINGS, DETAILS AND DOCUMENTS FOR ALL STRUCTURAL FRAMING, BRACING AND FOUNDATIONS.

FIRE SAFETY DESIGN REQUIREMENTS:

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Proposed Outbuilding
for
Neil Smith
1631 Gibbston Highway, Gibbston
Refer to Record of Title 1026417

Revisions to EX1645

Date: 2026/01/14
Draftsman: ZM
LBP (Design): TF
Project No: 1159

Layout ID: A205

Layout Name: Fire Plan 1:100

Revision ID: LS-BC-2

The Contractor to verify and confirm all measurements, dimensions, and heights with the Designer prior to construction. Site boundaries and levels to be verified and confirmed by Surveyor.

Notes

06 Claddings

6.1.2 Horizontal Bevel Back Weatherboard Cladding
Horizontal Bevel Back Weatherboard Cladding over 20mm H3.1 timber cavity battens spaced at 400 centres, over 7mm Ecoply, unless shown otherwise. Refer to Fire Plan and Details for fire design requirements.

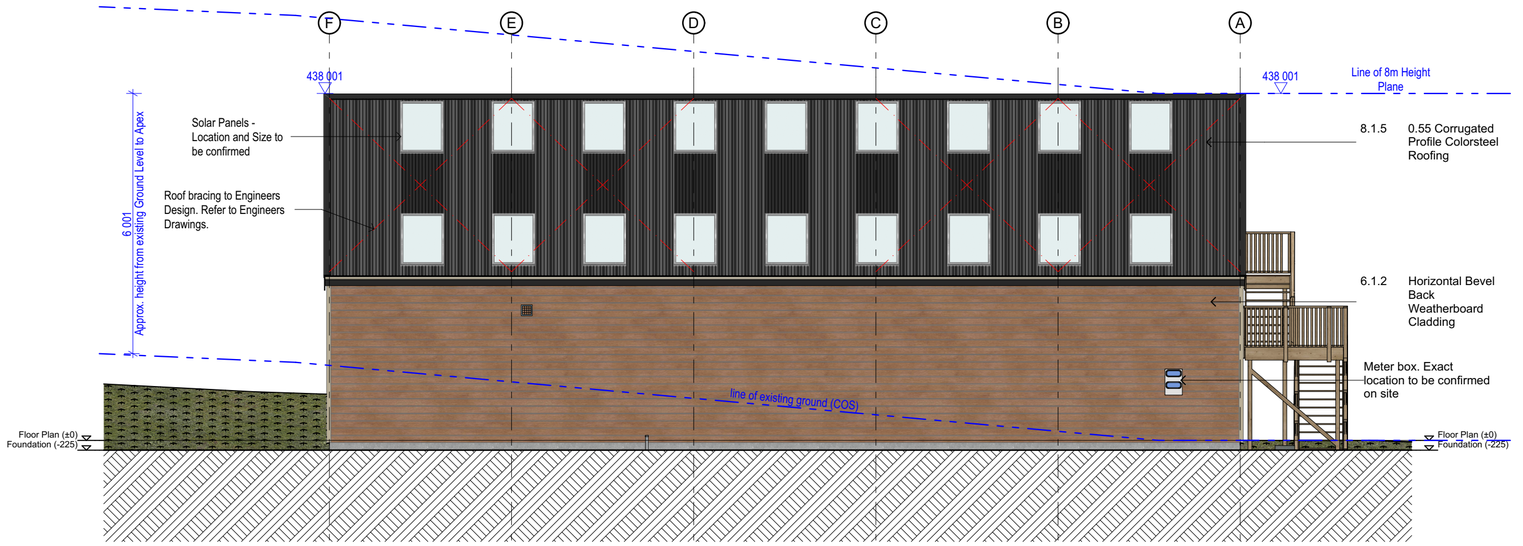
08 Roofing and Battens

8.1.2 Colorsteel Spouting
Selected Colorsteel Spouting.

Colourmetal metal Spouting and Downpipes. Minimum gutter cross-sectional area - 4000 sq. millimetres. Fix gutter guard to all spoutings and snow straps as required.

8.1.5 0.55 Corrugated Profile Colorsteel Roofing
Selected 0.55 Corrugated Profile Colorsteel Roofing. C3 fixing as per E2/AS1 - Hit 1, miss 2, hit 1, miss 3. Thermakraft Covertek 407. 70x45 H1.2 purlins on their flat at 900 centres (max span of 900mm) fixed with 1 / 14g self-drilling type 17 screw, 100 mm long (5.5 kN alternative). Purlin spacing to allow for roofing end-span fixing of 0.6m.

8.4.1 780x1400 Velux Skylight Window (GGU MK08)
780x1400 Velux GGU MK08 Skylight Window (min. R0.53 rating)



North West Elevation 1:100

BUILDING ENVELOPE RISK MATRIX		
West Elevation		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	Extra high risk	2
Number of storeys	Medium risk	1
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		**9**

RevID	ChID	Revision	Date
LS-MV	12	2 skylights added to southern roof	2025/12/10
	13	Windows added to loft gable ends	
	15	Shed Roofing Changed to Corrugated Iron	
LS-MV-2	16	Shed doors changed to swing doors	2026/01/01

BUILDING ENVELOPE RISK MATRIX		
North Elevation		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	Extra high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		**8**



North East Elevation 1:100



South West Elevation 1:100

BUILDING ENVELOPE RISK MATRIX		
South Elevation		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	Extra high risk	2
Number of storeys	Medium risk	1
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		**9**



South East Elevation 1:100

BUILDING ENVELOPE RISK MATRIX		
East Elevation		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	Extra high risk	2
Number of storeys	Medium risk	1
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		**9**

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Proposed Outbuilding
for
Neil Smith
1631 Gibbston Highway, Gibbston
Refer to Record of Title 1026417

Revisions to EX1645

Date: 2026/01/14
Draftsman: ZM
LBP (Design): TF
Project No: 1159

Layout ID: **A301**

Layout Name: **Elevations** 1:100

Revision ID: **LS-MV-2**

The Contractor to verify and confirm all measurements, dimensions, and heights with the Designer prior to construction. Site boundaries and levels to be verified and confirmed by Surveyor.

Notes

02 Foundation & Subfloor
2.1.4 Foundation to Engineer's Design

03 Midfloors
3.2.1 20mm Ply Flooring
20mm Ply Flooring over floor joists.
3.2.2 240x88 LIB Floor Joists (SED)
240x88 LIB Floor Joists @ 400 crs. to Engineers Design. Refer to Engineers Drawings.

04 Wall Framing
4.1.1 140 x 45 External Wall Framing SED
140x45 SG8 framing with Structural Support as per Engineers Design. Refer to Engineers Documents for Bracing requirements.

05 Internal Linings and Ceilings
5.2.2 12mm Ply Ceiling
12mm Ply Ceiling on H1.2 SG8 ceiling battens @ 600 crs. max.
5.2.3 16 GIB Fyreline Ceiling (GBCJ 60)
16mm GIB Fyreline Ceiling (GBCJ 60) fixed to floor joists @ 400 crs. and 90x45 nogs between joists @ 1200 crs. Nogs fixed on the flat to receive the ends of flooring material shall be 90mm x 45mm min. Install strictly in accordance with Fire Engineer's Safety Letter and GIB Fire Rated System specifications.
5.3.5 12mm Ply Internal Lining (non-fire rated walls)
12mm Ply internal lining to non-fire rated walls, unless shown otherwise. Refer to Structural Engineer's drawings for bracing requirements. Refer to Fire Plan and Details for fire design requirements.

06 Claddings
6.1.2 Horizontal Bevel Back Weatherboard Cladding
Horizontal Bevel Back Weatherboard Cladding over 20mm H3.1 timber cavity battens spaced at 400 centres, over 7mm Ecoply, unless shown otherwise. Refer to Fire Plan and Details for fire design requirements.

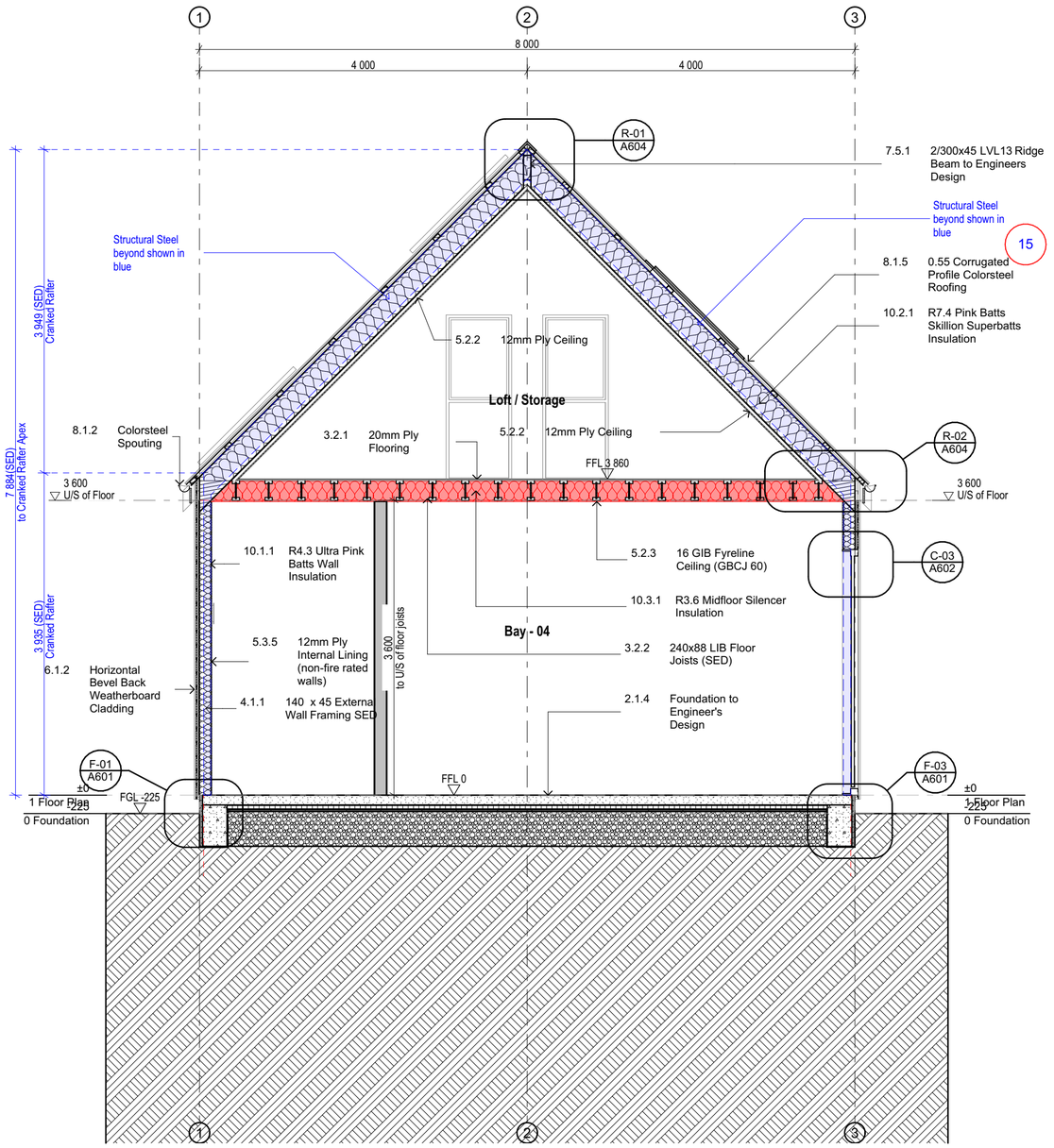
07 Roof Framing
7.5.1 2/300x45 LVL13 Ridge Beam to Engineers Design
2/300x45 LVL13 Ridge Beam to Engineers Design. Refer to Engineers Drawings and Details

08 Roofing and Battens
8.1.2 Colorsteel Spouting
Selected Colorsteel Spouting.

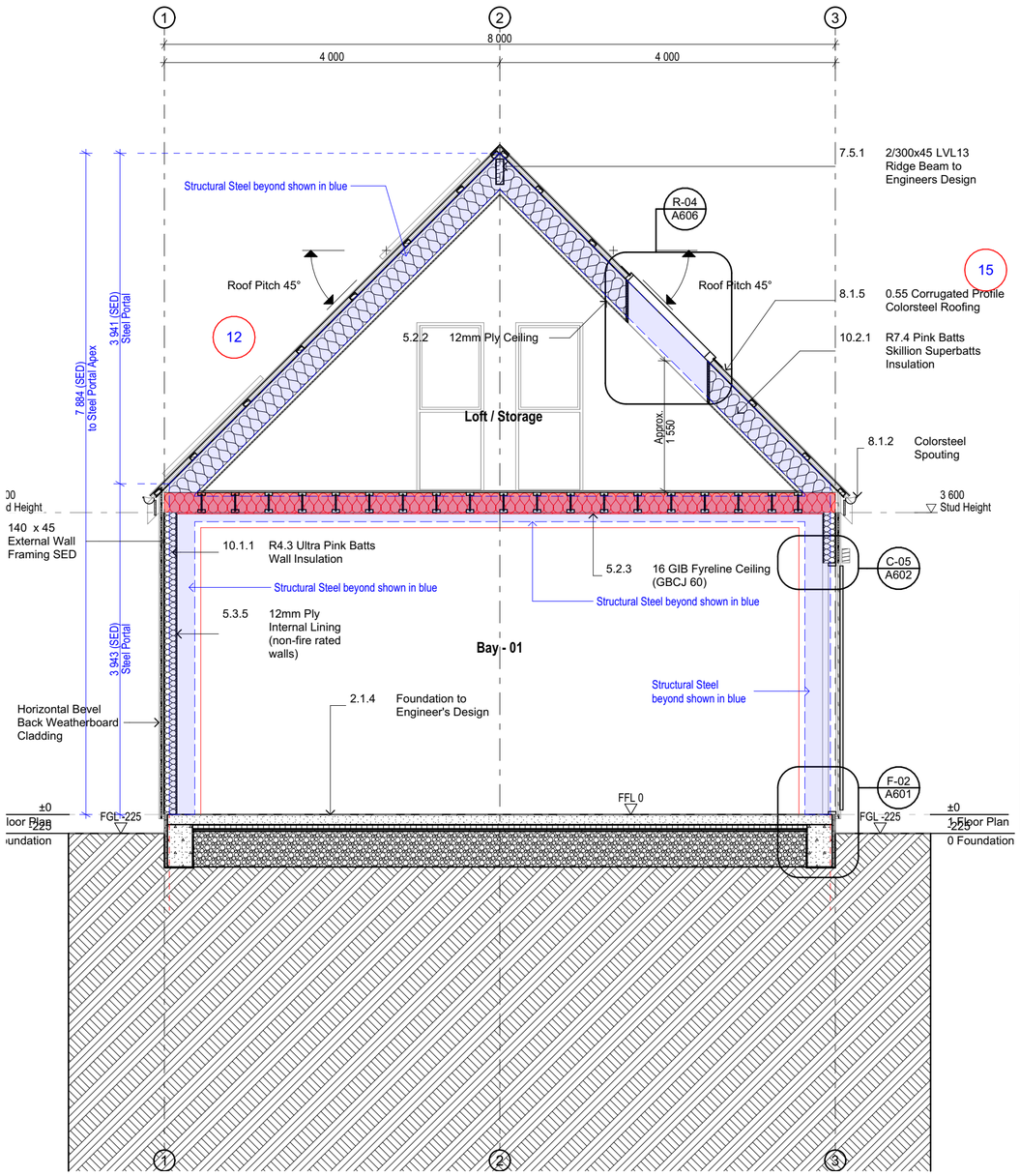
Colourtsteel metal Spouting and Downpipes. Minimum gutter cross-sectional area - 4000 sq. millimetres. Fix gutter guard to all spoutings and snow straps as required.
8.1.5 0.55 Corrugated Profile Colorsteel Roofing
Selected 0.55 Corrugated Profile Colorsteel Roofing. C3 fixing as per E2/AS1 - Hit 1, miss 2, hit 1, miss 3. Thermakraft Covertek 407. 70x45 H1.2 purlins on their flat at 900 centres (max span of 900mm) fixed with 1 / 14g self-drilling type 17 screw, 100 mm long (5.5 kN alternative). Purlin spacing to allow for roofing end-span fixing of 0.6m.

10 Insulation
10.1.1 R4.3 Ultra Pink Batts Wall Insulation
10.2.1 R7.4 Pink Batts Skillion Superbatts Insulation
10.3.1 R3.6 Midfloor Silencer Insulation
R3.6 Midfloor Silencer Insulation between floor joists.

RevID	ChID	Revision	Date
LS-BC-2	02	Large Shed (Revised Layout) BC	2025/11/10
	05	Structural Engineering and Fire Safety Revised	
LS-MV	12	2 skylights added to southern roof	2025/12/10
	15	Shed Roofing Changed to Corrugated Iron	



Section A 1:50



Section B 1:50

FIRE RATED WALLS AND CEILINGS TO FIRE ENGINEERS' DESIGN

STRUCTURAL DESIGN

THIS PLAN SHOULD BE READ IN CONJUNCTION WITH THE ENGINEER'S DRAWINGS. REFER TO ENGINEER'S DRAWINGS, DETAILS AND DOCUMENTS FOR ALL STRUCTURAL FRAMING, BRACING AND FOUNDATIONS.

FIRE SAFETY DESIGN REQUIREMENTS:

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Proposed Outbuilding
for
Neil Smith
1631 Gibbston Highway, Gibbston
Refer to Record of Title 1026417

Revisions to EX1645

Date: 2026/01/14
Draftsman: ZM
LBP (design): TF
Project No: 1159

Layout ID: A401

Layout Name: Sections 1:50

Revision ID: LS-MV

The Contractor to verify and confirm all measurements, dimensions, and heights with the Designer prior to construction. Site boundaries and levels to be verified and confirmed by Surveyor.

Notes

02 Foundation & Subfloor
2.1.4 Foundation to Engineer's Design

03 Midfloors
3.2.2 240x88 LIB Floor Joists (SED)
240x88 LIB Floor Joists @ 400 crs. to Engineers Design. Refer to Engineers Drawings.

04 Wall Framing
4.1.1 140 x 45 External Wall Framing SED
140x45 SG8 framing with Structural Support as per Engineers Design. Refer to Engineers Documents for Bracing requirements.

4.1.5 140 x 45 Internal Wall Framing SED
140x45 SG8 framing with Structural Support as per Engineers Design. Refer to Engineers Documents for Bracing requirements.

05 Internal Linings and Ceilings
5.2.2 12mm Ply Ceiling
12mm Ply Ceiling on H1.2 SG8 ceiling battens @ 600 crs. max.

5.2.3 16 GIB Fyreline Ceiling (GBCJ 60)
16mm GIB Fyreline Ceiling (GBCJ 60) fixed to floor joists @ 400 crs. and 90x45 nogs between joists @ 1200 crs. Nogs fixed on the flat to receive the ends of flooring material shall be 90mm x 45mm min. Install strictly in accordance with Fire Engineer's Safety Letter and GIB Fire Rated System specifications.

5.2.4 13 GIB Fyreline Lining (GBTL 60)
13mm GIB Fyreline Lining (GBTL 60) internal walls as per Fire Engineer's requirements. Install strictly in accordance with Fire Engineer's Safety Letter and GIB Fire Rated System specifications.

5.2.6 13 GIB Fyreline Lining
13mm GIB Fyreline Lining as per Fire Engineer's requirements. Install strictly in accordance with Fire Engineer's Safety Letter and GIB Fire Rated System specifications.

5.2.8 2/13 GIB Fyreline Lining (GBCBT 60)
2 Layers of 13mm GIB Fyreline (GBCBT 60) around 310UB (on 3 sides) as per Fire Engineer's requirements. Install strictly in accordance with Fire Engineer's Safety Letter and GIB Fire Rated System specifications.

5.3.5 12mm Ply Internal Lining (non-fire rated walls)
12mm Ply internal lining to non-fire rated walls, unless shown otherwise. Refer to Structural Engineer's drawings for bracing requirements. Refer to Fire Plan and Details for fire design requirements.

06 Claddings
6.1.2 Horizontal Bevel Back Weatherboard Cladding
Horizontal Bevel Back Weatherboard Cladding over 20mm H3.1 timber cavity battens spaced at 400 centres, over 7mm Ecoply, unless shown otherwise. Refer to Fire Plan and Details for fire design requirements.

6.2.1 7mm H3.2 Ecoply Barrier
7mm H3.2 Ecoply Barrier System.

6.2.5 13mm GIB Weatherline (GWTLE-60a)
13mm GIB Weatherline (GWTLE-60a) as per Fire Engineer's requirements. Install strictly in accordance with Fire Engineer's Safety Report and GIB Fire Rated System specifications.

07 Roof Framing
7.5.1 2/300x45 LVL13 Ridge Beam to Engineers Design
2/300x45 LVL13 Ridge Beam to Engineers Design. Refer to Engineers Drawings and Details

08 Roofing and Battens
8.1.5 0.55 Corrugated Profile Colorsteel Roofing
Selected 0.55 Corrugated Profile Colorsteel Roofing. C3 fixing as per E2/AS1 - Hit 1, miss 2, hit 1, miss 3. Thermakraft Covertek 407. 70x45 H1.2 purlins on their flat at 900 centres (max span of 900mm) fixed with 1 / 14g self-drilling type 17 screw, 100 mm long (5.5 kN alternative). Purlin spacing to allow for roofing end-span fixing of 0.6m.

10 Insulation
10.1.1 R4.3 Ultra Pink Batts Wall Insulation

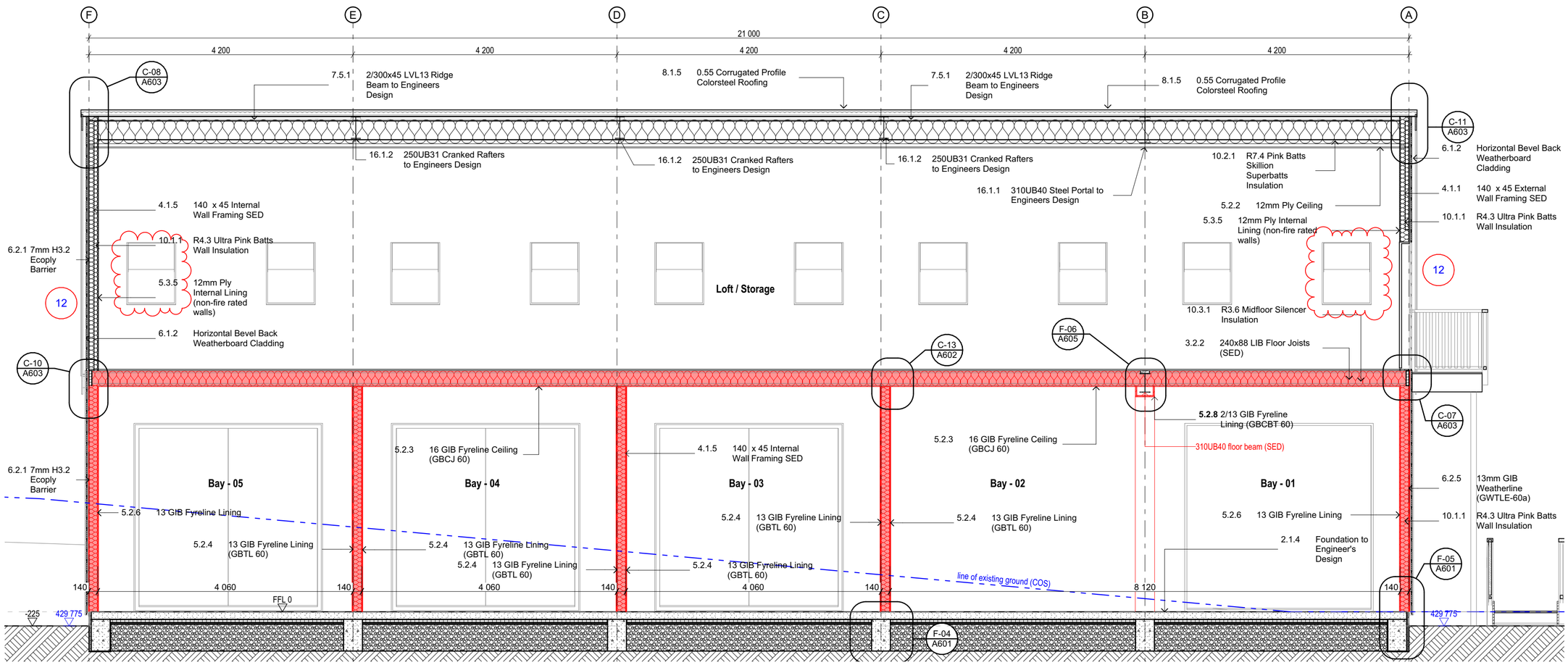
10.2.1 R7.4 Pink Batts Skillion Superbatts Insulation

10.3.1 R3.6 Midfloor Silencer Insulation
R3.6 Midfloor Silencer Insulation between floor joists.

16 Structural
16.1.1 310UB40 Steel Portal to Engineers Design
310UB40 Steel Portal to Engineers Design. Refer to Engineers Drawings and Details.

16.1.2 250UB31 Cranked Rafters to Engineers Design
250UB31 Cranked Rafters to Engineers Design. Refer to Engineers Drawings and Details.

RevID	ChID	Revision	Date
LS-BC-2	02	Large Shed (Revised Layout) BC	2025/11/10
	04	Attic Storage revised to span full lenght of shed	
	05	Structural Engineering and Fire Safety Revised	
LS-MV	12	2 skylights added to southern roof	2025/12/10



Part Section C 1:50

FIRE RATED WALLS AND CEILINGS TO FIRE ENGINEERS' DESIGN

STRUCTURAL DESIGN

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FIRE SAFETY DESIGN REQUIREMENTS:

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Proposed Outbuilding
for
Neil Smith
1631 Gibbston Highway, Gibbston
Refer to Record of Title 1026417

Revisions to EX1645

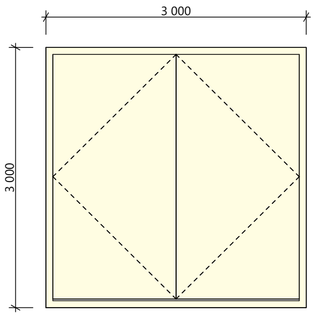
Date: 2026/01/14
Draftsman: ZM
LBP (Design): TF
Project No: 1159

Layout ID: **A402**

Layout Name: **Sections** 1:50

Revision ID: **LS-MV**

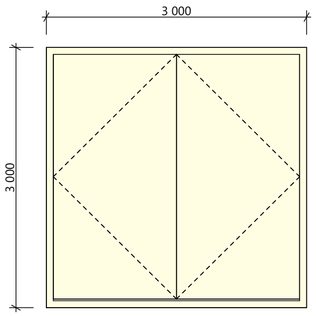
The Contractor to verify and confirm all measurements, dimensions, and heights with the Designer prior to construction. Site boundaries and levels to be verified and confirmed by Surveyor.



D01

Location: Bay 5
Lintel Sizes Refer to Engineers Drawings
Door Type Hinge Door

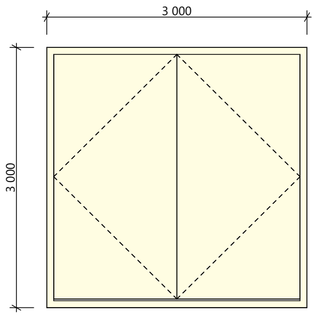
16



D02

Location: Bay 5
Lintel Sizes Refer to Engineers Drawings
Door Type Hinge Door

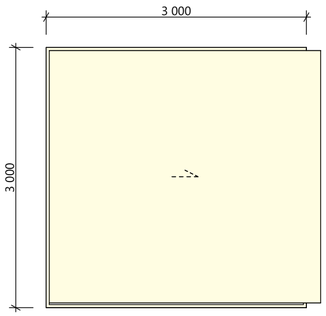
16



D03

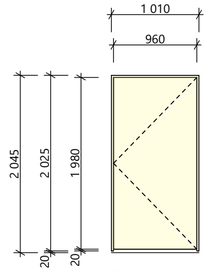
Location: Bay 5
Lintel Sizes Refer to Engineers Drawings
Door Type Hinge Door

16



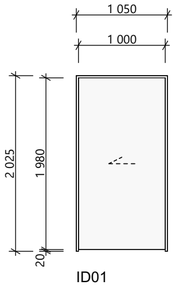
D04

Location: Bay 1
Door Type Barn Slider
Lintel Sizes Refer to Engineers Drawings



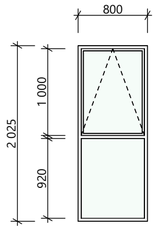
D05

Location: Attic
Door Type Hinge Door
Lintel Sizes Refer to Engineers Drawings

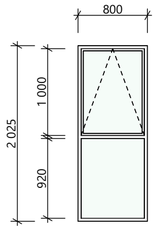


ID01

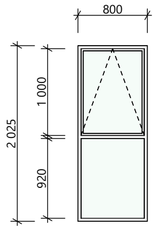
Location: Bay 4
Door Type Cavity Slider



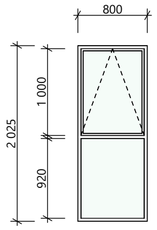
W01



W02



W03



W04

RevID	ChID	Revision	Date
LS-BC	LS-BC	6-Bay Shed Building Consent	2025/09/30
LS-BC-2	03	Shed has been reduced to five bays, Bay-6 removed	2025/11/10
LS-MV	13	Windows added to loft gable ends	2025/12/10
LS-MV-2	16	Shed doors changed to swing doors	2026/01/01

FIRE SAFETY REQUIREMENTS:

Access control doors need to achieve fail-safe operation e.g. push to release button.

NOTES:
Overall dimensions are over frames, Joinery manufacturer is to measure on site prior to fabrication and allow adequate spacings around all units to fit packers and airseal as indicated on the joinery details.
All dimensions including door and sash dimensions are indicative only.
All exterior glazing units to acheive a minimum R value of **R0.50**
All glass in bathrooms and ensuites to be laminated safety glass to comply with NZBC.
All glazed full height doors or windows without vision bars or sill heights less than 800mm above FFL to
be safety glass to comply with NZBC and NZS4223 Part 3.
All Joinery divisions equal unless noted otherwise
Glass tint to be confirmed.
All opening sashes to be fitted with restrictor stays

= Safety Glass

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Revisions to EX1645

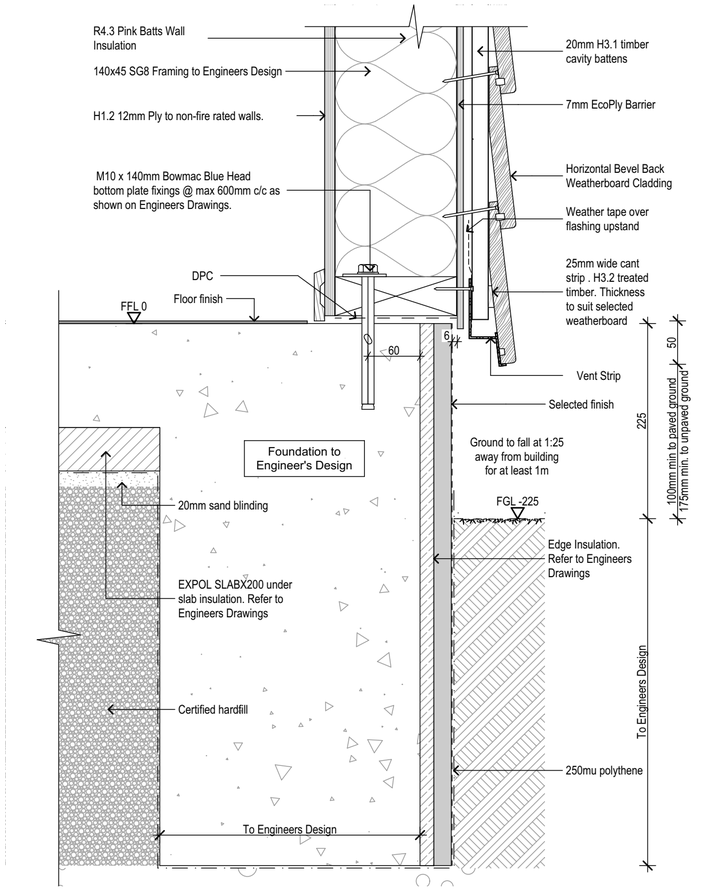
Date: 2026/01/14
Draftsman: ZM
LBP (Design): TF
Project No: 1159

Layout ID: **A501**

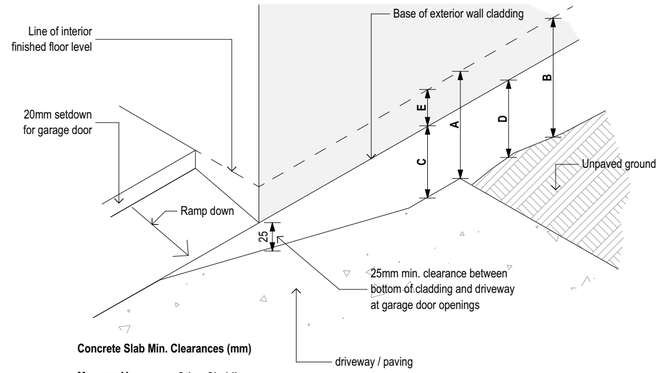
Layout Name: **Schedules**

Revision ID: **LS-MV-2**

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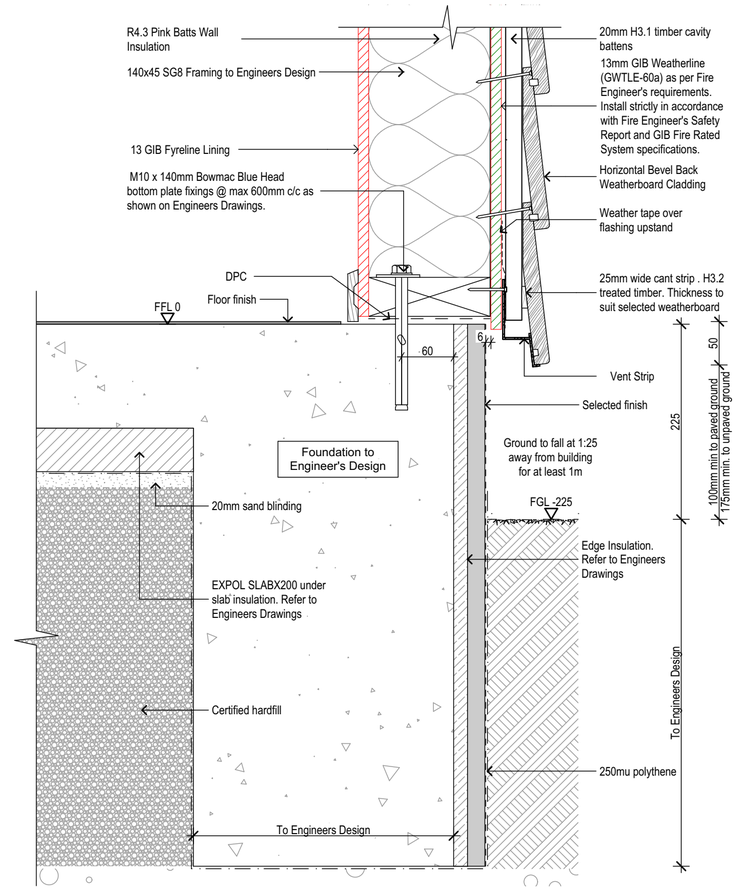
F-01 Foundation Detail 1:5
A401



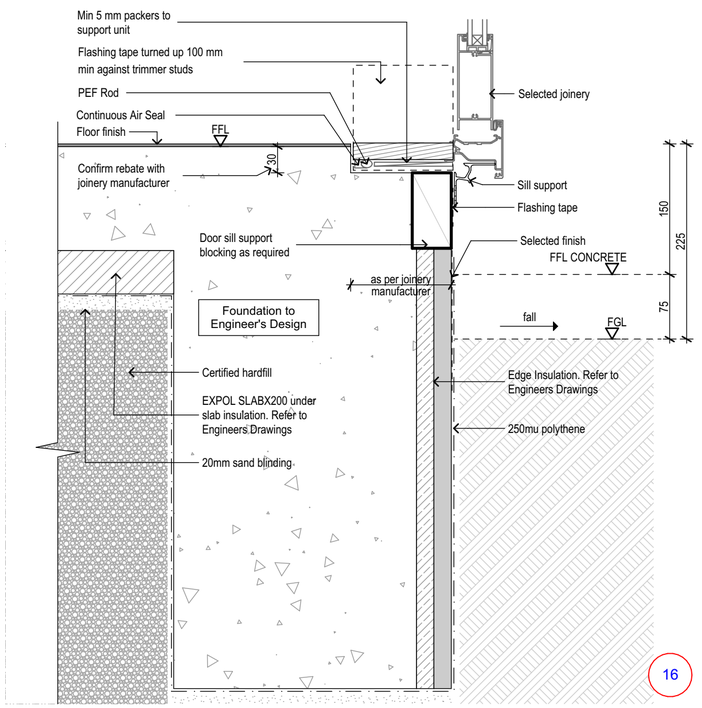
Concrete Slab Min. Clearances (mm)

Masonry Veneer		Other Claddings	
A	100	A	150
B	150	B	225
		C	100
		D	175
		E	50

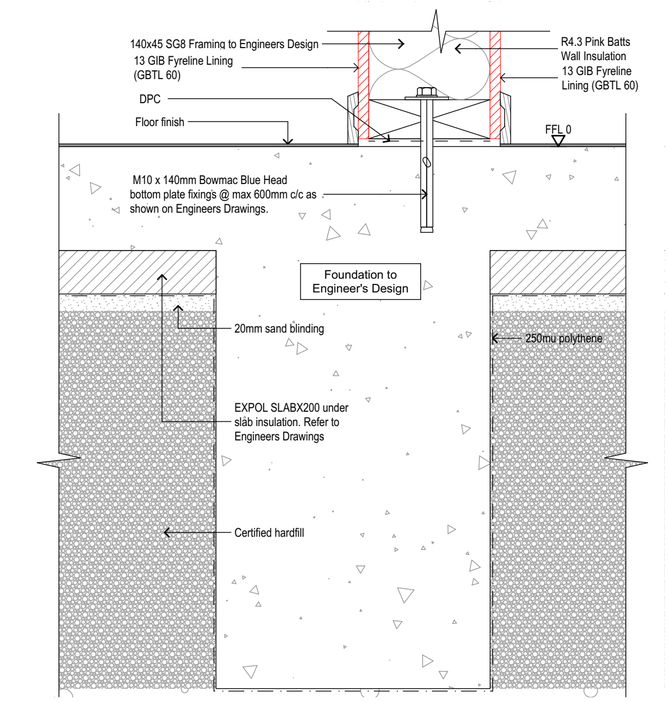
F-02 Barn Door Sill Detail
A401



F-05 Foundation Detail 1:5
A402



F-03 Door Sill Detail 1:5
A401



F-04 Foundation Detail 1:5
A402

RevID	ChID	Revision	Date
LS-BC-2	05	Structural Engineering and Fire Safety Revised	2025/11/10
	06	Details updated to suit new revised layout	
	07	New details added	
LS-MV-2	16	Shed doors changed to swing doors	2026/01/01

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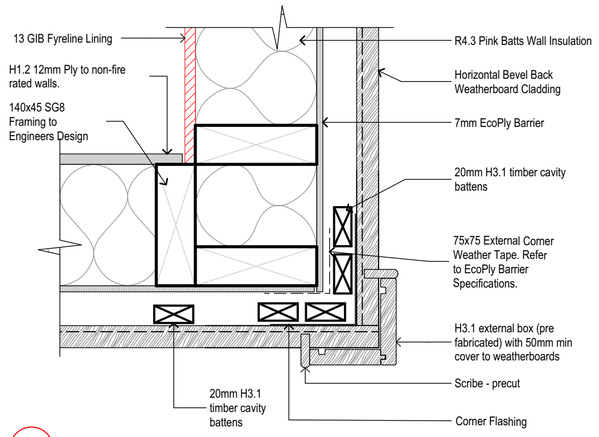
Date: 2026/01/14
Draftsman: ZM
LBP (Design): TF
Project No: 1159

Layout ID: **A601**

Layout Name: **Details** 1:5

Revision ID: **LS-MV-2**

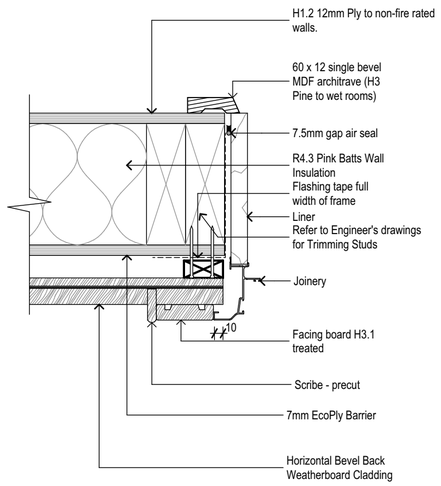
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06

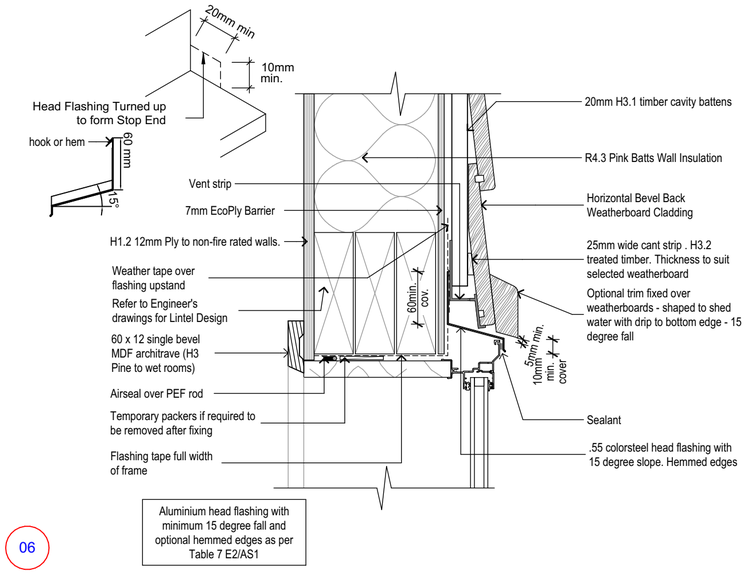
C-01 Corner Detail 1:5

A202



C-02 Door Jamb Detail 1:5

A202



Aluminium head flashing with minimum 15 degree fall and optional hemmed edges as per Table 7 E2/AS1

06

C-03 Door Head Detail 1:5

A401

RevID	ChID	Revision	Date
LS-BC-2	02	Large Shed (Revised Layout) BC	2025/11/10
	05	Structural Engineering and Fire Safety Revised	
	06	Details updated to suit new revised layout	
	07	New details added	

06

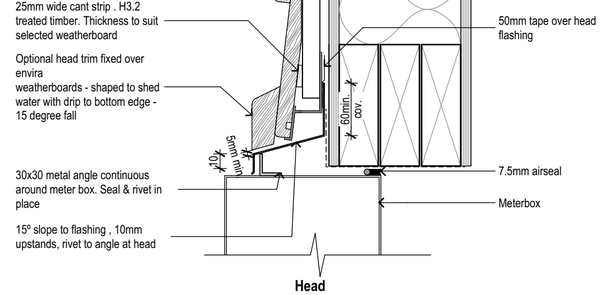
C-04 Barn Door Jamb Detail 1:5

A202

06

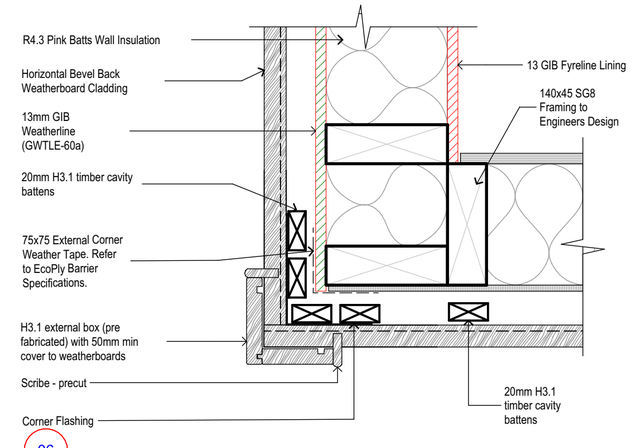
C-05 Barn Door Head Detail 1:5

A401



C-06 Meter Box Detail 1:5

A202



06

C-12 Corner Detail 1:5

A202

05

07

C-13 Wall to Bottom of Floor Junction Detail 1:5

A402

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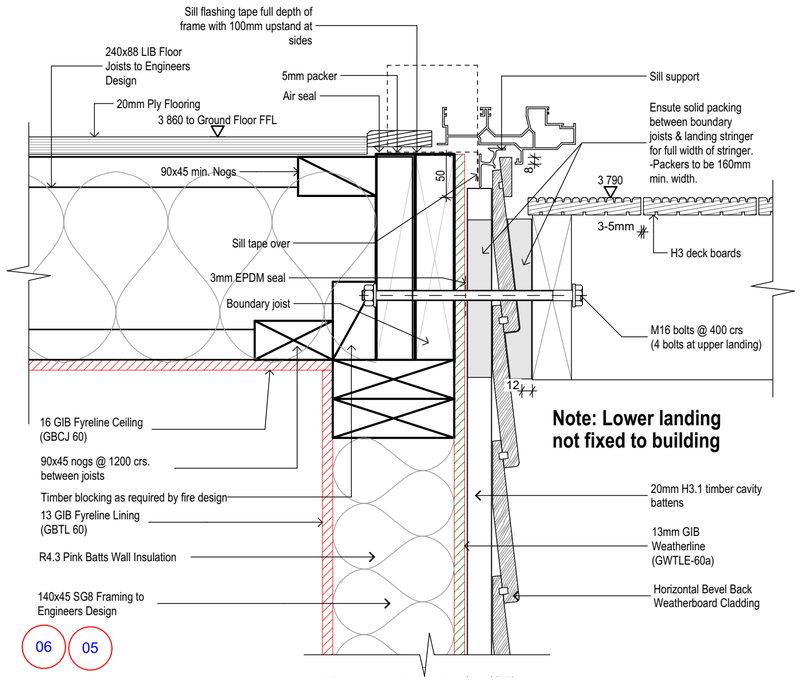
Date: 2026/01/14
Draftsman: ZM
LBP (Design): TF
Project No: 1159

Layout ID: **A602**

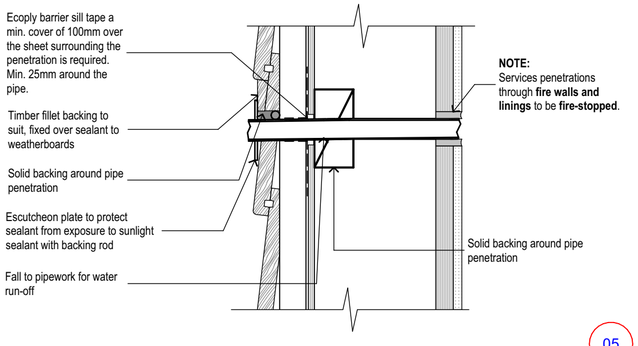
Layout Name: **Details** 1:5

Revision ID: **LS-BC-2**

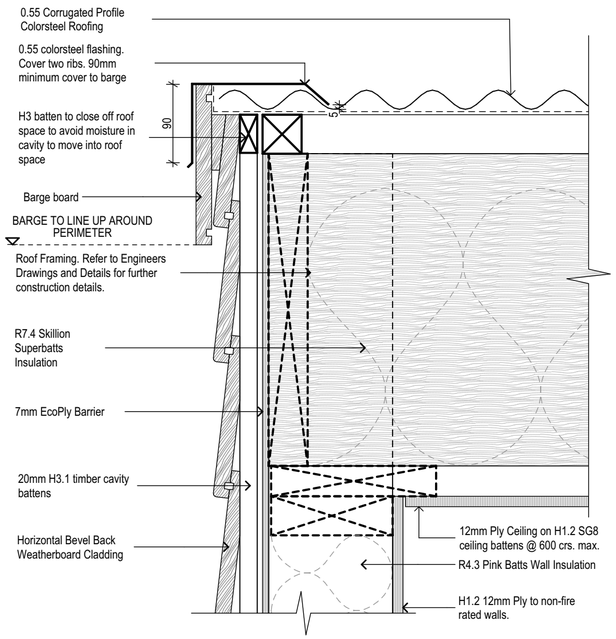
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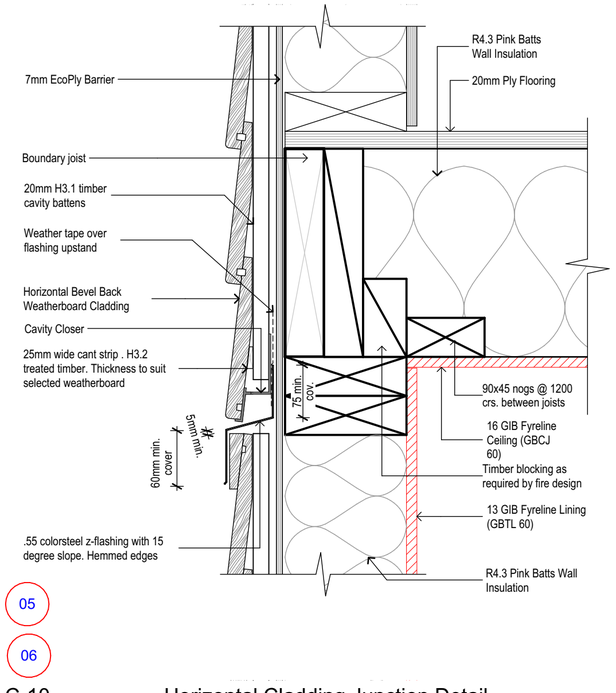
C-07 Upper Landing Junction Detail 1:5
A402



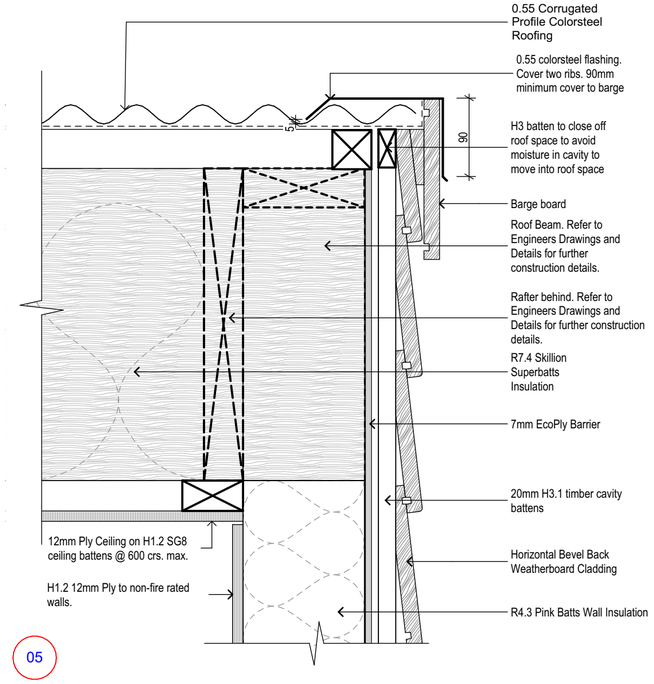
C-09 Wall Penetration Detail 1:5



C-08 Barge Detail 1:5
A402



C-10 Horizontal Cladding Junction Detail 1:5
A402



C-11 Barge Detail 1:5
A402

RevID	ChID	Revision	Date
LS-BC-2	02	Large Shed (Revised Layout) BC	2025/11/10
	05	Structural Engineering and Fire Safety Revised	
	06	Details updated to suit new revised layout	
	07	New details added	

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Revisions to EX1645

Date: 2026/01/14
Draftsman: ZM
LBP (Design): TF
Project No: 1159

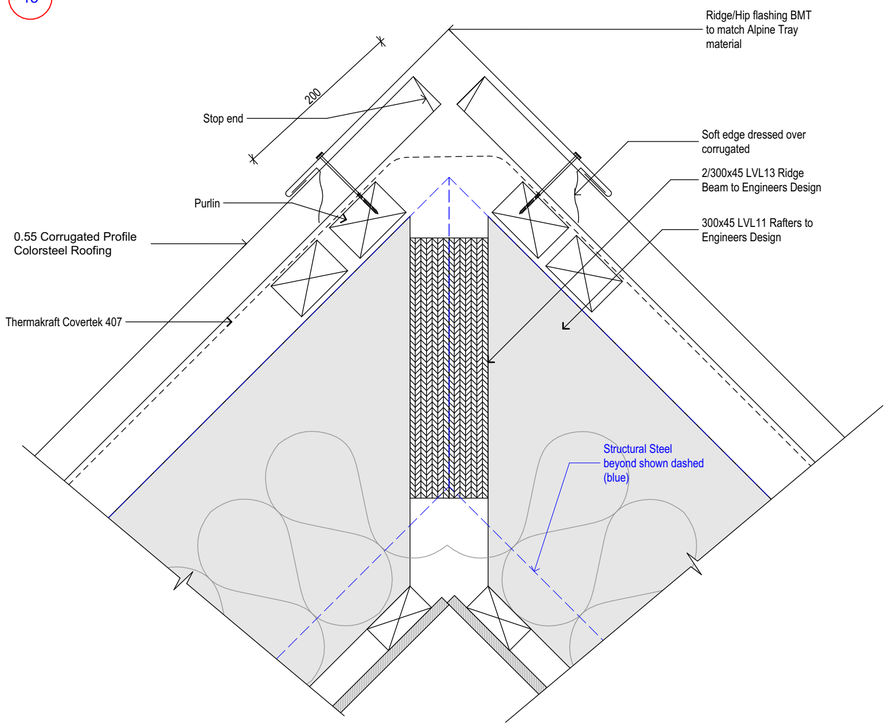
Layout ID: **A603**

Layout Name: **Details** 1:5

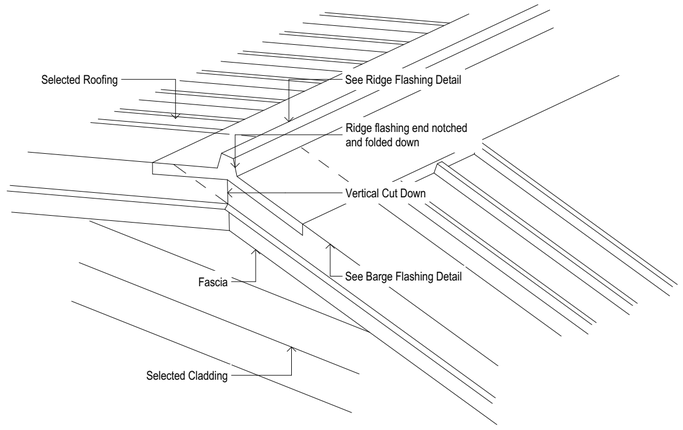
Revision ID: **LS-BC-2**

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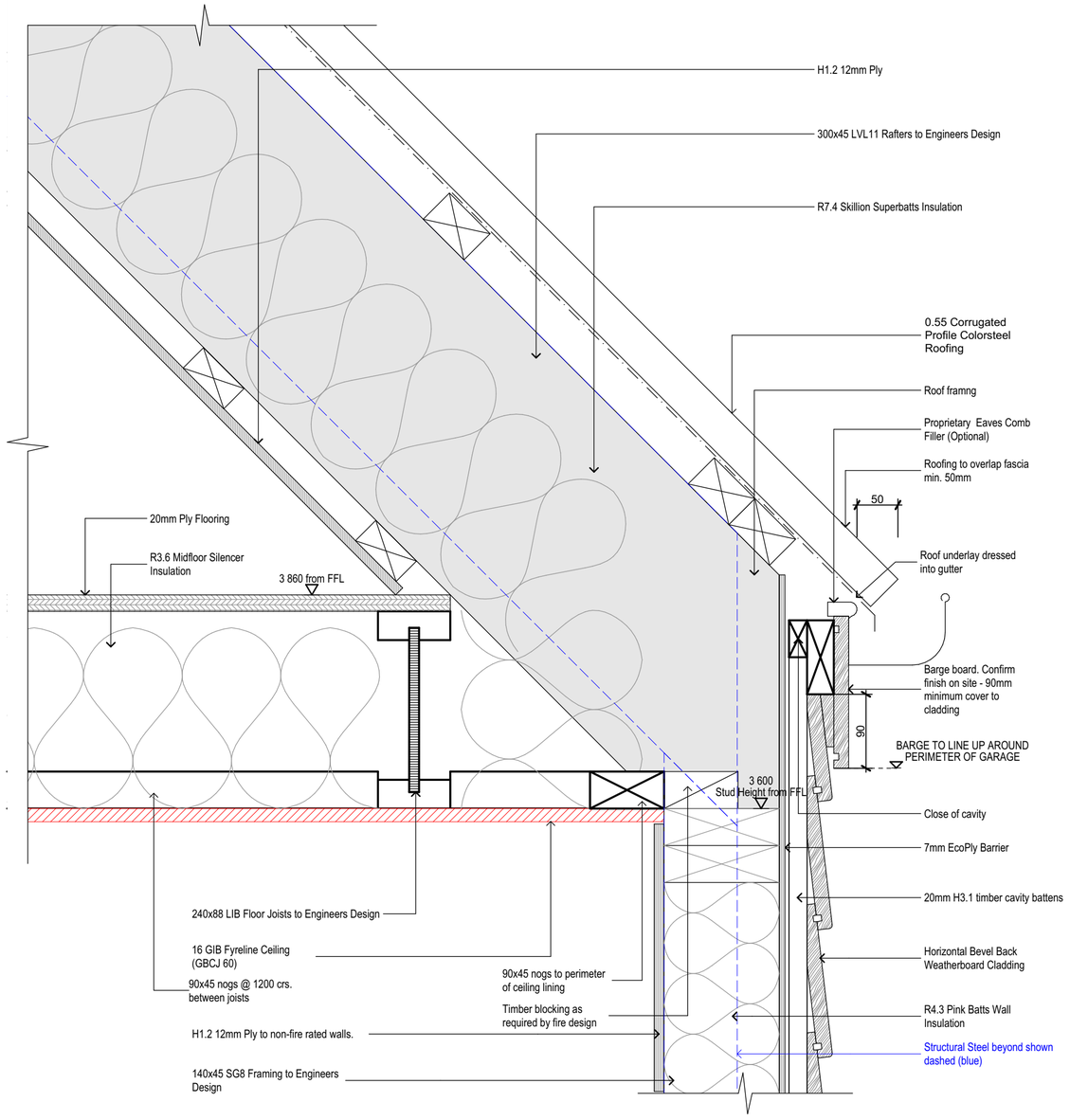
15



R-01 Ridge Detail 1:5
A401



R-03 Ridge End Detail 1:10
A301



R-02 Eave Detail 1:5
A401

15

RevID	ChID	Revision	Date
LS-BC-2	02	Large Shed (Revised Layout) BC	2025/11/10
	05	Structural Engineering and Fire Safety Revised	
	06	Details updated to suit new revised layout	
LS-MV	15	Shed Roofing Changed to Corrugated Iron	2025/12/10

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Revisions to EX1645

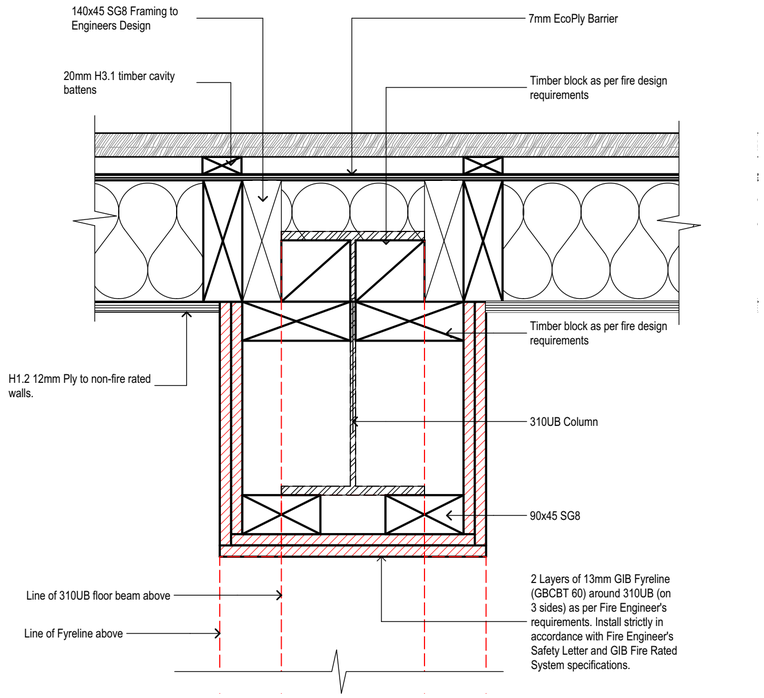
Date: 2026/01/14
Draftsman: ZM
LBP (Design): TF
Project No: 1159

Layout ID: **A604**

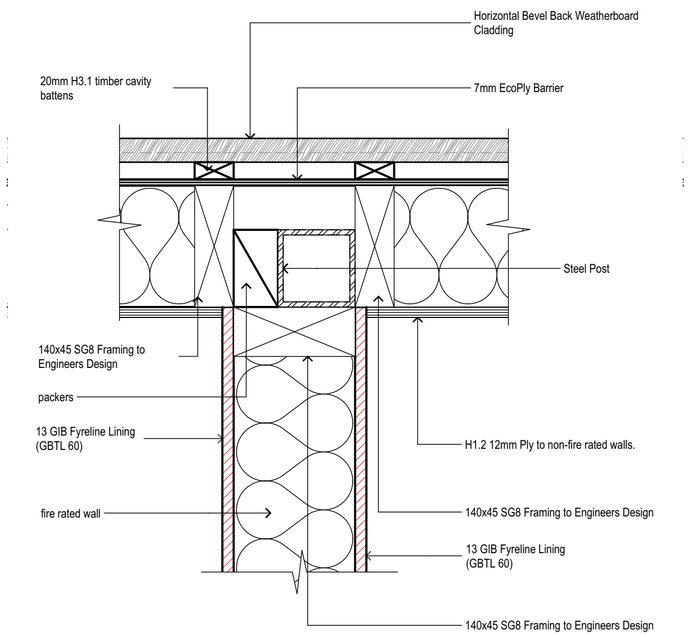
Layout Name: **Details** 1:5, 1:10

Revision ID: **LS-MV**

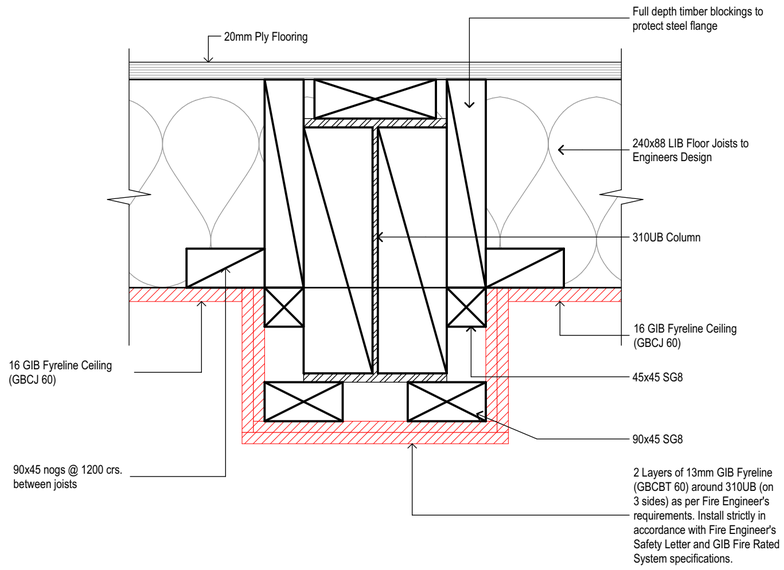
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C-14 Steel Column Detail 1:5
A202



C-15 Steel Post Detail 1:5
A202



F-06 Floor Beam Detail 1:5
A402

07

RevID	ChID	Revision	Date
LS-BC-2	07	New details added	2025/11/10

STRUCTURAL DESIGN

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Proposed Outbuilding
for
Neil Smith
1631 Gibbston Highway, Gibbston
Refer to Record of Title 1026417

Revisions to EX1645

Date: 2026/01/14
Draftsman: ZM
LBP (Design): TF
Project No: 1159

Layout ID: **A605**

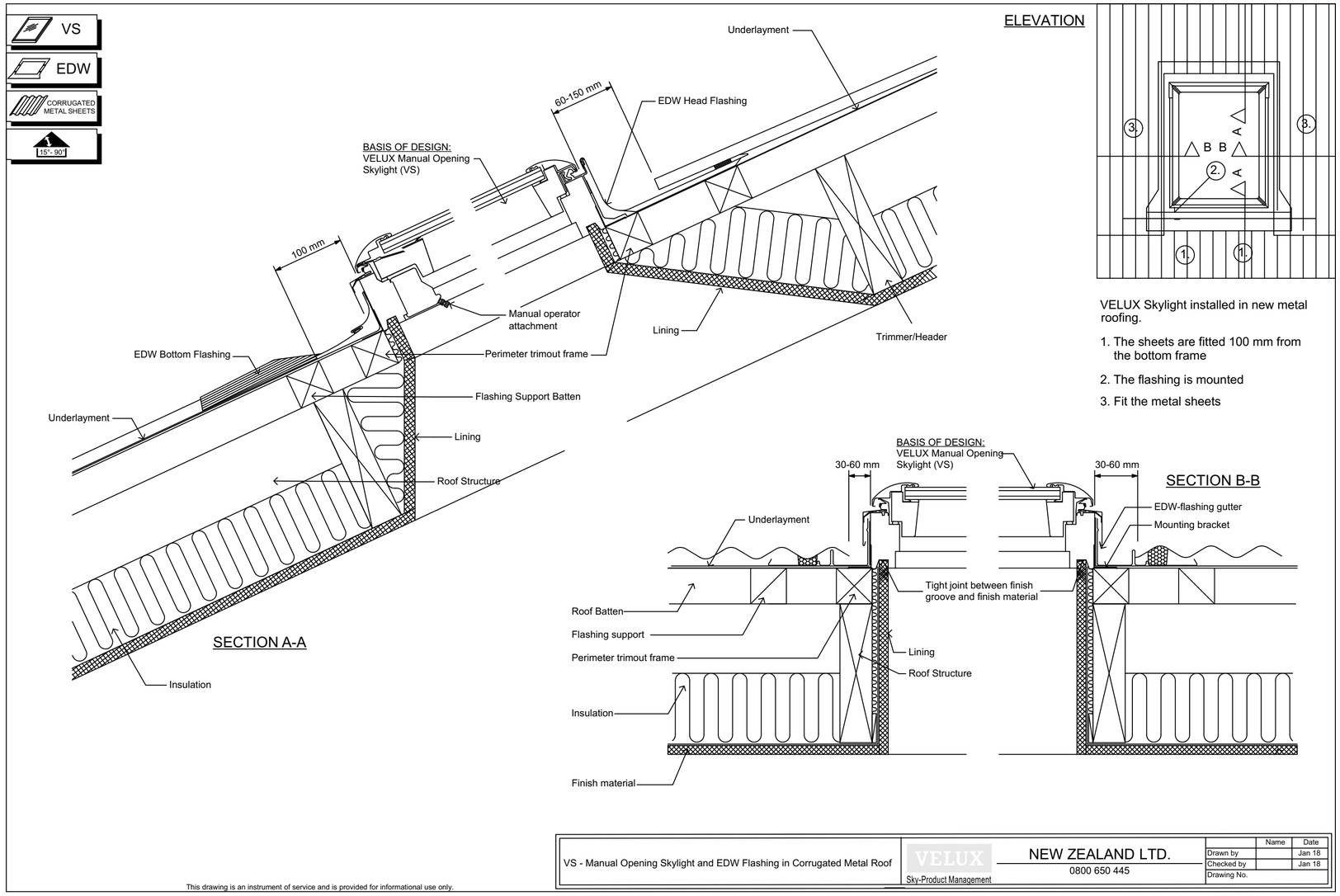
Layout Name: **Details** 1:5

Revision ID: **LS-BC-2**

The Contractor to verify and confirm all measurements, dimensions, and heights with the Designer prior to construction. Site boundaries and levels to be verified and confirmed by Surveyor.

15

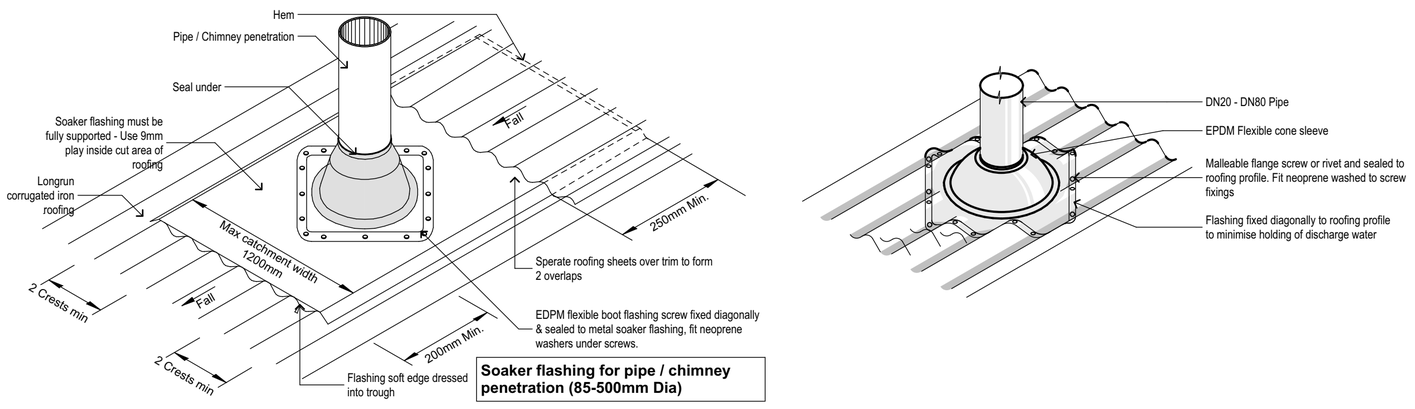
RevID	ChID	Revision	Date
LS-BC	LS-BC	6-Bay Shed Building Consent	2025/09/30
LS-BC-2	02	Large Shed (Revised Layout) BC	2025/11/10
LS-MV	15	Shed Roofing Changed to Corrugated Iron	2025/12/10



R-04
A401

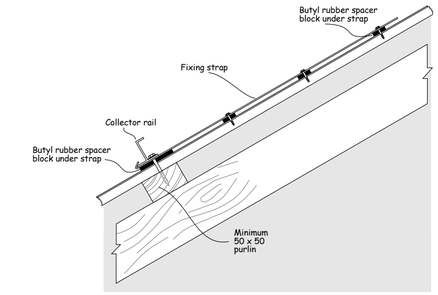
Roof Window Detail

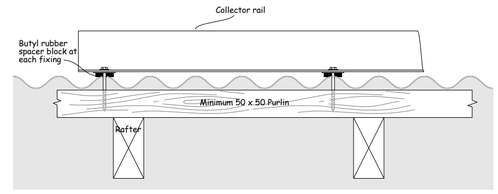
1:5



R-06

Roof Penetration Detail





New Zealand Building Code Clause G12, Figure 10

R-05
A204

Solar Panel Detail

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Refer to Record of Title 1026417

Revisions to EX1645

Date: 2026/01/14
Draftsman: ZM
LBP (Design): TF
Project No: 1159

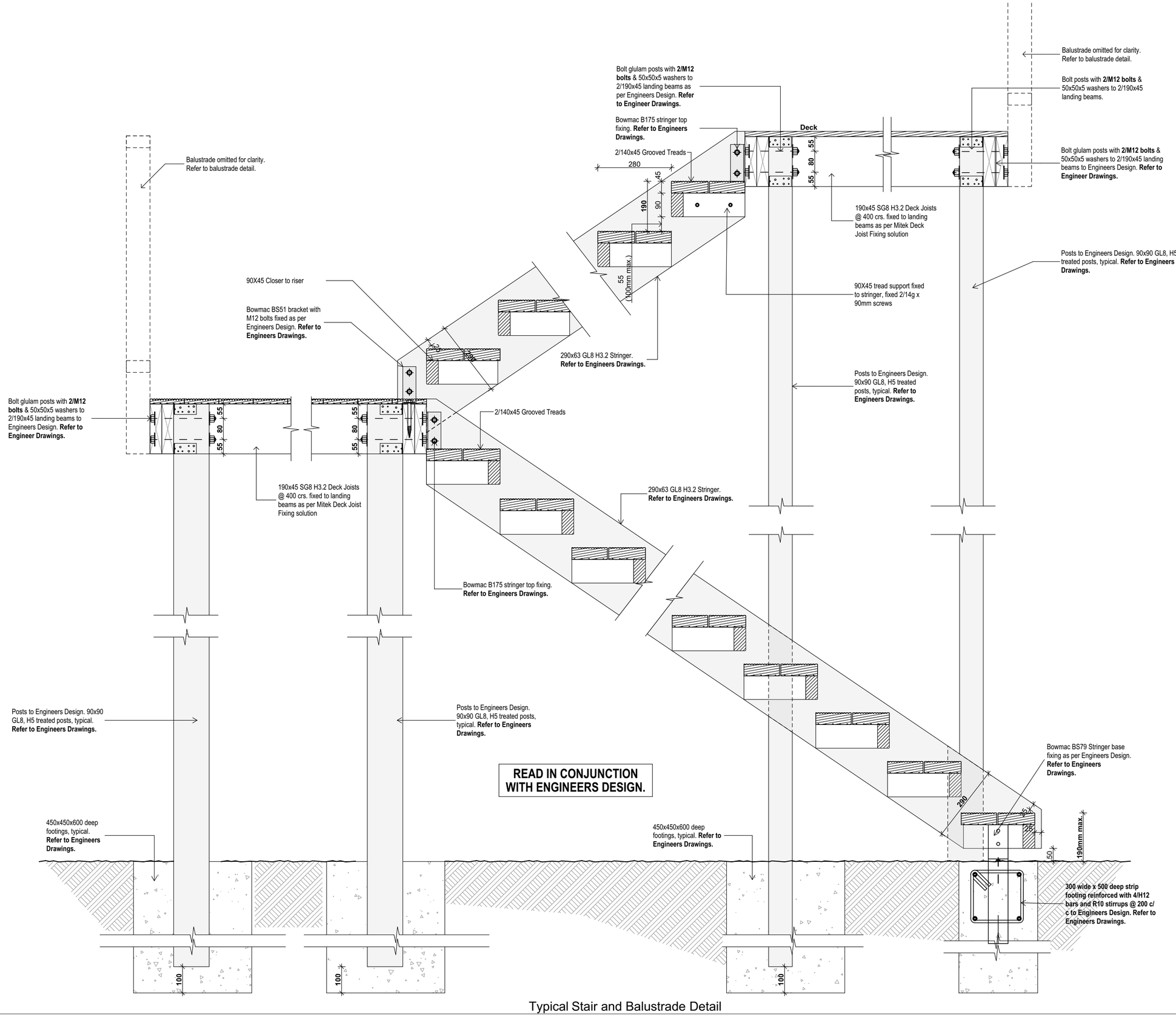
Layout ID: **A606**

Layout Name: **Details** 1:5, 1:10

Revision ID: **LS-MV**

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RevID	ChID	Revision	Date
LS-BC	LS-BC	6-Bay Shed Building Consent	2025/09/30
LS-BC-2			2025/11/10



Typical Stair and Balustrade Detail

1:10

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Revisions to EX1645

Date: 2026/01/14
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Project No: 1159

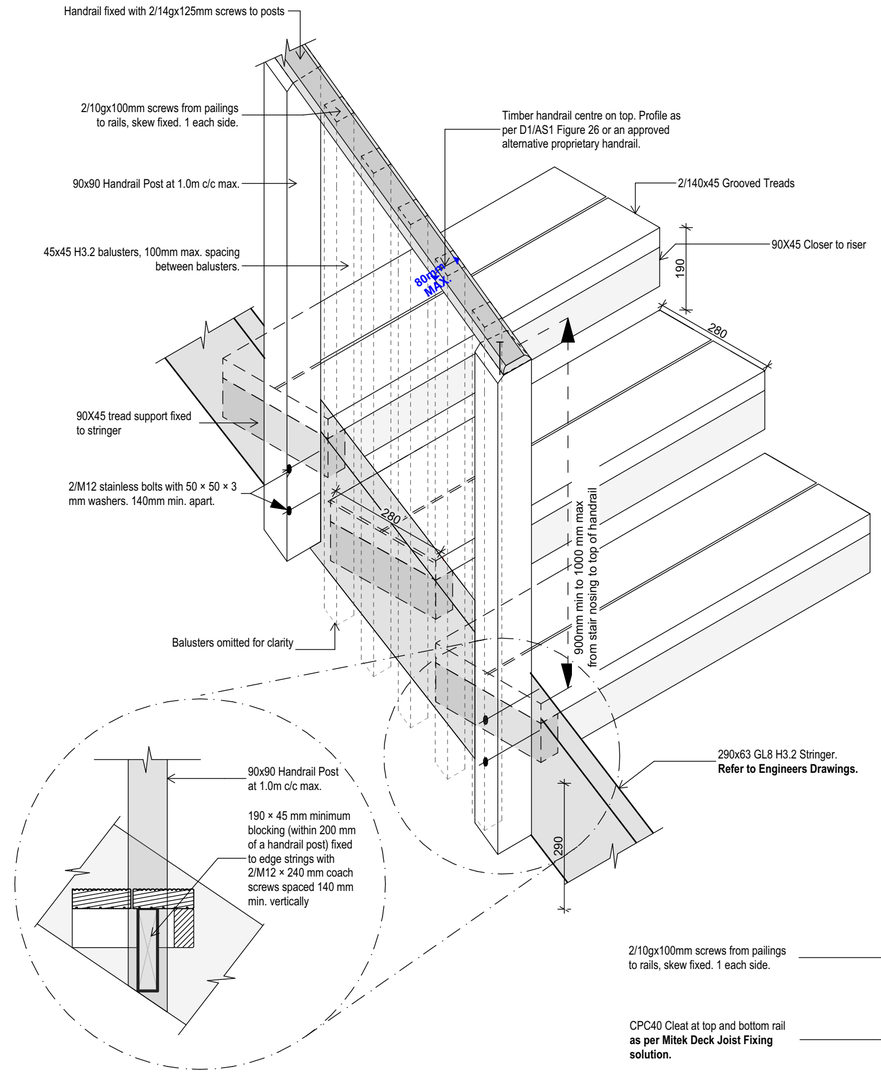
Layout ID: A607

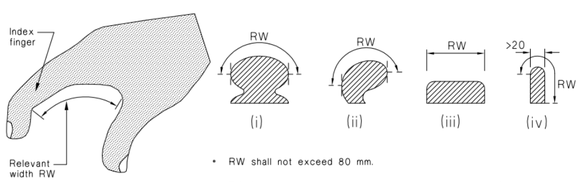
Layout Name: Stair Details

Revision ID: LS-BC-2

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RevID	ChID	Revision	Date
LS-BC	LS-BC	6-Bay Shed Building Consent	2025/09/30
LS-BC-2			2025/11/10

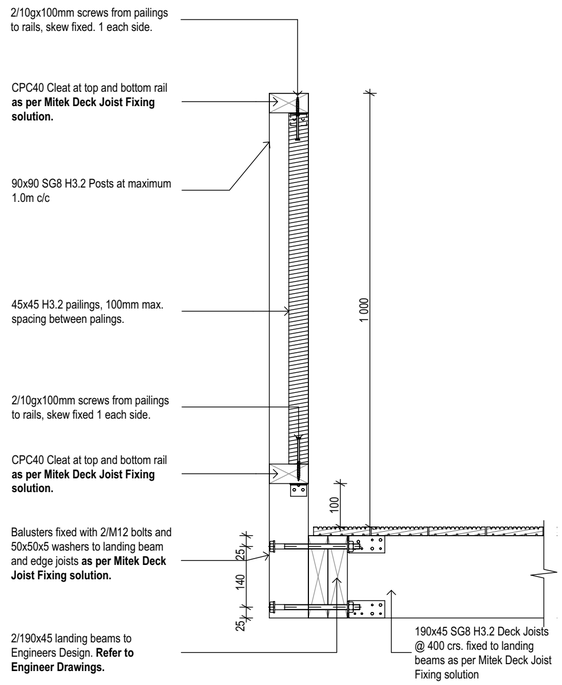




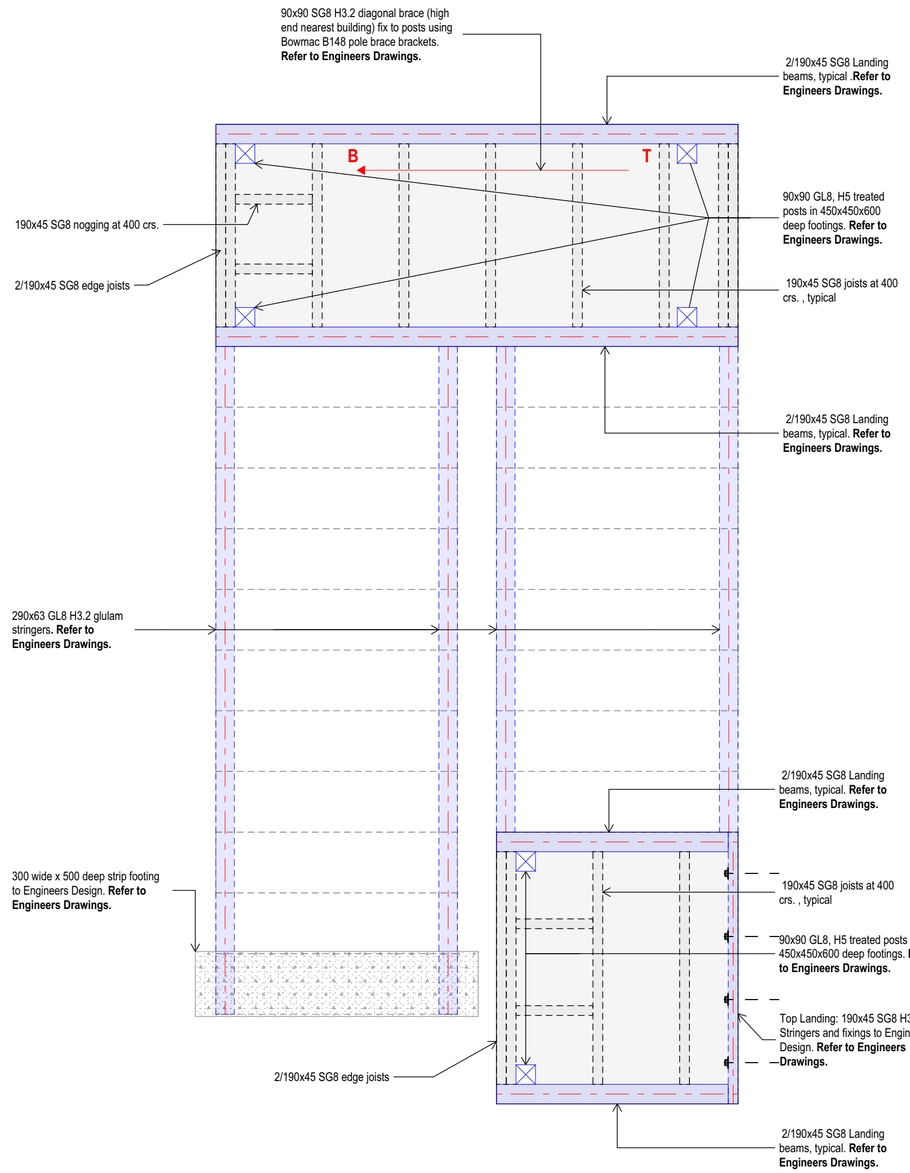
- RW shall not exceed 80 mm.
- RW (relevant width) is measured around the upper surface perimeter of the handrail section between the vertical tangents on either side.
- Variations in shape are acceptable provided the effective grip is not reduced. For example, the side faces shown as vertical in details (iii) and (iv) are still acceptable even if slightly curved or sloped up to 5° from vertical.
- See fig. 26 (b) for wall clearances.

(a) Determination of relevant width for private and common stairways

Acceptable Solution D1/AS1 - Figure 26 - Handrail Profiles



Typical Stair and Balustrade Detail 1:10



STAIR LANDING BEAMS, BRACING, STRINGERS, POSTS , FOOTINGS AND FIXINGS TO ENGINEERS DESIGN. REFER TO ENGINEERS DRAWINGS.

S01 Stair Landing Detail (Plan View)

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Revisions to EX1645

Date: 2026/01/14
Draftsman: ZM
LBP (Design): TF
Project No: 1159

Layout ID: **A608**

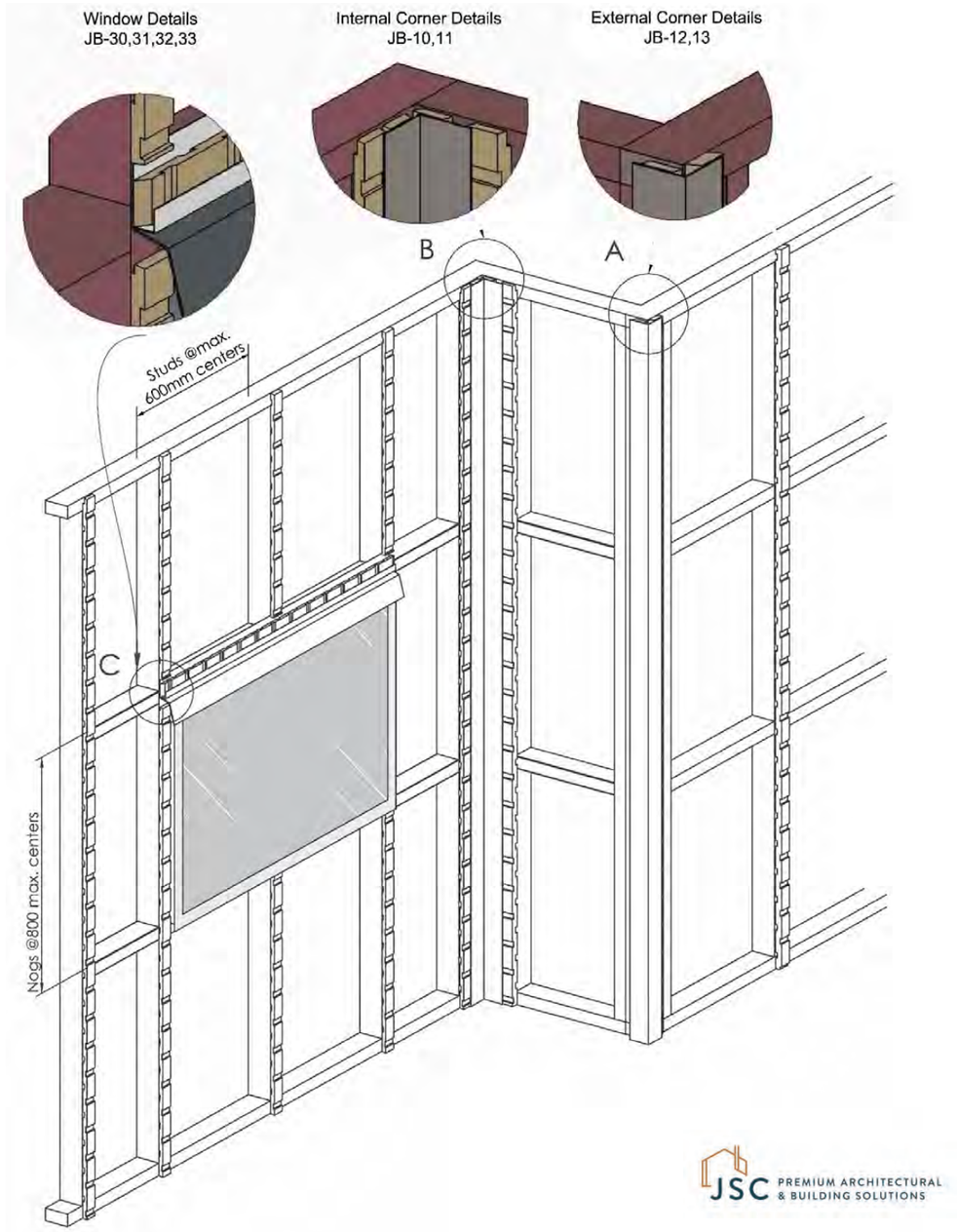
Layout Name: **Stair Details**

Revision ID: **LS-BC-2**

The Contractor to verify and confirm all measurements, dimensions, and heights with the Designer prior to construction. Site boundaries and levels to be verified and confirmed by Surveyor.

20mm Cavity Batten Setout Fixed Vertically

CodeMark
CMNZ30082



JSC Bevelback 20mm Cavity Batten Setout Fixed Vertically

RevID	ChID	Revision	Date
LS-BC	LS-BC	6-Bay Shed Building Consent	2025/09/30
LS-BC-2			2025/11/10

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Manufacturer Details - Revisions to EX1645

Date: 2026/01/14
Draftsman: ZM
LBP (Design): TF
Project No: 1159

Cavity Batten Setout

A701

Page Size **A2**

Composite joist

Specification number	Performance		Specifications	
GBCJ 60	**FRR**	60/60/60	**Lining**	1 layer 16mm GIB Fyreline®
	STC	39	**LB/NLB**	Loadbearing
	Rw	39		
	IIC	32		

FLOOR FRAMING

Floor joists may be either hySPAN® or hyJOIST®. Joists shall be covered by specific engineering design for strength and serviceability, have a depth no less than 190mm and spacing no more than 600mm.

Nogs fixed on the flat to receive the ends of flooring material shall be 90mm x 45mm minimum.

Nogs fixed on the flat to receive GIB® linings shall be 70mm x 45mm minimum spaced at 600mm for joists at 600mm, or at 1200mm for joists at 400mm or 450mm.

Nogs/framing is required at the perimeter of the fire rated ceiling.

Consult the beam manufacturer for the solid blocking contained in floor/ceiling to wall junctions.

FLOORING

Minimum flooring shall be nominal 20mm oriented strand board or particle board, or minimum 17mm-thick structural plywood fixed to the joists in accordance with the manufacturers' specifications.

Flooring sheet joints must have a polypropylene tongue and groove jointer or be formed over framing.

CEILING LINING

1 layer of 16mm GIB Fyreline® shall be fixed at right angles to the underside of the floor joists.

All sheet joints must occur on joists or nogs.

Sheets shall be touch fitted.

FASTENING THE LINING

Fasteners
51mm x 7g GIB® Grabber® High Thread Drywall Screws.

Fastener centres
Place fasteners at 150mm centres around the perimeter of each sheet and at 200mm centres along each joist and at the centre of each nog.

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

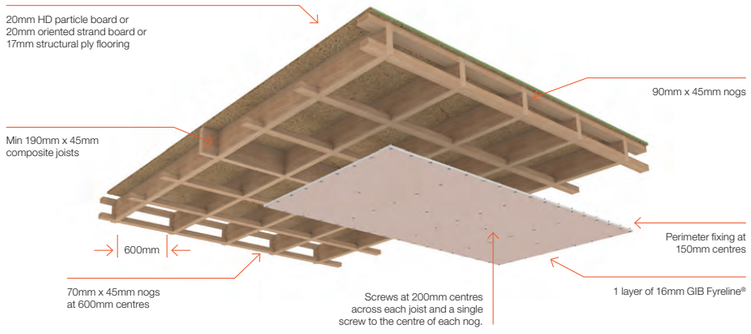
WALL/CEILING JUNCTIONS

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

JOINTING

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

hySPAN® and hyJOIST® are manufactured and supplied by Carter Holt Harvey Futurebuild, 0800 808 131. Check with the supplier for construction details and independent verification.



Fire rated protection of columns and beams — timber strapping

SCOPE OF USE

The options offered in this section provide conservative solutions for the fire protection of structural steel, timber and concrete columns and beams. The illustrations below show steel members.

For engineered solutions, tailored to meet specific column and beam types, sizes and loading conditions, specific fire engineering design is required.

Specification number	FRR (structural adequacy rating*)	Lining requirement steel, timber, concrete columns and beams
GBCBT 15	15/-/-	1 x 13mm GIB® Standard
GBCBT 30a	30/-/-	1 x 16mm GIB Fyreline®
GBCBT 30b	30/-/-	2 x 10mm GIB Fyreline®
GBCBT 60	60/-/-	2 x 13mm GIB Fyreline®
GBCBT 90	90/-/-	2 x 16mm GIB Fyreline®
GBCBT 120	120/-/-	2 x 19mm GIB Fyreline®
GBCBT 180	180/-/-	3 x 19mm GIB Fyreline®

**The FRR comprises values for structural adequacy/integrity/insulation. For loadbearing structural steel members (primary elements), the structural adequacy rating is usually the only requirement and prevents failure under vertical gravity loads during a fire.*

STRAPPING

Strap column and beams with a timber cradle frame with a minimum nominal thickness of 35mm, ensuring that linings are supported at 600mm centres maximum. An air gap all sides of the structural steel member is not essential to achieve the stated FRR.

The protective linings can be direct fixed to timber columns and beams.

LINING

For steel members encapsulated by a Universal system specification, follow the GBUW or GBUC instructions for fixing the linings. For steel members covered by GBCBT specifications, form single or inner layers joints on framing. Should single or inner layer joints fall directly over the steel member, form a 5 to 10mm linear gap filled with GIB Fire Soundseal®. Otherwise, all sheet joints are touch fitted.

In multiple-layer systems, outer layer joints spanning no more than 600mm do not need to fall on framing provided joints between layers are offset by 300mm minimum.

FASTENING THE LINING

Fasteners
GIB® Grabber® High Thread Drywall Screws.

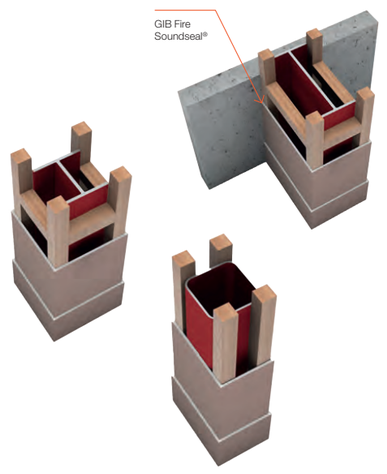
The fastener length must ensure a 20mm minimum penetration into timber.

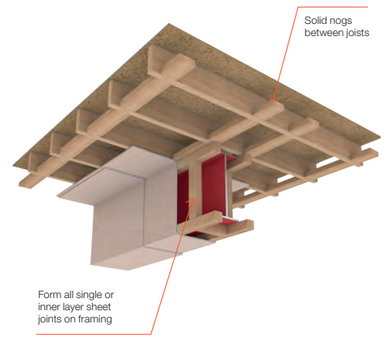
Fastener centres
Single or outer layers must be fixed at 300mm centres maximum to framing spaced at 600mm centres maximum. Inner layers can be fixed at 600mm centres maximum to framing spaced at 600mm centres maximum.

JOINTING

Inner layer(s): Unstopped.

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





GIB-Fire-Rated-Systems-Web-1124

GIB-Fire-Rated-Systems-Web-1124

RevID	ChID	Revision	Date
LS-BC-2			2025/11/10

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for
Neil Smith
1631 Gibbston Highway, Gibbston,
Refer to Record of Title 1026417

Manufacturer Details - Revisions to EX1645

Date: 2026/01/14
Draftsman: ZM
LBP (Design): TF
Project No: 1159

GIB Fire Rated Systems

A702

Page Size **A2**

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.

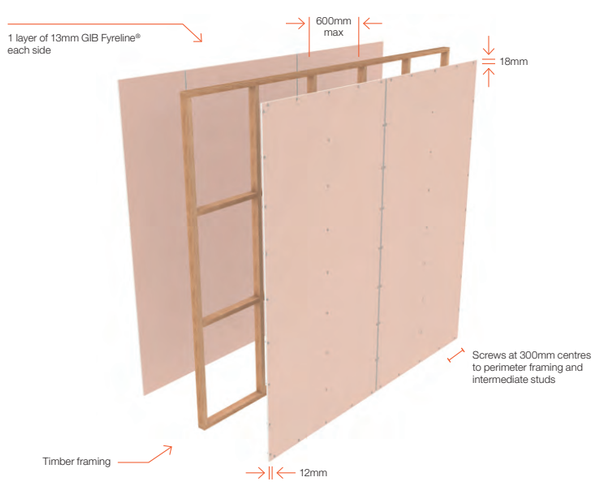
Place fasteners 50mm from sheet corners along plates. At wall corners place an additional fastener 50–60mm vertically, no closer than 10mm from plate-to-stud joints.

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".



GIB-Fire-Rated-Systems-Web-1124

Two-way FRR – timber frame external wall

Specification	Performance	Specifications	
GWTLE 60a	**FRR 60/60/60**	**Lining**	1 x 13mm GIB Weatherline® exterior side 1 x 13mm GIB Fyreline® internal side
		LB/NLB	LB

FRAMING

Stud size: 90mm minimum. 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 1350mm centres maximum.

INSULATION

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

WALL LINING / SHEATHING

Exterior side – 1 layer of 13mm GIB Weatherline® sheet fixed vertically. Use full height sheets where possible. All sheet joints and edges must be formed over solid timber framing. Sheet joints are touch fitted. A 10mm gap between sheet edges must be left at floor levels, formed over framing or solid construction materials.

Internal side – 1 layer of 13mm GIB Fyreline® fixed vertically or horizontally. When fixing vertically, full height sheets must be used where possible. All sheet joints must be formed over solid timber framing. Sheet joints are touch fitted.

FASTENING THE LINING / SHEATHING

Exterior side fasteners
41mm x 6g GIB® Grabber® Ceramic Coated High Thread Screws.

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

Maximum fastener centres
Place fasteners at 300mm centres around the sheet perimeter and intermediate studs.

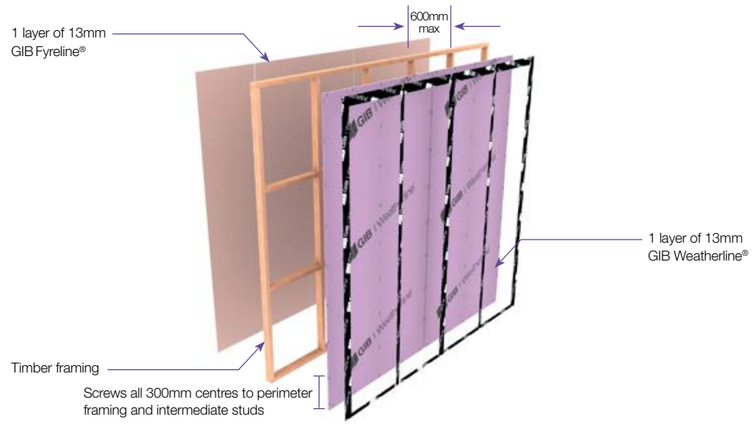
Note that GIB Weatherline® perimeter and intermediate fasteners are commonly at closer centres depending on Wind Loading requirements.

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

JOINTING

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

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



GIB-Weatherline-Design-and-Construction-Manual-0525

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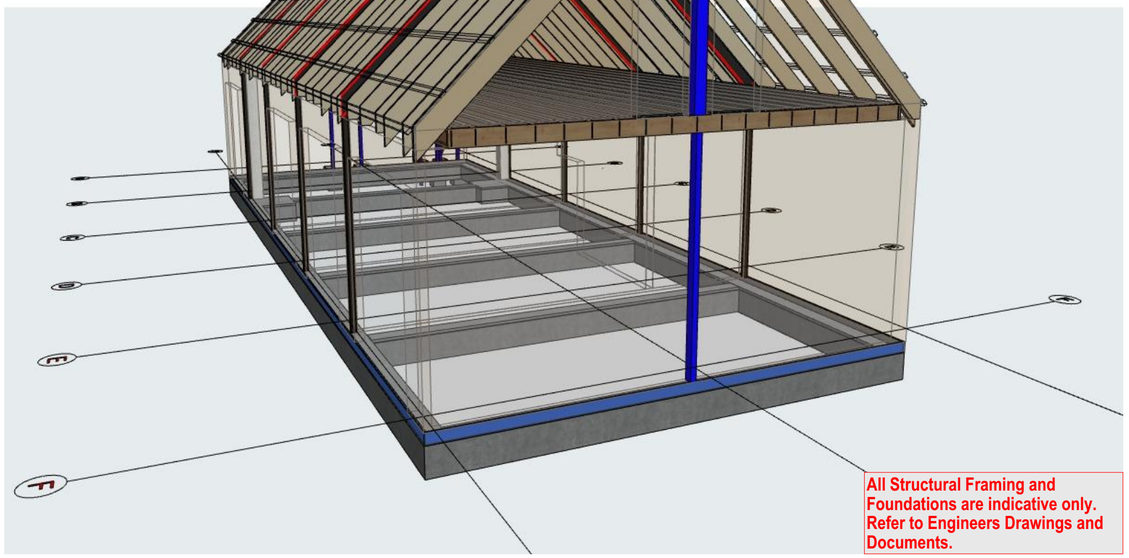
Manufacturer Details - Revisions to EX1645

Date: 2026/01/14
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Project No: 1159

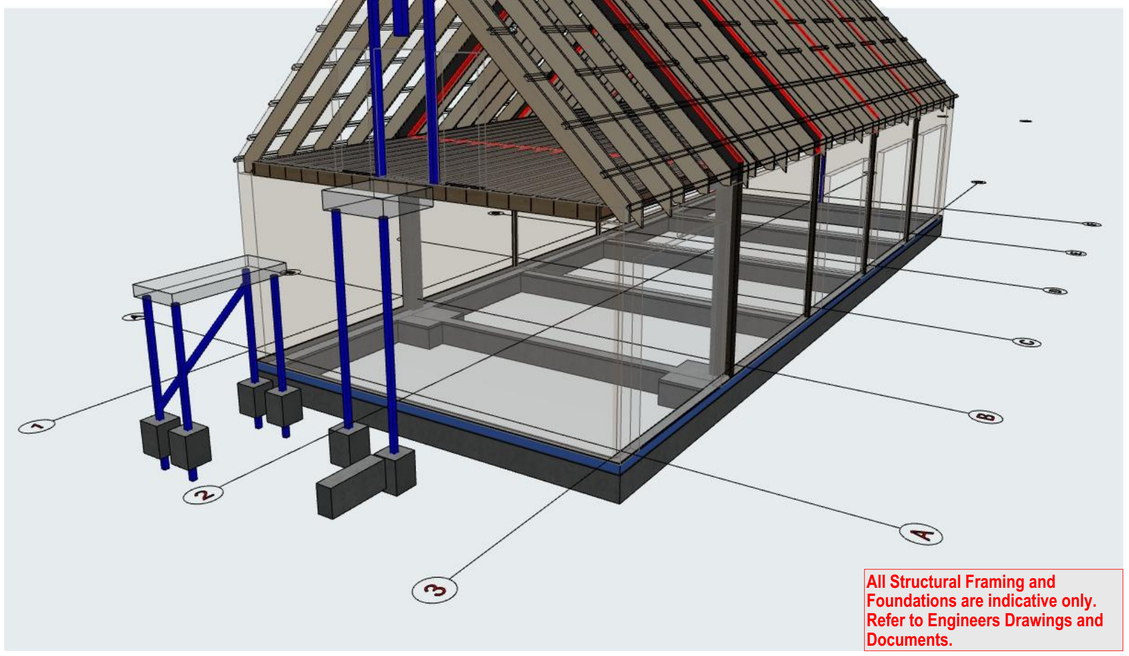
GIB Fire Rated Systems

A703

Page Size **A2**



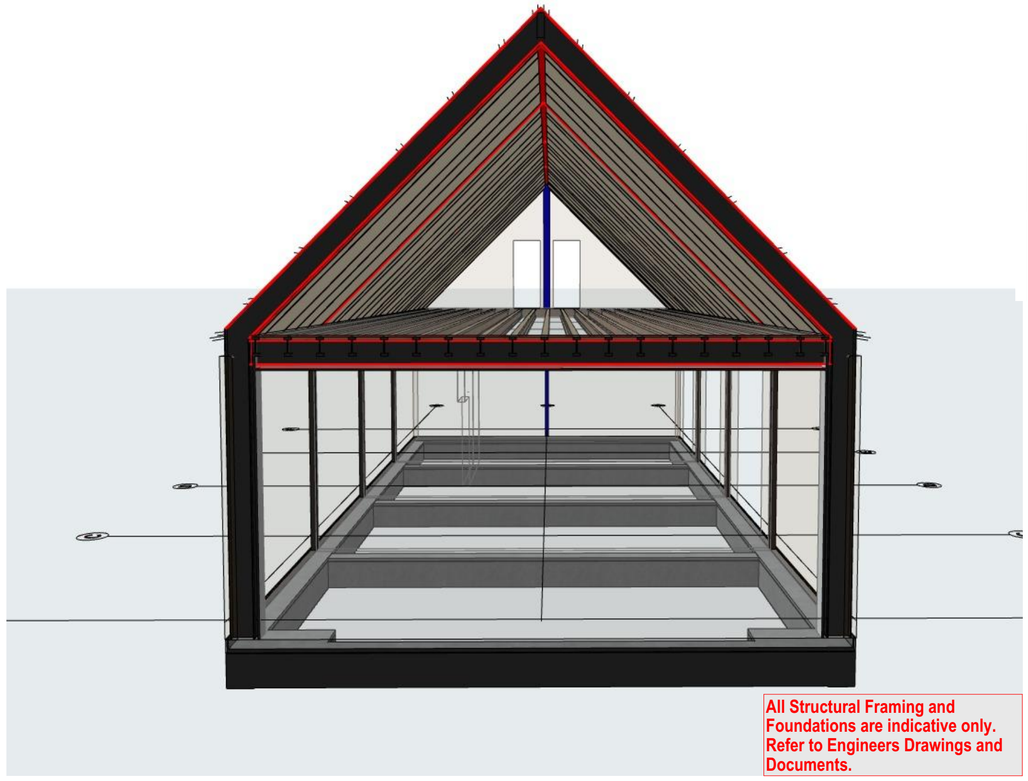
3D-SD-1 3D Structural - Grid G Framing



3D-SD-2 3D Structural - Grid A Framing



3D-SD-3 3D Structural - Grid B Cranked Rafter and Steel Post Section



3D-SD-4 3D Structural - Grid E Steel Portal Section

RevID	ChID	Revision	Date
LS-BC	LS-BC	6-Bay Shed Building Consent	2025/09/30
LS-BC-2	02	Large Shed (Revised Layout) BC	2025/11/10
	10	Structural Steel Columns and Posts updated as per Structural Drawings	

STRUCTURAL DESIGN

THIS PLAN SHOULD BE READ IN CONJUNCTION WITH THE ENGINEER'S DRAWINGS. REFER TO ENGINEER'S DRAWINGS, DETAILS AND DOCUMENTS FOR ALL STRUCTURAL FRAMING, BRACING AND FOUNDATIONS.

FIRE SAFETY DESIGN REQUIREMENTS:

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE FIRE ENGINEER'S REPORT AND FIRE SYSTEM MANUFACTURER SPECIFICATIONS. REFER TO **PTL STRUCTURAL & FIRE** FIRE SAFETY LETTER.

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Layout ID: A801

Layout Name: 3D Document

Revision ID: LS-BC-2

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