COUNCIL COPY

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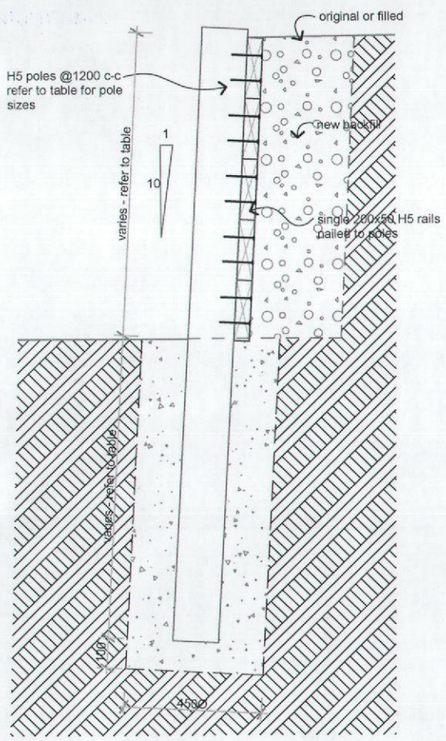
404	Cladding Details
405	Typical Wet Area Details
406	Project Schedule, H1 Calculations

RETAINED HEIGHT	FOUNDATION SIZE	POLE SPACING	POLE Ø
0 to 400	450Ø x 700 deep	1200mm	100Ø
400 to 600	450Ø x 900 deep	1200mm	100Ø
600 to 800	450Ø x 1000 deep	1200mm	125Ø
800 to 1000	450Ø x 1200 deep	1200mm	150Ø
1000 to 1200	450Ø x 1200 deep	900mm	150Ø
1200 to 1400	450Ø x 1400 deep	900mm	175Ø
1400 to 1600	450Ø x 1500 deep	900mm	200Ø
1600 to 1800	450Ø x 1600 deep	900mm	225Ø
1800 to 1900	450Ø x 1700 deep	900mm	225Ø



SITE RETAINING WALL DETAIL
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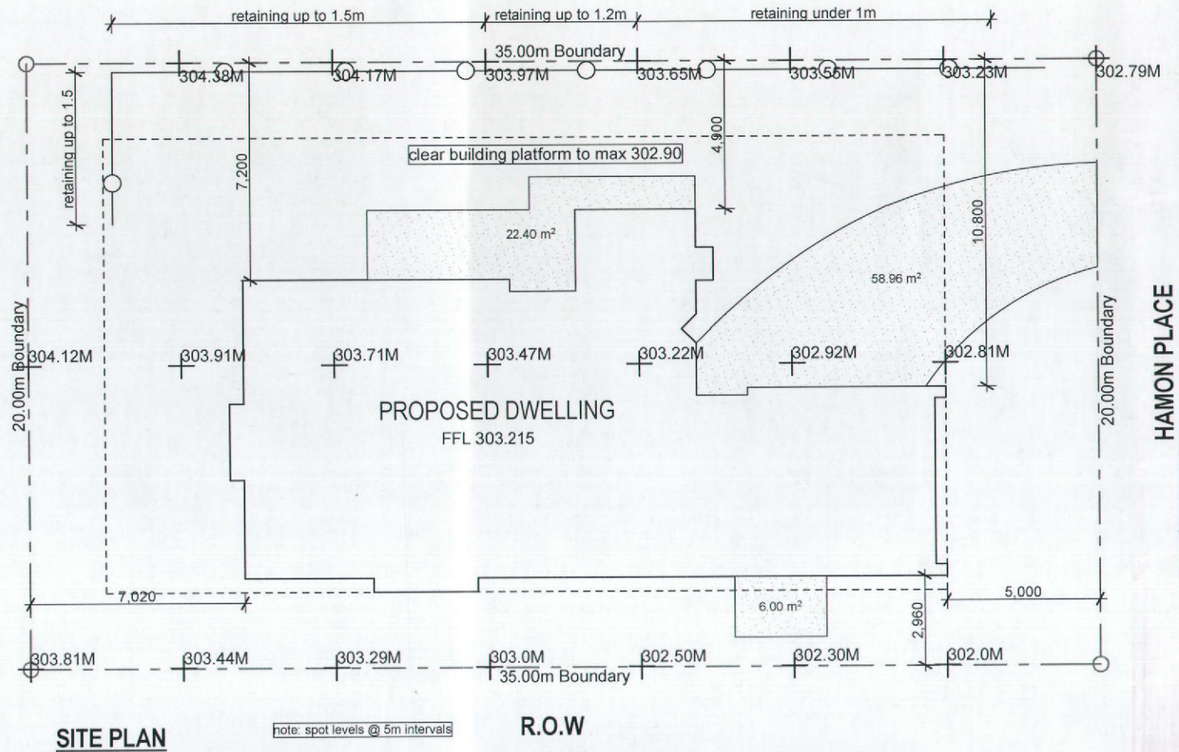

SITE PLAN
scale 1:200

note: spot levels @ 5m intervals

Datum
MH LL 301.65

DESIGNED TO NZS3604:2011

Wind Zones NZS 3604:2011(A wind Zone)

Flat Ground	Outer and Crest T1	Sheltered (clause 5.2.4)	Urban	**Low**
			Open	**Medium**
		Exposed (clause 5.2.4)	Urban	**Medium**
			Open	**High**

LEGAL DESCRIPTION

Lot 49 DP 399109	
Area m2	700m2
Site Coverage	30%
Wind Zone	Low
EQ Zone	2
Corr. Zone	B

SITE COVERAGE	
building area	205.76m²
soffit area over 600mm	4.74m²
Total	210.50m²

PROJECT INFORMATION MEMORANDUM ISSUED UNDER SECTION 32 OF THE BUILDING ACT 2004
DATE: 21.1.13 P.I.M. No: #: 70518
OFFICER: A Kelly
PIM/BC

PLANS APPROVED SUBJECT TO ALL REQUIREMENTS OF THE BUILDING ACT 2004 BEING FULLY COMPLIED WITH
DATE: 12.2.13 CONSENT NO: 70518
OFFICER: H Ferguson
PIM/BC

RRD001UTLW
Document Number: RDC-367580
Date Registered: 6/6/2013

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project	sheet contents
PARKWOOD CUSTOM FOR DAVE & FIONA WOCKE LOT 49, 30 HAMON PLACE, ROTORUA	Site Plan

rev.	amendments	date	by
A	for consent	6/12/12	DB

job number: 74474
sheet: 101 of - rev. A

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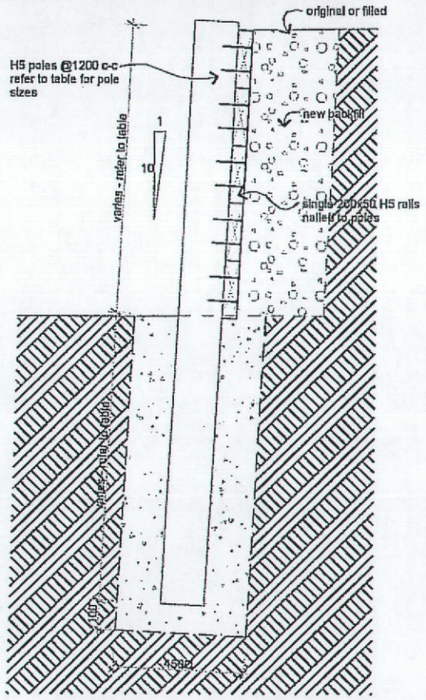
RETAINED HEIGHT	FOUNDATION SIZE	POLE SPACING	POLE Ø
0 to 400	450Ø x 700 deep	1200mm	100Ø
400 to 600	450Ø x 900 deep	1200mm	100Ø
600 to 800	450Ø x 1000 deep	1200mm	125Ø
800 to 1000	450Ø x 1200 deep	1200mm	150Ø
1000 to 1200	450Ø x 1200 deep	900mm	150Ø
1200 to 1400	450Ø x 1400 deep	900mm	175Ø
1400 to 1600	450Ø x 1500 deep	900mm	200Ø
1600 to 1800	450Ø x 1600 deep	900mm	225Ø
1800 to 1900	450Ø x 1700 deep	900mm	225Ø



SITE RETAINING WALL DETAIL
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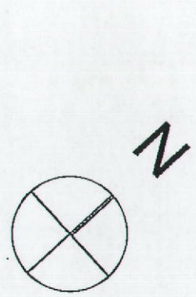

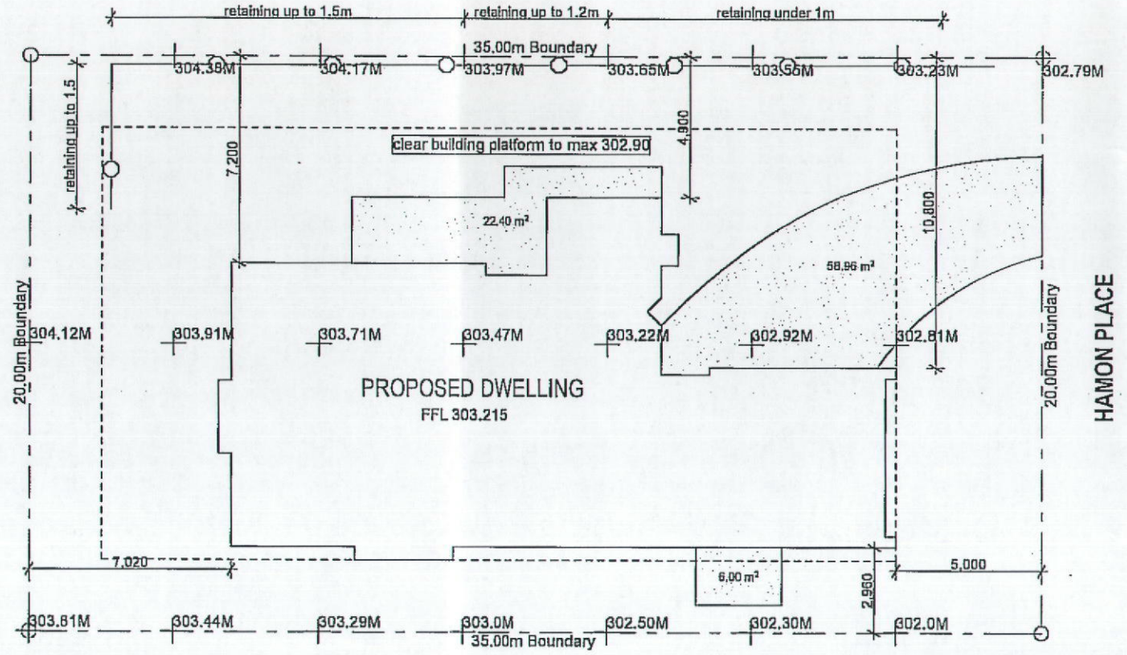

SITE PLAN
scale 1:200

note: spot levels @ 5m intervals

Datum
MH LL 301.65

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Wind Zones NZS 3604:2011(A wind Zone)

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LEGAL DESCRIPTION

Lot 49 DP 399109

Area m2	700m2
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bsk Consulting Engineers Limited
P.O. BOX 23, ROTORUA
PH: 07 348-5394
FAX: 07 348-2311

SIGNED: B Corbett DATE: 13/12/2012

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project
PARKWOOD CUSTOM FOR DAVE & FIONA WOCKE
LOT 49, 30 HAMON PLACE, ROTORUA

sheet contents
Site Plan

rev.	amendments	date	by
A	for consent	6/12/12	DB

job number 74474
sheet 101 of - rev. A

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Version: 1, Version Date: 06/06/2013

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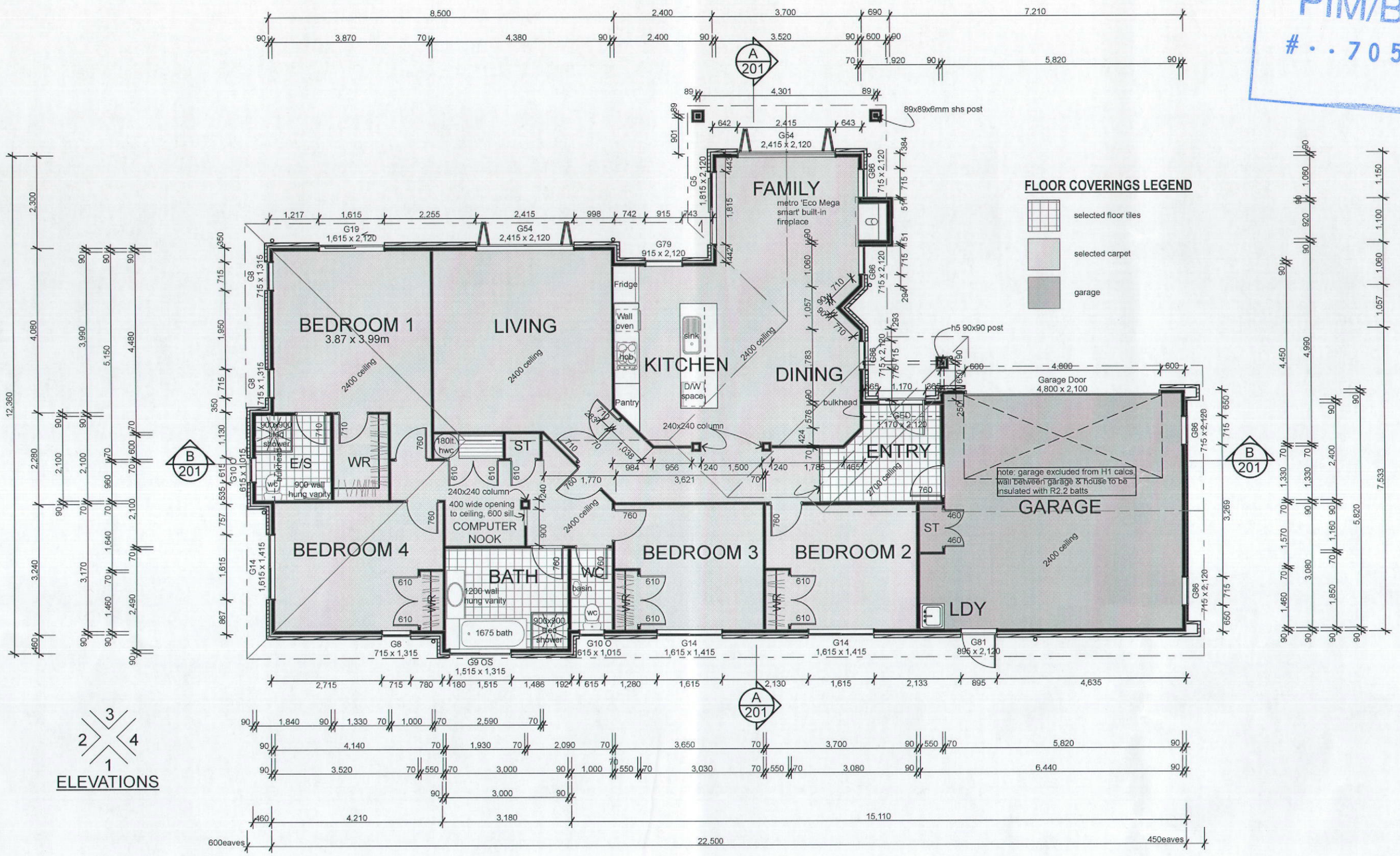

FLOOR PLAN
scale 1:100

Area over Brick - 206.33m²
Area over Framing - 197.60m²

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project	sheet contents
PARKWOOD CUSTOM FOR DAVE & FIONA WOCKE LOT 49, 30 HAMON PLACE, ROTORUA	Floor Plan

rev.	amendments	date	by
A	for consent	6/12/12	DB

job number: 74474
sheet 102 of - rev. A
date drawn. | drawn by. | checked
sheet scales: As shown
cad file: L:\74474\Scheme.pln

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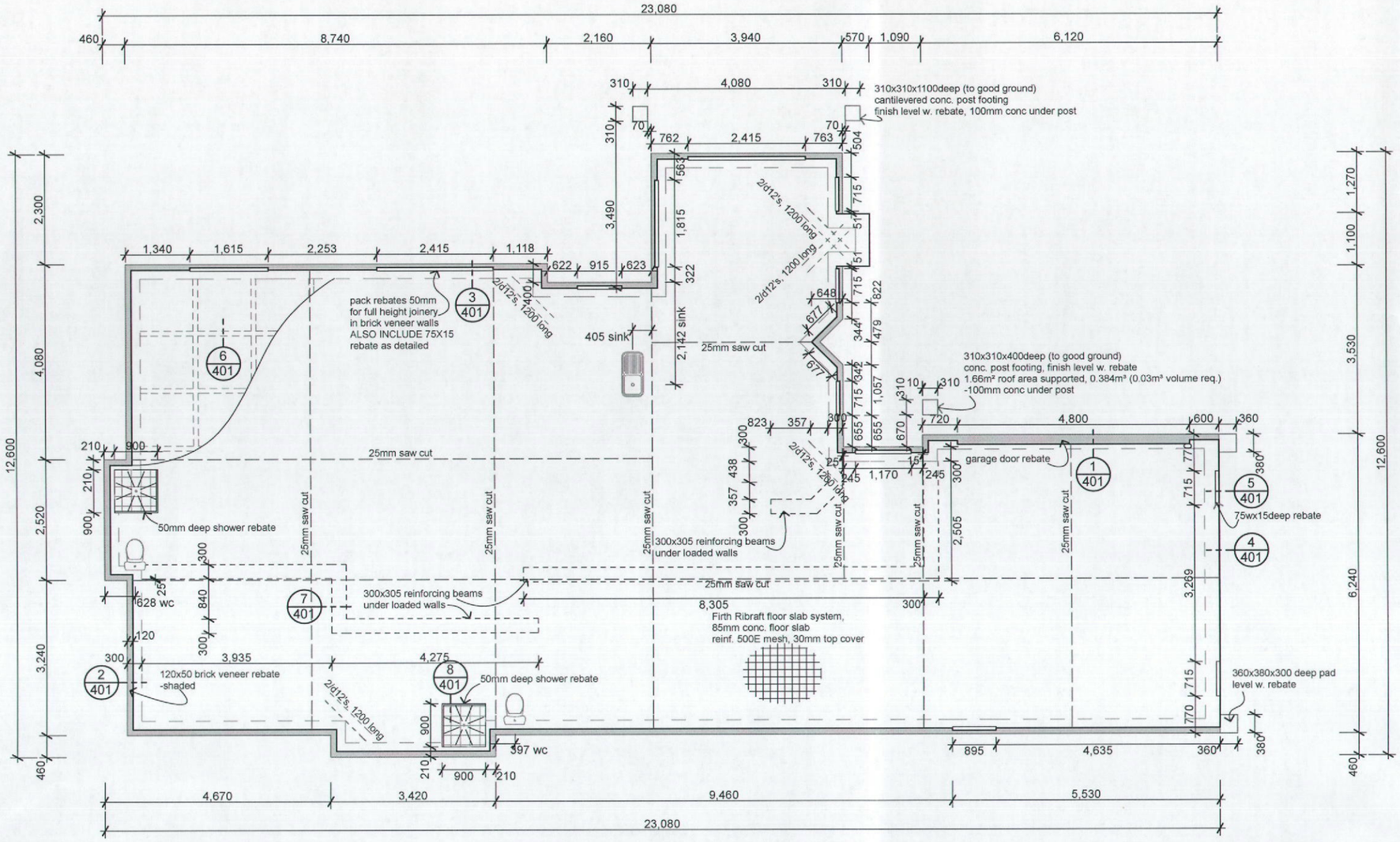


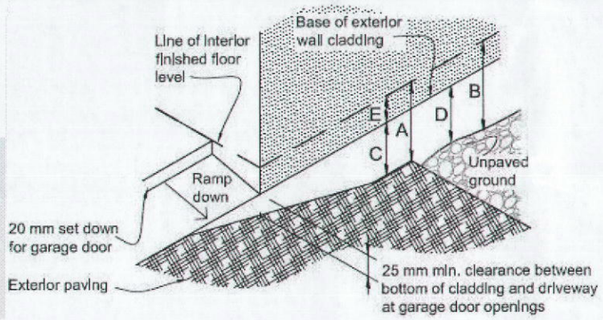
FOUNDATION PLAN

scale 1:100

note: sawcuts as per engineers direction and in accordance with manufacturers specification

TO BE READ IN CONJUNCTION WITH FIRTH RIBRAFT FLOORING SPECIFICATION/INSTALLATION GUIDE

Minimum clearances (mm)	Masonry veneer		Other claddings				
	A	B	A	B	C	D	E
Concrete slab	100	150	150	225	100	175	50



4 CONSTRUCTION DETAILS

Standard construction details for the system are provided here for buildings that fall within the above scope.

4.1 Pod Layout

Firth polystyrene pods (1100x1100x220mm thick) shall be placed on levelled ground and arranged in a waffle pattern. The pods are used as void formers while the concrete is curing. Once the concrete cures, the pods do not add to the structural performance.

Pods shall be placed so as to provide the necessary spacing between the edge beams and ribs as described below. The first rib out from the edge beam shall have a maximum clear separation of 1100mm however in all other cases the centre to centre distance between the ribs, whether they are 100mm or 300mm wide, shall be 1200mm. In the case of 100mm ribs this centre to centre spacing is achieved by the 1100mm ribs, or between two 300mm ribs, the pods shall be cut down to suit. Pods may be cut down to size but never added to, where this is necessary to suit the building layout, penetrations or orientation of beams and ribs.

Figure 3 below shows a typical layout of the pods and ribs. Note the part pods around the edge, where the building shape dictates, and adjacent to the 300mm rib.

Firth suggests that when drawing the building plan, the location of any loadbearing walls be identified first. This establishes the location of the 300mm wide ribs. A generic RibRaft grid (100mm wide ribs at 1200mm centres) can then be laid out on the plan and the location of the pods can then be confirmed. A common approach is to use a corner of the building as a starting point. Ribs can be used at less than 1200mm centres, however it is more cost effective to use the 1200mm centres wherever practicable.

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project
PARKWOOD CUSTOM FOR DAVE & FIONA WOCKE
LOT 49, 30 HAMON PLACE, ROTORUA

sheet contents
Foundation Plan

rev.	amendments	date	by
A	for consent	8/12/12	DB

job number 74474
sheet 103 of - rev. A
sheet scales As shown
cad file L:\74474\Scheme.pln

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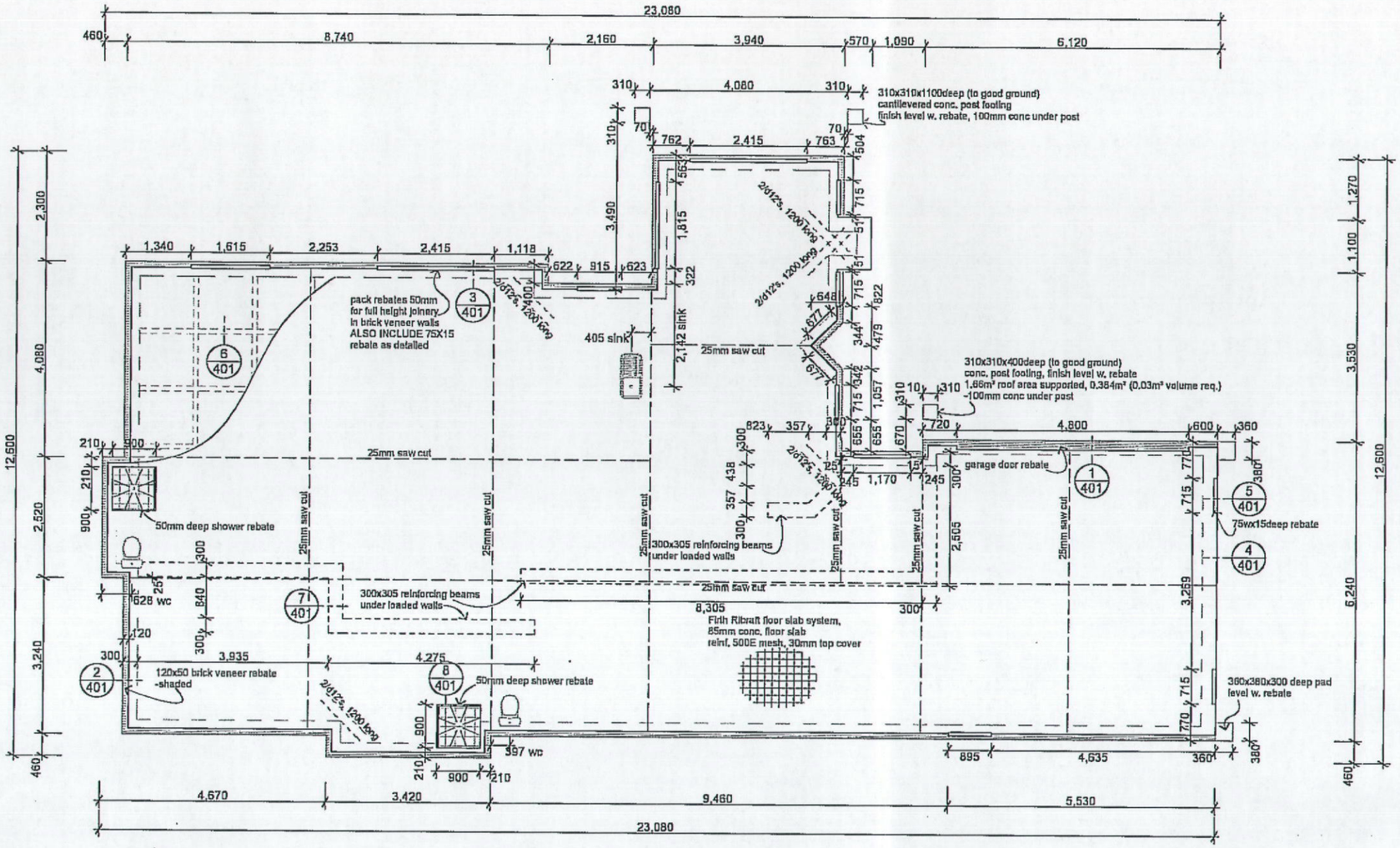

FOUNDATION PLAN

scale 1:100

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TO BE READ IN CONJUNCTION WITH FIRTH RIBRAFT FLOORING SPECIFICATION/INSTALLATION GUIDE

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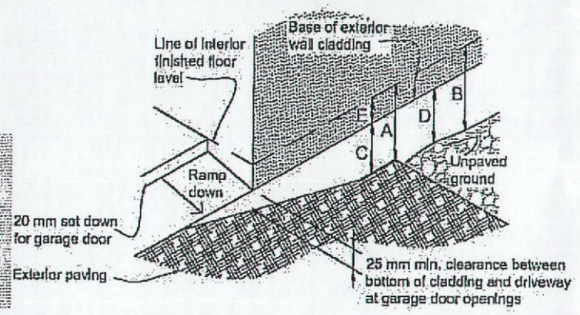
Minimum clearances (mm)	Masonry veneer		Other claddings				
	A	B	A	B	C	D	E
Concrete slab	100	150	150	225	100	175	50



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PH: 07 348-5394
FAX: 07 348-2311

SIGNED: ..... DATE: 17/12/2012

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project: PARKWOOD CUSTOM FOR DAVE & FIONA WOCKE
LOT 49, 30 HAMON PLACE, ROTORUA

sheet contents: Foundation Plan

rev.	amendments	date	by
A	for consent	5/12/12	DB

job number: 74474
sheet 103 of - rev. A
shed scales: As shown
cad file: L:\74474\Scheme.pln

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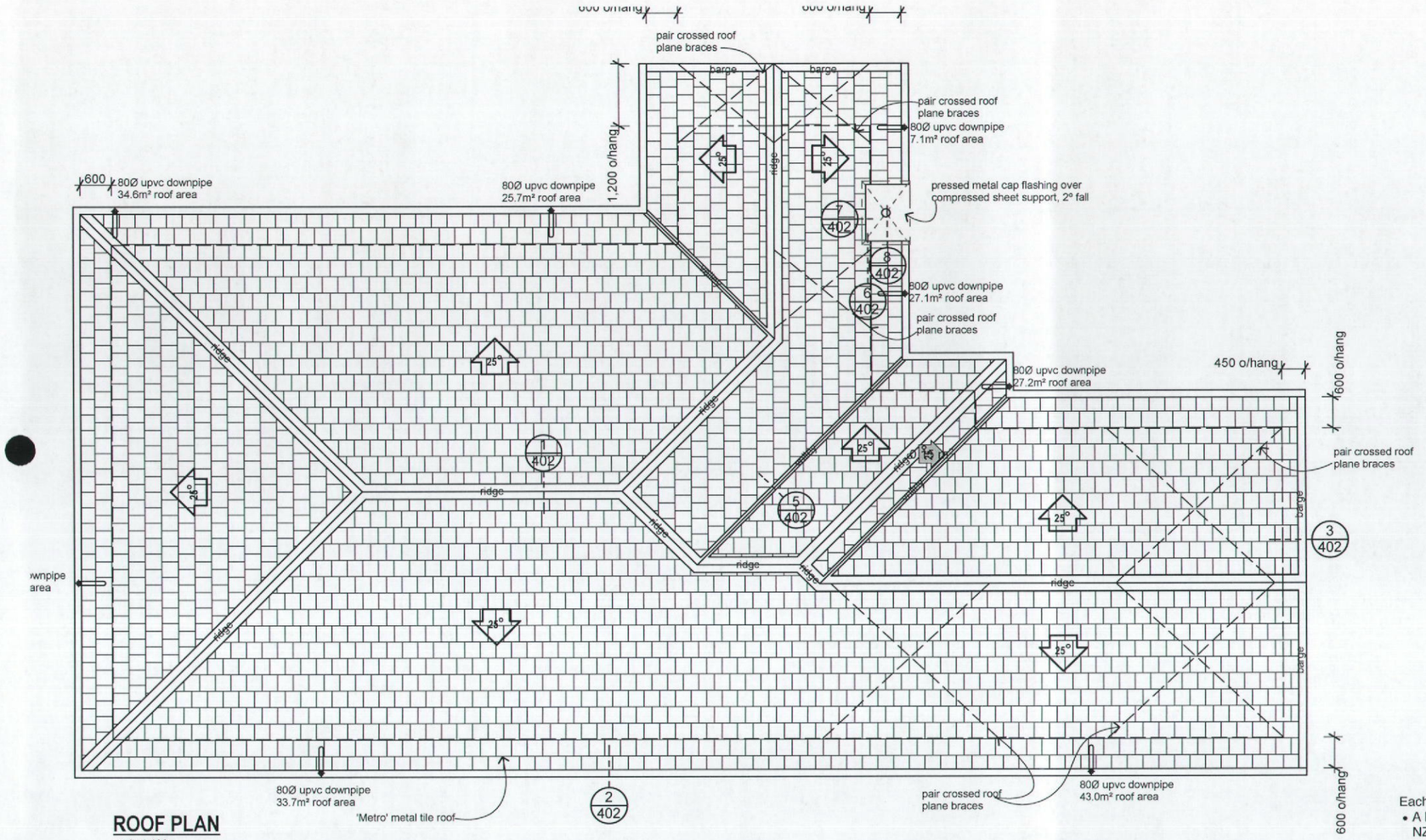
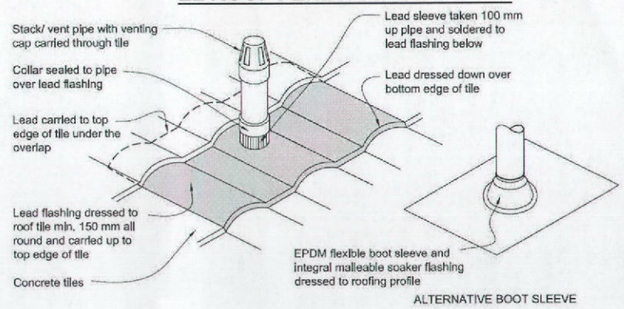


ROOF PLAN

scale 1:100

E2 ROOF PENETRATION DETAIL



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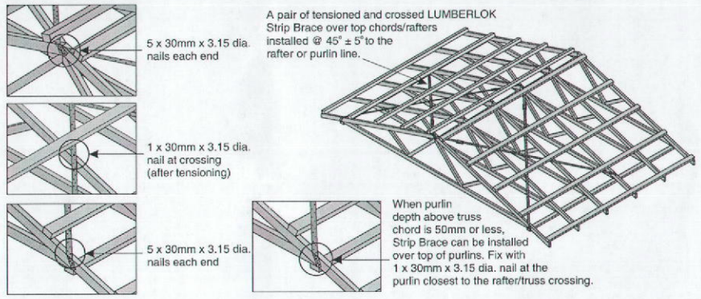
ROOF BRACE FIXINGS

Each roof plane brace can be:

- A hip or valley rafter running continuously from ridge to the top plate in accordance with NZS 3604:2011 Clauses 10.2.1.3.2 or 10.2.1.3.3

OR

- A pair of tensioned and crossed LUMBERLOK Strip Brace running continuously from ridge to top plate installed as detailed below.



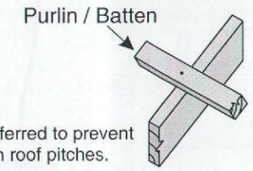
TILE BATTEN FIXINGS

ROOF WEIGHT	MAX. PURLIN SPAN (mm)	MAX. PURLIN CRS. (mm)	WIND ZONE				
			L	M	H	VH	EH
LIGHT ROOF Tile Battens	900	370	A	A	B	C	C
	1200	370	A	B	C	C	C

FIXING TYPE A
0.55kN

1 NAIL

Note: Two nails maybe preferred to prevent batten rolling over with high roof pitches.



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project	sheet contents
PARKWOOD CUSTOM FOR DAVE & FIONA WOCKE LOT 49, 30 HAMON PLACE, ROTORUA	Roof Plan

rev.	amendments	date	by
A	for consent	8/12/12	DB

job number: 74474
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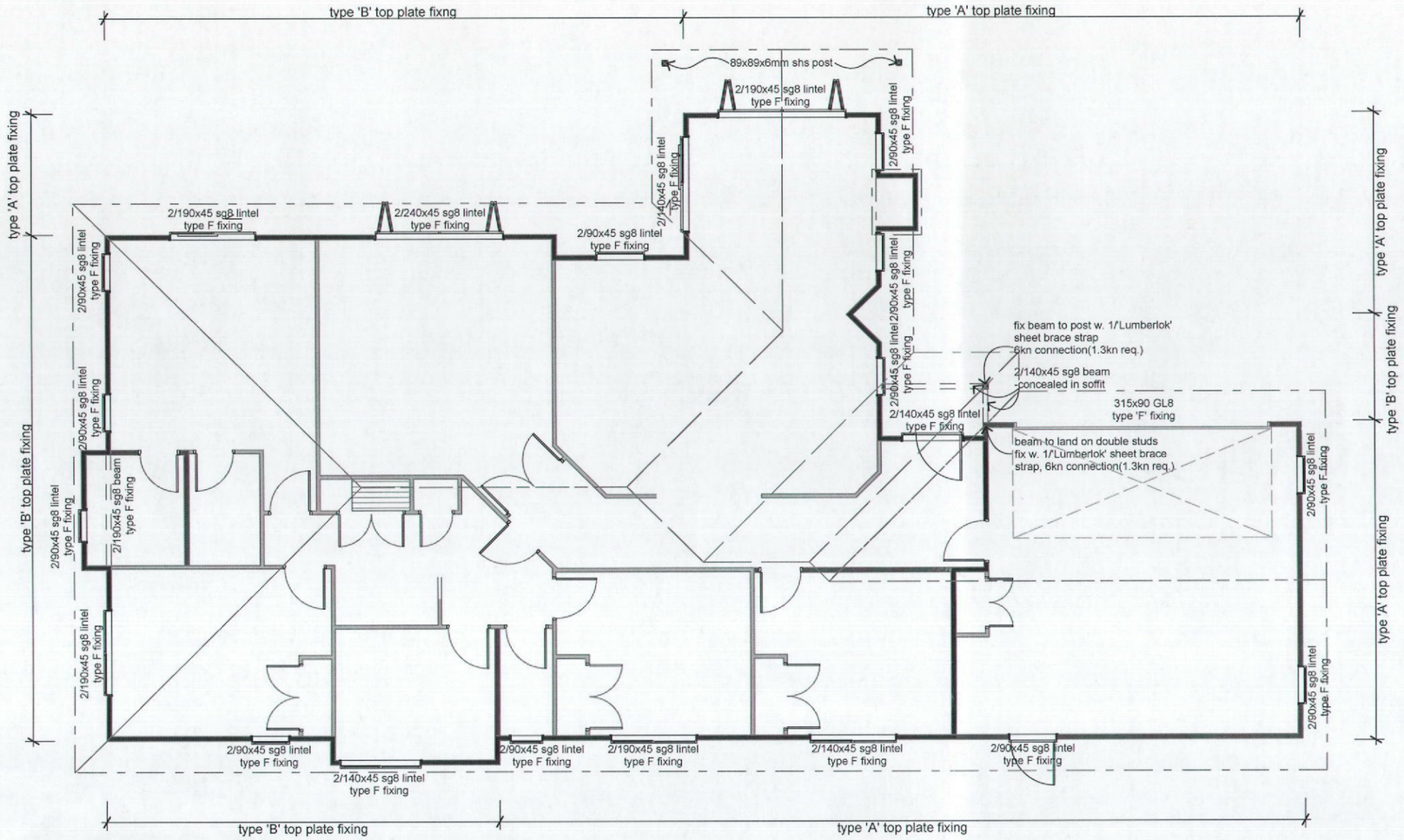


TOP PLATE FIXINGS, LINTEL & BEAM FIXINGS PLAN

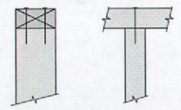
scale 1:100

TYPE 'A' TOP PLATE FIXING

FIXING OPTIONS

FIXING TYPE A
0.7 kN

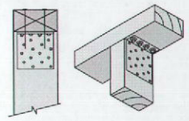
2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



FIXING TYPE B
4.7 kN

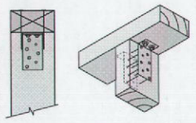
CHOOSE ANY OF THE 3 OPTIONS BELOW

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



Plus
LUMBERLOK
6kN Stud Anchor
(CPC80)

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



Plus
2 x LUMBERLOK
CPC40

Recommended for internal wall options to avoid lining issues

TOP PLATE FIXING REQUIREMENTS

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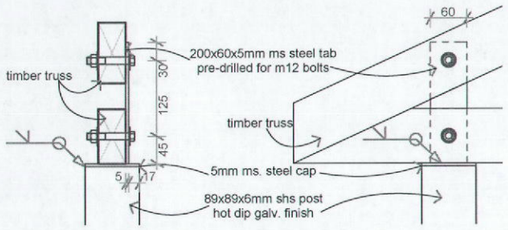


SHS CONNECTION DETAIL

scale 1:10

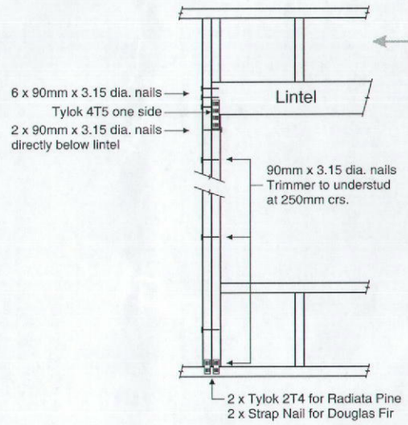
WALL FRAMING NOTES

BOTTOM PLATES
bottom plates are to be 90x45/70X45 sg8
fixed to concrete with the following:
exterior and load bearing walls: proprietary lumberlok bottom plate anchors at 900mm centres
or
m12 tru-bolts @ 900mm centres no less than 90mm into concrete floors and 50mm from slab edge,
both options are to be no more than 150mm from the end of a wall
interior and non load bearing walls are to be fixed to concrete floor with 1 shot fixing per 900mm
bracing walls require specific hold down fixings as detailed in the bracing plan

WALL STUDS
wall studs to be 90x45/70X45 sg8 @ 600 centres
fixed to bottom plate with 2/100x3.75 nails or 3 90x3.15 power driven nails

TOP PLATES
wall studs to be 90x45/70X45 sg8 - refer to fixings below for top plate fixings in exterior walls
for interior walls use the same fixings as wall stud to bottom plate

TYPE F
4.0 kN



For fixing of jack studs to lintel & top plate, refer to Stud to Top Plate Fixing Schedule.

Stud numbers indicative only. Refer Table 8.5 NZS 3604:2011

LINTEL FIXING DETAILS

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project	sheet contents
PARKWOOD CUSTOM FOR DAVE & FIONA WOCKE LOT 49, 30 HAMON PLACE, ROTORUA	Fixings Plan

rev.	amendments	date	by
A	for consent	6/12/12	DB

job number: 74474
sheet 105 of - rev. A
sheet scales: As shown
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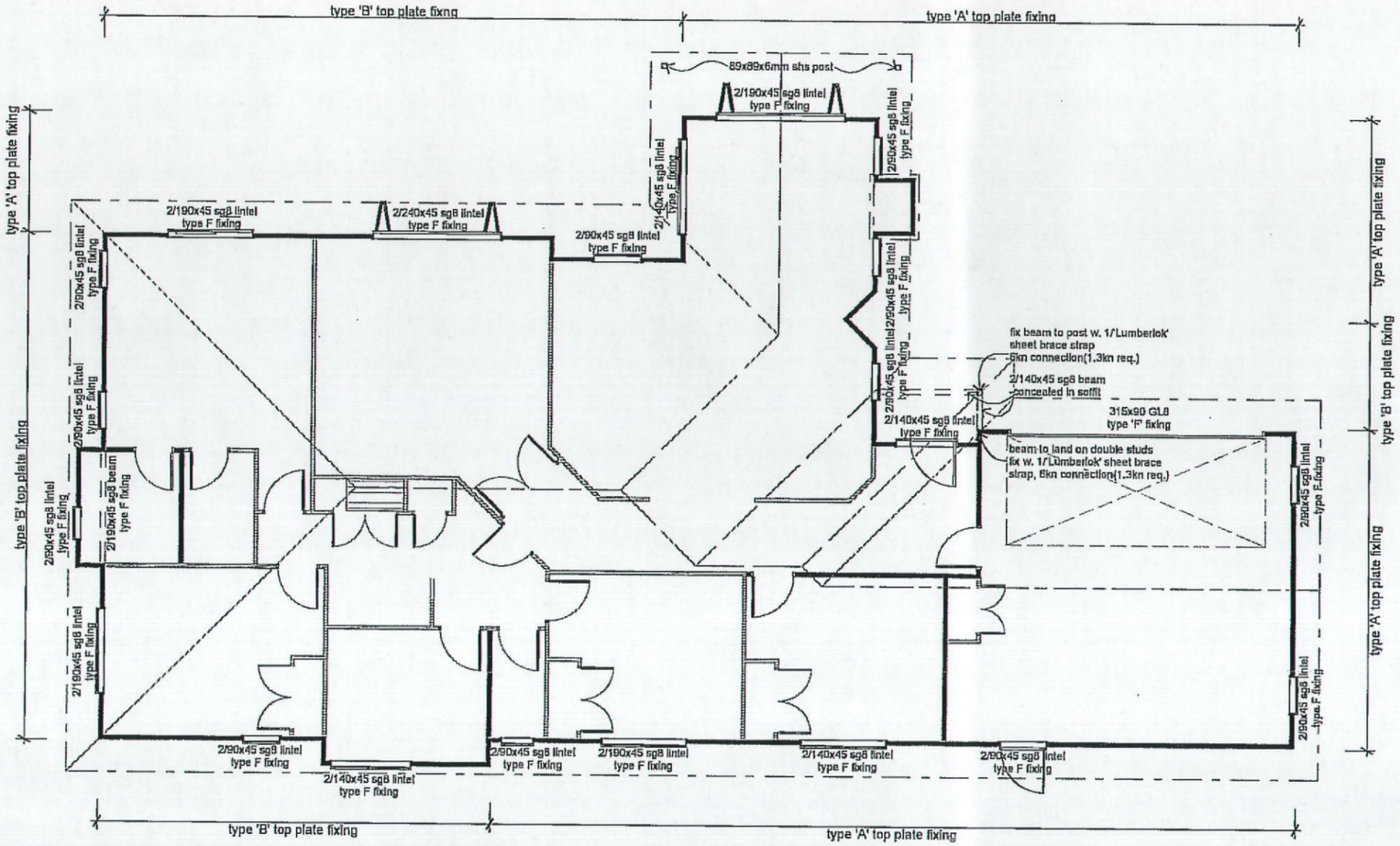


TOP PLATE FIXINGS, LINTEL & BEAM FIXINGS PLAN

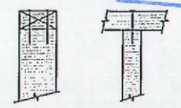
scale 1:100

TYPE 'A' TOP PLATE FIXING

FIXING OPTIONS

FIXING TYPE A 0.7 kN

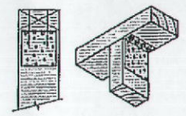
2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



FIXING TYPE B 4.7 kN

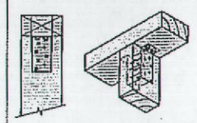
CHOOSE ANY OF THE 3 OPTIONS BELOW

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



Plus
LUMBERLOK
6kN Stud Anchor
(CPC80)

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



Plus
2 x LUMBERLOK
CPC40

Recommended for internal wall options to avoid lining issues

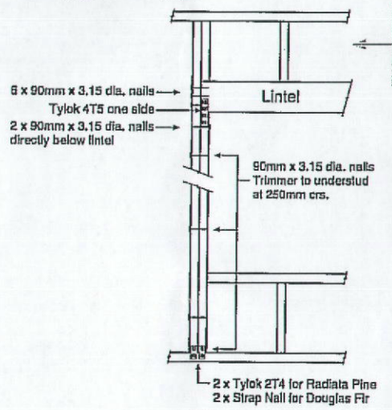
TOP PLATE FIXING REQUIREMENTS

OUR APPROVAL OF THIS DRAWING RELATES TO OUR SPECIFICALLY DESIGNED STRUCTURAL ELEMENTS ONLY.

bsk
Consulting Engineers Limited
P.O. BOX 23, ROTORUA
PH: 07 348-5394
FAX: 07 348-2311

SIGNED: B Chabb DATE: 12/12/2012

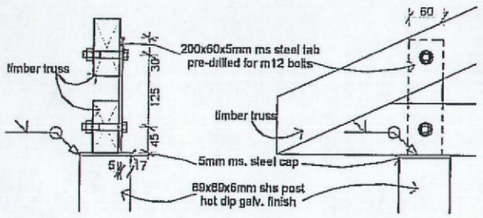
TYPE F 4.0 kN



For fixing of jack studs to lintel & top plate, refer to Stud to Top Plate Fixing Schedule.

Stud numbers indicative only. Refer Table 8.5 NZS 3604:2011

LINTEL FIXING DETAILS



SHS CONNECTION DETAIL

scale 1:10

WALL FRAMING NOTES

BOTTOM PLATES
bottom plates are to be 90x45/70X45 sg8
fixed to concrete with the following:
exterior and load bearing walls: proprietary lumberlok bottom plate anchors at 900mm centres
or
m12 tru-bolts @ 900mm centres no less than 90mm into concrete floors and 50mm from slab edge, both options are to be no more than 150mm from the end of a wall
interior and non load bearing walls are to be fixed to concrete floor with 1 shot fixing per 900mm
bracing walls require specific hold down fixings as detailed in the bracing plan

WALL STUDS
wall studs to be 90x45/70X45 sg8 @ 600 centres
fixed to bottom plate with 2/100x3.75 nails or 3 90x3.15 power driven nails

TOP PLATES
wall studs to be 90x45/70X45 sg8 - refer to fixings below for top plate fixings in exterior walls
for interior walls use the same fixings as wall stud to bottom plate

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PARKWOOD CUSTOM FOR DAVE & FIONA WOCKE
LOT 49, 30 HAMON PLACE, ROTORUA

sheet contents
Fixings Plan

rev.	amendments	date	by
A	for consent	6/12/12	DB

job number 74474
sheet 105 of - rev. A
sheet scale As shown
cad file L:\74474\Schem.pln

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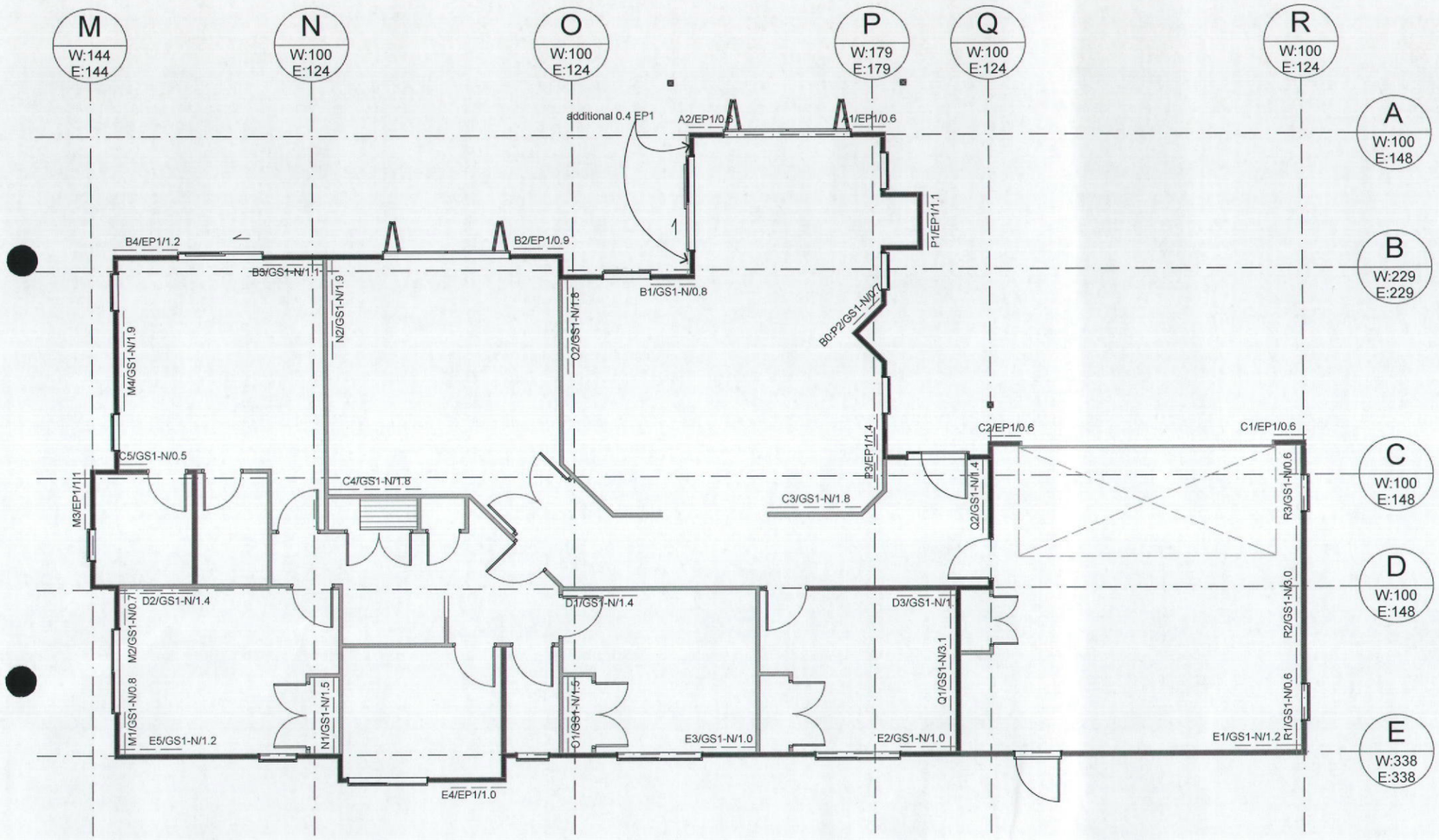

BRACING PLAN

scale 1:100

BRACING CALCULATIONS

Location of Storey	*Single*	Floor Load	*2kPa*
Floor Height to Apex	*6.0 m*	Roof Weight	*Light*
Roof Height Above Eaves	*3.0 m*	Cladding Weights:	
Roof Pitch	*0 - 25 °*	- Subfloor	*Concrete Floor*
Roof Style	*Hip*	- Wall Cladding	*Heavy*
Building Length (BL)	*22.5 m*		
Building Width (BW)	*12.4 m*	Room in Roof Space	*No*
Wind Zone	*Low*	Soil Class	*E - Very Soft*
W along	*37.5 BUs/m*	Gross Plan Area (GPA)	*206.0 m2*
W across	*37.5 BUs/m*	Earthquake Zone	*2*
W along x BW	*463.5 BUs*	EQ	*7.2 BUs/m2*
W across x BL	*843.8 BUs*	EQ x GPA	*1,483.2 BUs*

Calculations based on NZS 3604:2011

ALONG

Bracing Line			Bracing Elements Provided					Wind		Earthquake	
Line Label	Min BUs W	Min BUs E	Brace No.	Brace Type	Brace Length	Brace Angle	Brace Height	Rating BUs/m	BUs Achieved	Rating BUs/m	BUs Achieved
A	*100*	*148*	*A1*	*EP1*	*0.6*	*0.0*	*2.4*	*130*	*78.0*	*130*	*78.0*
			A2	*EP1*	*0.6*	*0.0*	*2.4*	*130*	*83.5*	*130*	*83.5*
B	*229*	*229*	*B0*	*GS1-N*	*0.7*	*45.0*	*2.4*	*50*	*24.7*	*55*	*27.2*
			B1	*GS1-N*	*0.8*	*0.0*	*2.4*	*50*	*41.6*	*55*	*45.8*
			B2	*EP1*	*0.9*	*0.0*	*2.4*	*130*	*119.9*	*130*	*119.9*
			B3	*GS1-N*	*1.1*	*0.0*	*2.4*	*50*	*56.4*	*55*	*62.0*
			B4	*EP1*	*1.2*	*0.0*	*2.4*	*130*	*158.3*	*130*	*158.3*
C	*100*	*148*	*C1*	*EP1*	*0.6*	*0.0*	*2.4*	*130*	*78.0*	*130*	*78.0*
			C2	*EP1*	*0.6*	*0.0*	*2.4*	*130*	*78.0*	*130*	*78.0*
			C3	*GS1-N*	*1.8*	*0.0*	*2.4*	*70*	*122.8*	*60*	*105.3*
			C4	*GS1-N*	*1.8*	*0.0*	*2.4*	*70*	*122.8*	*60*	*105.3*
			C5	*GS1-N*	*0.5*	*0.0*	*2.4*	*50*	*26.0*	*55*	*28.6*
D	*100*	*148*	*D1*	*GS1-N*	*1.4*	*0.0*	*2.4*	*70*	*98.1*	*60*	*84.1*
			D2	*GS1-N*	*1.4*	*0.0*	*2.4*	*70*	*96.6*	*60*	*82.8*
			D3	*GS1-N*	*1.1*	*0.0*	*2.4*	*50*	*55.0*	*55*	*60.5*
E	*338*	*338*	*E1*	*GS1-N*	*1.2*	*0.0*	*2.4*	*70*	*87.4*	*60*	*74.9*
			E2	*GS1-N*	*1.0*	*0.0*	*2.4*	*50*	*52.1*	*55*	*57.3*
			E3	*GS1-N*	*1.0*	*0.0*	*2.4*	*50*	*52.1*	*55*	*57.3*
			E4	*EP1*	*1.0*	*0.0*	*2.4*	*130*	*135.5*	*130*	*135.5*
			E5	*GS1-N*	*1.2*	*0.0*	*2.4*	*50*	*58.3*	*55*	*64.1*
							Totals Achieved	**W**	*1,625.3*	**E**	*1,586.6*
							Totals Required	**W**	*463.5*	**E**	*1,483.2*

ACROSS

Bracing Line			Bracing Elements Provided					Wind		Earthquake	
Line Label	Min BUs W	Min BUs E	Brace No.	Brace Type	Brace Length	Brace Angle	Brace Height	Rating BUs/m	BUs Achieved	Rating BUs/m	BUs Achieved
M	*144*	*144*	*M1*	*GS1-N*	*0.8*	*0.0*	*2.4*	*50*	*40.0*	*55*	*44.0*
			M2	*GS1-N*	*0.7*	*0.0*	*2.4*	*50*	*35.0*	*55*	*38.5*
			M3	*EP1*	*1.1*	*0.0*	*2.4*	*130*	*146.9*	*130*	*146.9*
			M4	*GS1-N*	*1.9*	*0.0*	*2.4*	*70*	*133.0*	*60*	*114.0*
N	*100*	*124*	*N1*	*GS1-N*	*1.5*	*0.0*	*2.4*	*70*	*102.2*	*60*	*87.6*
			N2	*GS1-N*	*1.9*	*0.0*	*2.4*	*70*	*133.2*	*60*	*114.2*
O	*100*	*124*	*O1*	*GS1-N*	*1.5*	*0.0*	*2.4*	*70*	*102.2*	*60*	*87.6*
			O2	*GS1-N*	*1.8*	*0.0*	*2.4*	*70*	*125.4*	*60*	*107.5*
P	*179*	*179*	*P1*	*EP1*	*1.1*	*0.0*	*2.4*	*130*	*143.0*	*130*	*143.0*
			P2	*GS1-N*	*0.7*	*45.0*	*2.4*	*50*	*24.7*	*55*	*27.2*
			P3	*EP1*	*1.4*	*0.0*	*2.4*	*130*	*187.0*	*130*	*187.0*
Q	*100*	*124*	*Q1*	*GS1-N*	*3.1*	*0.0*	*2.4*	*70*	*215.6*	*60*	*184.8*
			Q2	*GS1-N*	*1.4*	*0.0*	*2.4*	*70*	*98.0*	*60*	*84.0*
R	*100*	*124*	*R1*	*GS1-N*	*0.6*	*0.0*	*2.4*	*50*	*30.0*	*55*	*33.0*
			R2	*GS1-N*	*3.0*	*0.0*	*2.4*	*70*	*210.0*	*60*	*180.0*
			R3	*GS1-N*	*0.6*	*0.0*	*2.4*	*50*	*28.0*	*55*	*30.8*
							Totals Achieved	**W**	*1,754.3*	**E**	*1,610.1*
							Totals Required	**W**	*843.8*	**E**	*1,483.2*

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PARKWOOD CUSTOM FOR DAVE & FIONA WOCKE
LOT 49, 30 HAMON PLACE, ROTORUA

sheet contents
Bracing Plan

rev.	amendments	date	by
A	for consent	6/12/12	DB

job number 74474
sheet 106 of - rev. A

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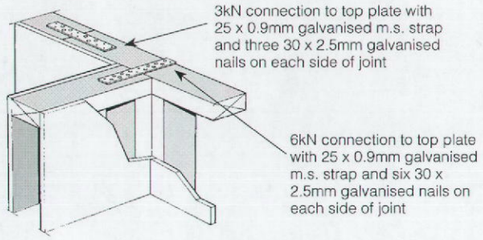
Top Plate Connections

The top plate of a wall that contains one or more wall bracing elements shall be jointed according to the rating of the highest-rated individual wall bracing element as follows:

(a) Rating not exceeding 100 bracing units: A 3kN connection as shown or by an alternative fixing of 3kN capacity in tension or compression along the plate;

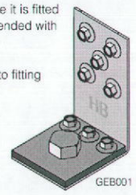
(b) Rating exceeding 100 bracing units: A 6kN connection as shown or by an alternative fixing of 6kN capacity tension or compression along the plate.

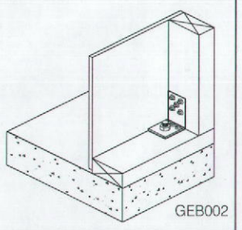
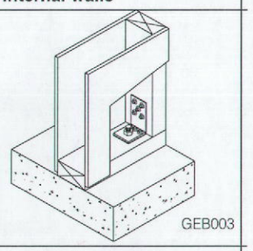


GIB HandiBrac® – RECOMMENDED METHOD

Developed in conjunction with MiTek™ NZ, the GIB HandiBrac® has been designed and tested for use as a hold-down in GIB® BL and GSP bracing elements.

- The GIB HandiBrac® registered design provides for quick and easy installation
- The GIB HandiBrac® provides a flush surface for the wall linings because it is fitted inside the framing. There is no need to check in the framing as recommended with conventional straps
- The GIB HandiBrac® is suitable for both new and retrofit construction
- The design also allows for installation and inspection at any stage prior to fitting internal linings



Concrete Floor	
External walls	**Internal walls**
 GEB002	 GEB003
Position GIB HandiBrac® as close as practicable to the internal edge of the bottom plate	Position GIB HandiBrac® at the stud / plate junction
Hold-down fastener requirements	
A mechanical fastening with a minimum characteristic uplift capacity of 15kN.	

Ecoply® Bracing Specification – EP1

July 2011

Single sided structural plywood brace

Specification No.	Minimum Wall Length	Lining Requirements	BUs/m Wind	BUs/m Earthquake
EP1	0.6 m	7mm Ecoply®, Ecoply Barrier or Shadowclad® one side	125	130

Framing

Wall framing must comply with:

NZBC B1 - Structure: AS1 Clause 3 Timber (NZS3604:2011)

NZBC B2 - Durability: AS1 Clause 3.2 Timber (NZS3602)

Framing dimensions and height are as determined by the NZS3604 stud and top plate tables for load bearing and non load bearing walls. Kiln dried verified structural grade timber must be used. Machine stress graded timber, such as Laserframe®, is recommended.

Bottom Plate Fixing

Use GIB Handibrac® hold-down connections at each end of the bracing element. Refer to manufacturer installation instructions supplied with the connectors for correct installation instructions and bolt types to be used for either concrete or timber floors. Within the length of the bracing element, bottom plates are fixed in accordance with the requirements of NZS 3604.

Lining

One layer of 7mm Ecoply plywood, Ecoply Barrier or Shadowclad exterior wall cladding fixed directly to framing or over cavity battens. If part sheets are used, ensure nailing at required centres is carried out around the perimeter of each sheet or part sheet. A 2-3mm expansion gap should be left between sheets.

Fastening the Ecoply®

Fasteners

Fasten with 50 x 2.8 mm galvanised or stainless steel flat head nails for direct fix, or 60 x 2.8 mm over cavity battens. Place fasteners no less than 7 mm from sheet edges.

Fasteners for H3.2 CCA treated Ecoply

Where fasteners are in contact with H3.2 CCA treated timber or plywood, fasteners shall be a minimum of hot dip galvanised

In certain circumstances stainless steel fasteners may be required. Refer to table 8 of the Ecoply Specification and Installation Guide for these circumstances and further fastener selection advice.

Stainless steel fasteners must be annular grooved

Fastening Centres

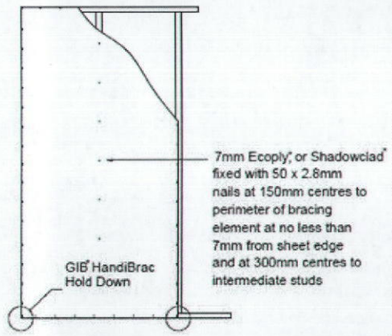
Fasteners are placed at 150 mm centres around the perimeter of each sheet and 300 mm centres to intermediate studs.

Where more than one sheet forms the bracing element each sheet must be nailed off independently.

Fastening to Cavity Battens

The brace element may be fixed over cavity battens.

The cavity battens must be a minimum of 40 x 20mm nailed in staggered formation at 150mm centres to studs around the perimeter of the brace element, and nailed to the intermediate studs within the element at 300mm centres. A minimum of 50mm x 2.8mm flat head galvanised or annular grooved stainless steel nails must be used.



Ecoply® Bracing Systems are designed to meet the requirements of the New Zealand Building Code and have been tested and analysed using the P21 method referenced in NZS3604:2011 listed as an acceptable solution B1/AS1 Structure. Testing was carried out using Ecoply, Shadowclad and Laserframe SG8 timber framing manufactured by Carter Holt Harvey Limited trading as Carter Holt Harvey Woodproducts New Zealand, and GIB® products manufactured by Winstone Wallboards Ltd. **Substituting materials may compromise performance of the system.** GIB® and GIB HandiBrac® are registered trade marks of Fletcher Building Holdings Ltd.

GIB EzyBrace® System Specification – GS1-N

JUNE 2011

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; AS1 Clause 3 Timber (NZS 3604:2011)
- NZBC B2 - Durability AS1 Clause 3.2 Timber (NZS 3602)

Framing dimensions and height as determined by NZS 3604 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 3.15 nails at 600mm centres.

Concrete floor

INTERNAL WALL BRACING LINES

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

EXTERNAL WALL BRACING LINES

In accordance with the requirements of NZS 3604 for external plate fixing.

WALL LINING

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

PERMITTED SUBSTITUTION

For permitted GIB® Plasterboard substitutions refer to Page 21 in GIB Ezybrace® Systems 2011.

FASTENING THE LINING

Fasteners

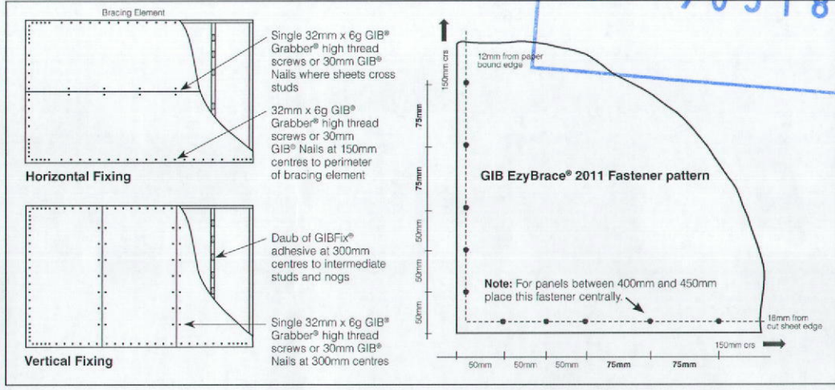
32mm x 6g GIB® Grabber® high thread screws; or 30mm GIB® Nails.

Fastener centres

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

JOINTING

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



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 2011 and has been appraised in accordance with the BRANZ Appraisal No. 294 (2011).

BRANZ Appraised
Appraisal No.294 [2011]

FOR FURTHER INFORMATION VISIT WWW.GIB.CO.NZ OR PHONE THE GIB® INFORMATION HELPLINE 0800 100 442

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project	sheet contents
PARKWOOD CUSTOM FOR DAVE & FIONA WOCKE LOT 49, 30 HAMON PLACE, ROTORUA	Brace Fixing Details

rev.	amendments	date	by
A	for consent	6/12/12	DB

job number: 74474

sheet 107 of - rev. A

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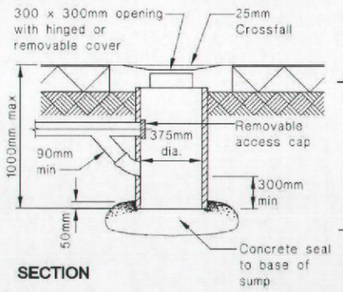
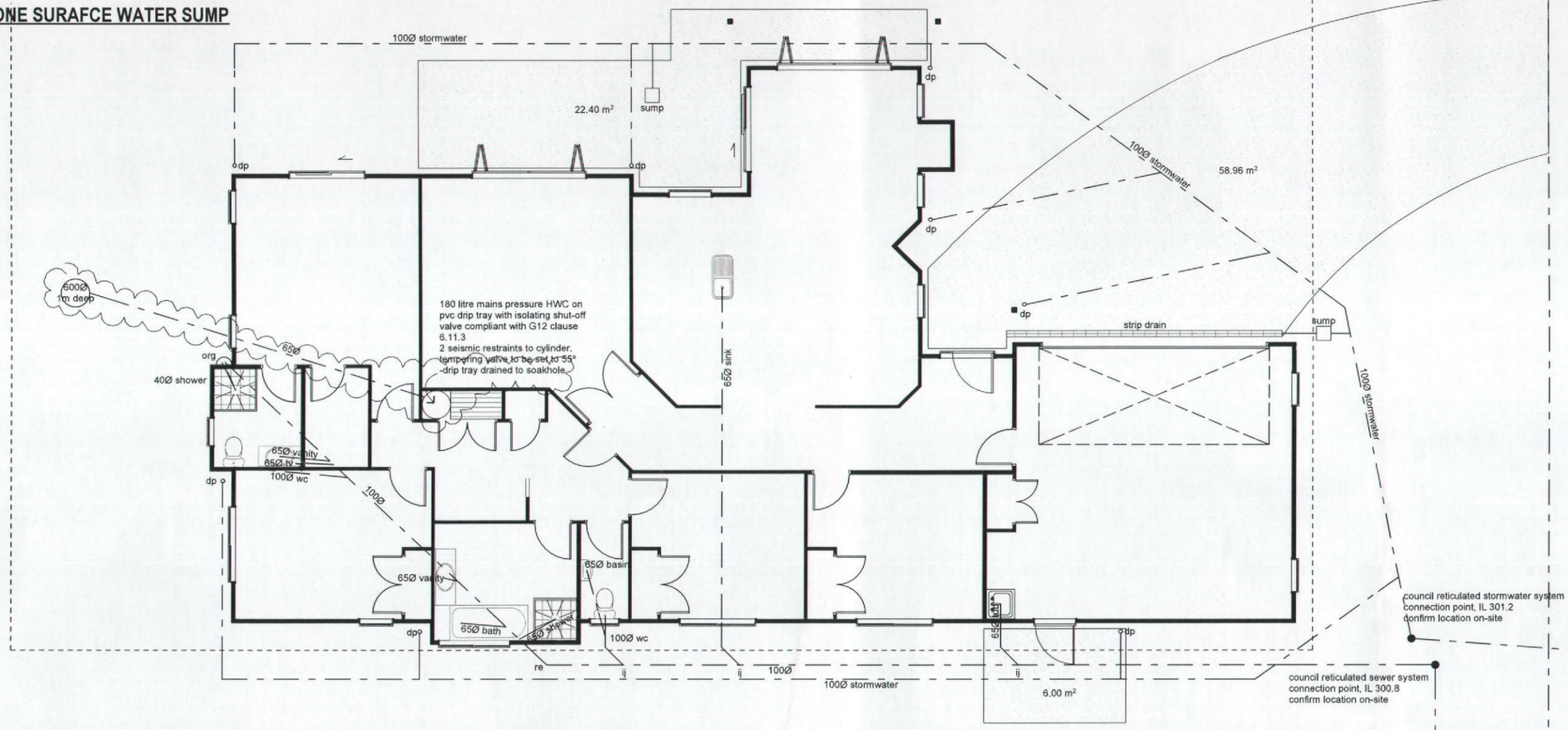
Figure 8: Type-one Surface Water Sump
Paragraph 3.6.2



E2-TYPE ONE SURAFCE WATER SUMP



PLUMBING & DRAINAGE PLAN

scale 1:100

MINIMUM GRADES OF DISCHARGE PIPES

Size of graded section of pipe DN	Minimum grade %
40	2.5
50	2.5
65	2.5
80	1.65
100	1.65

All plumbimg & drainage to comply with AS/NZS 3500
All plumbing and drainage pipe work to be upvc

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project	sheet contents
PARKWOOD CUSTOM FOR DAVE & FIONA WOCKE LOT 49, 30 HAMON PLACE, ROTORUA	Floor Plumbing Plan

rev.	amendments	date	by
A	for consent	6/12/12	DB
B	further information	31/1/13	DB

job number: 74474
sheet 108 of - rev. B

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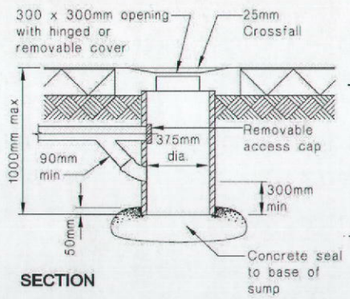
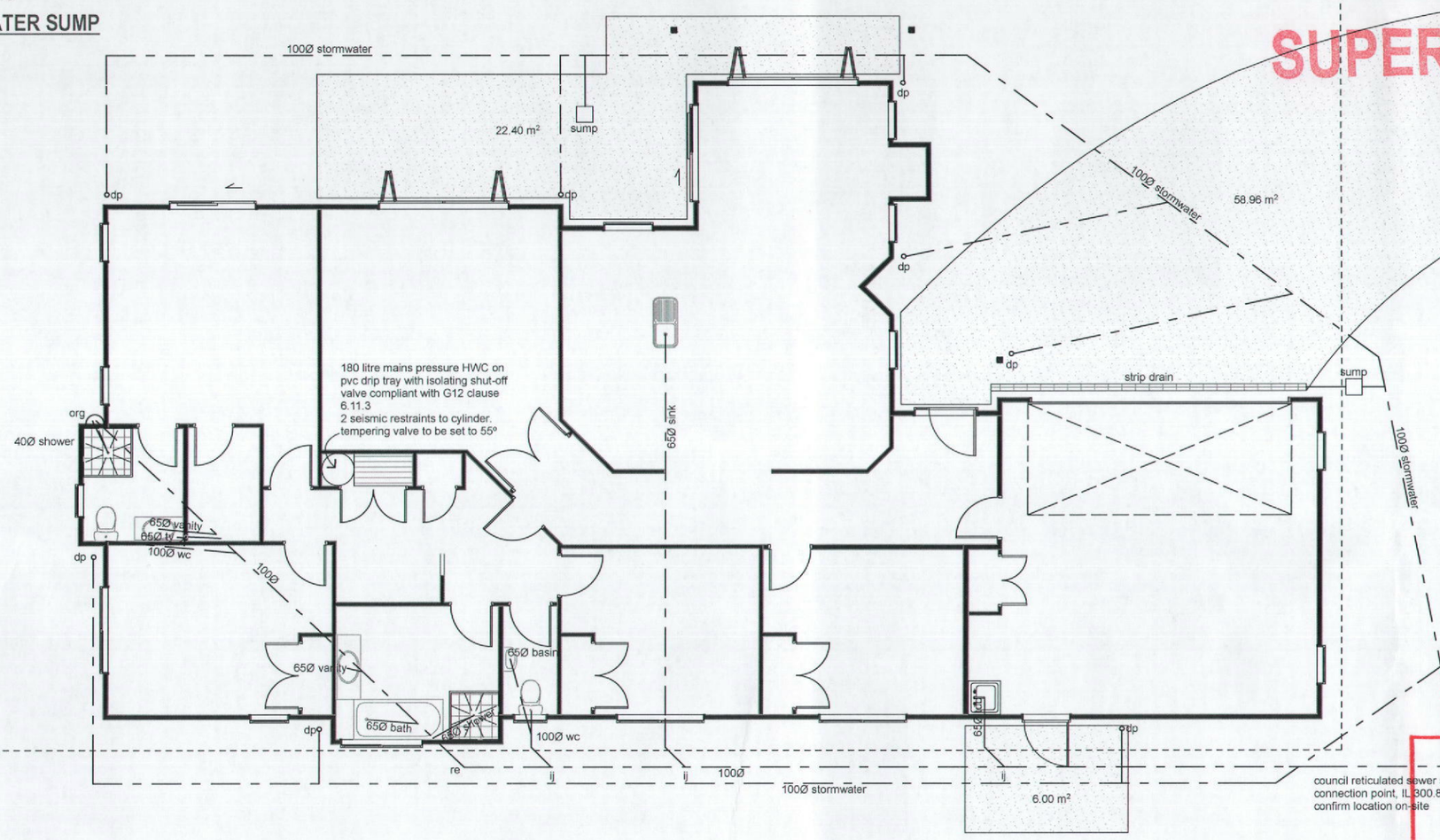
Figure 8: Type-one Surface Water Sump
Paragraph 3.6.2



E2-TYPE ONE SURAFCE WATER SUMP



SUPERSEDED PIM/BC
· · 70518

MINIMUM GRADES OF DISCHARGE PIPES

Size of graded section of pipe DN	Minimum grade %
40	2.5
50	2.5
65	2.5
80	1.65
100	1.65

All plumbimg & drainage to comply with AS/NZS 3500
All plumbing and drainage pipe work to be upvc

SUPERSEDED AS ADDITIONAL INFORMATION PROVIDED DURING BUILDING CONSENT PROCESS
Signed: ..... Date: 7 FEB 13

PLUMBING & DRAINAGE PLAN
scale 1:100

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project	sheet contents
PARKWOOD CUSTOM FOR DAVE & FIONA WOCKE LOT 49, 30 HAMON PLACE, ROTORUA	Floor Plumbing Plan

rev.	amendments	date	by
A	for consent	3/12/12	DB

job number: 74474
sheet 108 of - rev. A
sheet scales: As shown
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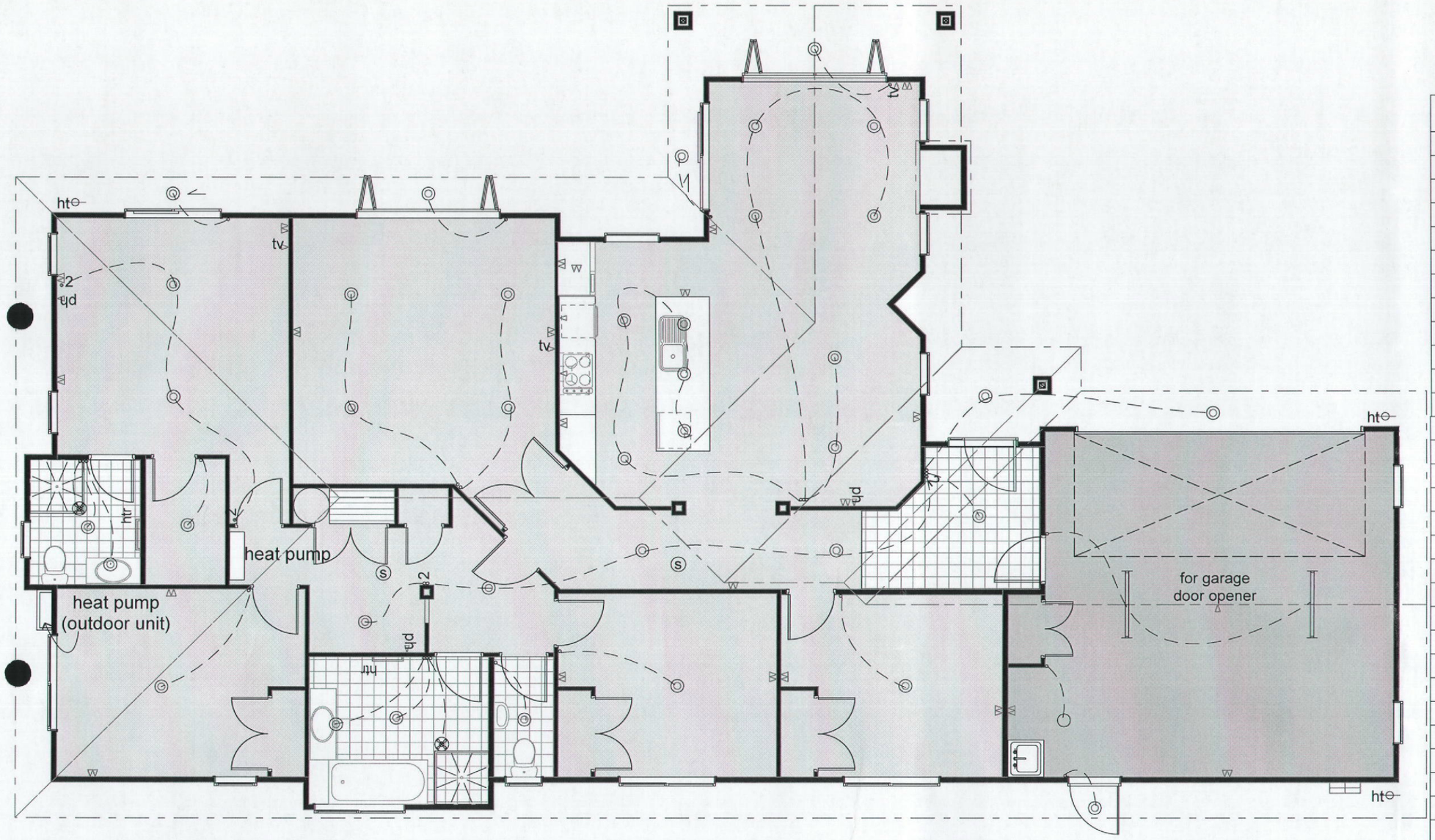

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
⊗	Ceiling extractor fan-ducted to soffit
-o-	Ceiling light - halogen
-●-	Halogen pendant light
◎	Ceiling light - recessed
○	Ceiling light
	PIR sensor
	Wall light
	Owners Own Light
∘	Wall switch
∘2	2 way wall switch
d	Dimmer switch
◎F	Fan Light on Timer
△	Door bell
gb	Gas bayonet
	Gas continious hot water
	Meter board
2d	Dimmer switch - 2 way
	Double socket outlet
tv	TV ariel outlet
ph	Phone jack point
ⓢ	Smoke alarm
▷	Single socket outlet
ht	Exterior hose tap
htr	Heated towel rail
bh	Exterior power point
ex	12.5kw heater
PL	Pantry light
as	Security Alarm sensor
ak	Security Alarm Keypad
	Flourescent Batten Light

ELECTRICAL PLAN

scale 1:75

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project	sheet contents
PARKWOOD CUSTOM FOR DAVE & FIONA WOCKE LOT 49, 30 HAMON PLACE, ROTORUA	Electrical Plan

rev.	amendments	date	by
A	for consent	3/12/12	DB

job number: 74474

sheet 109 of - rev. A

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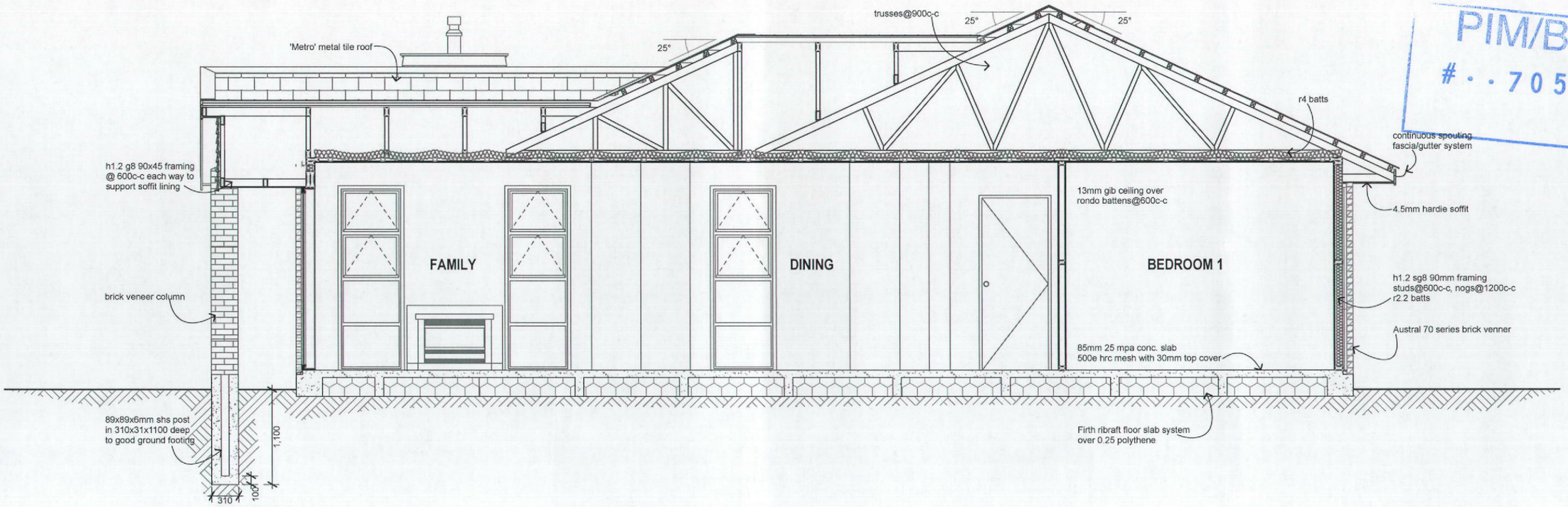
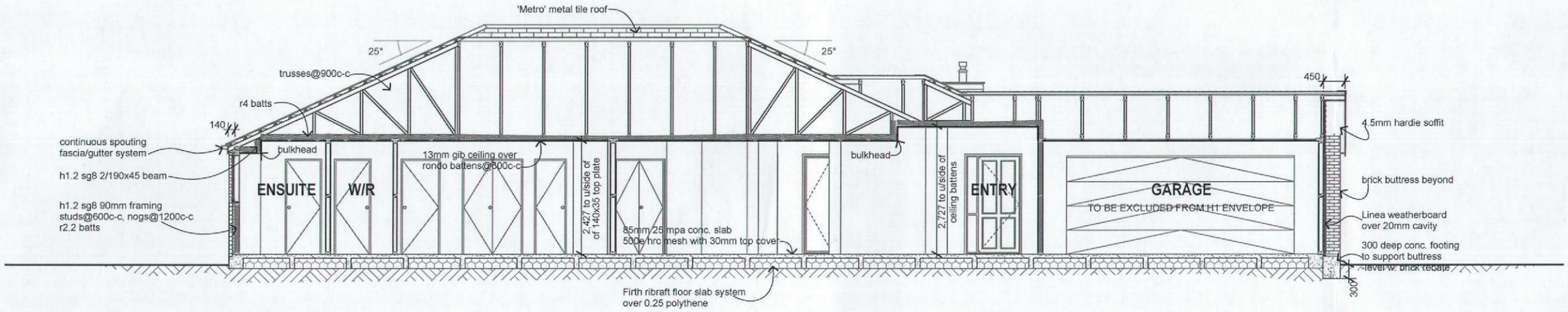


SECTION A-A

scale 1:50



SECTION B-B

scale 1:100

PIM/BC
70518

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project	sheet contents
PARKWOOD CUSTOM FOR DAVE & FIONA WOCKE LOT 49, 30 HAMON PLACE, ROTORUA	Section AA and BB

rev.	amendments	date	by
A	for consent	6/12/12	DB

job number: 74474
sheet 201 of - rev. A
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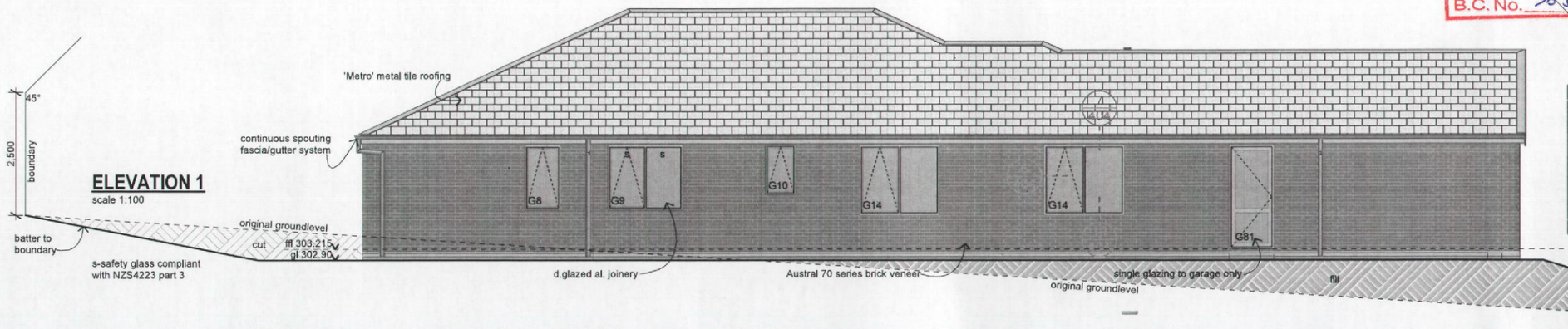
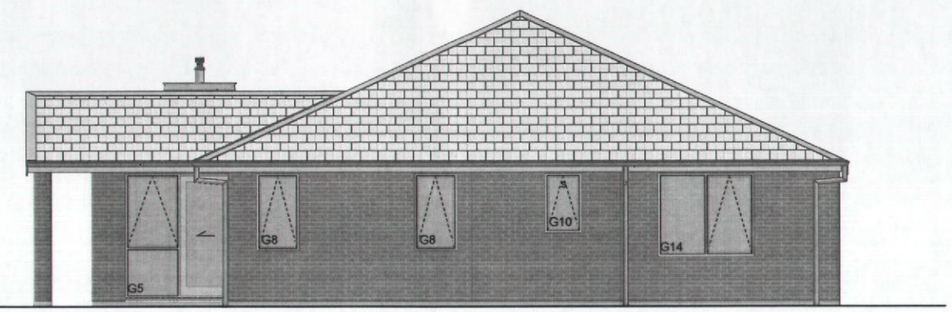


ELEVATION 1
scale 1:100

BUILDING ENVELOPE RISK MATRIX		
Elevation 1		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Low	0
Number of storeys	Low	0
Roof/wall intersection design	Low	0
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		3

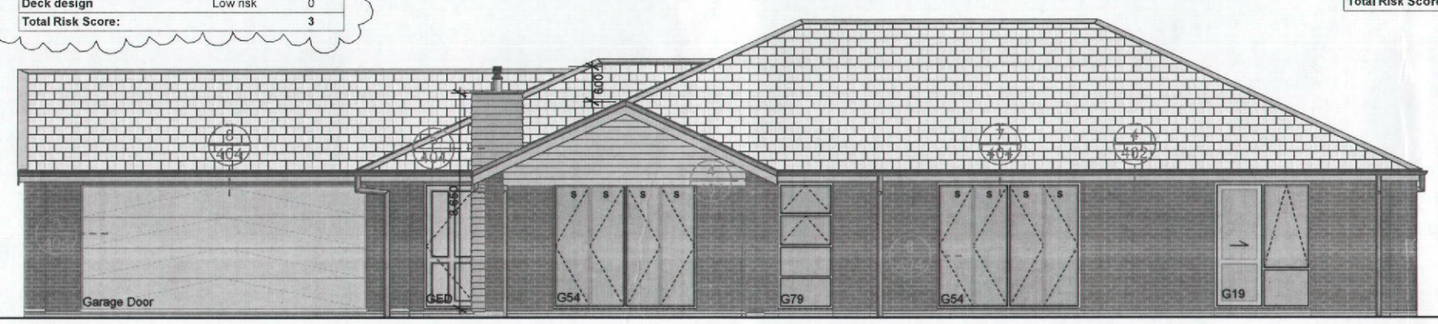
ELEVATION 2
scale 1:100

BUILDING ENVELOPE RISK MATRIX		
Elevation 2		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Low	0
Number of storeys	Low	0
Roof/wall intersection design	Low	0
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		3



ELEVATION 4
scale 1:100

BUILDING ENVELOPE RISK MATRIX		
Elevation 4		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Low	0
Number of storeys	Low	0
Roof/wall intersection design	Low	0
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		3



ELEVATION 3
scale 1:100

BUILDING ENVELOPE RISK MATRIX		
Elevation 3		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Low	0
Number of storeys	Low	0
Roof/wall intersection design	Low	0
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		3

s-safety glass compliant
with NZS4223 part 3

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project	sheet contents
PARKWOOD CUSTOM FOR DAVE & FIONA WOCKE LOT 49, 30 HAMON PLACE, ROTORUA	Elevations

rev.	amendments	date	by
A	for consent	6/12/12	DB
B	further information	31/1/13	DB

job number: 74474
sheet 301 of - rev. B

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