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Climate Zone: 3
Earthquake Zone: Zone 2
Exposure Zone: Zone B
Lee Zone: No
Rainfall Range: 60 - 70
Wind Region: A
Wind Zone: High

TIMBER GRADES SCHEDULE:

- All timber must comply with B2/AS1.
- All structural timber to be SGB min unless otherwise noted.
- Wall Framing
Use H-1.2 min treatment for all wall framing.
- Roof Framing
Use H-1.2 min treatment for all roof framing.
- Exterior Use Timber
Use H-3.2 min treatment for any framing / timber used in external situations.
- Ground Contact Timber
Use H-5 min treatment for all timber in ground contact.

H1 Energy Efficiency Report for Low Thermal Mass for Zone 3
Non Solid Construction From DBH Tables Schedule Method
Non-solid construction – minimum R-values for schedule method
(only where area of glazing is 30% or less of total wall area)
Roof = R 3.3 (Min) Specified Earthwool® Glasswool insulation:R3.6
Walls = R 2.0 (min) Earthwool® Glasswool insulation: R2.6
Total Wall Area = 95.08m2 :30% Allowed Windows = 28m2
Total Window Area = 19.08 m2 = 20% Double Glazed Aluminium R.26
IE: No Additional Requirements Needed

Acceptable Solution F5/AS1

1.0 Work-Site Barriers

1.0.1 The necessity for barriers will depend mainly on the site location. The need will be greater in areas with high levels of pedestrian traffic (i.e. in Central Business Districts), than in industrial or rural areas.

1.1 Site fences and hoarding's

1.1.1 Fences and hoardings shall extend at least 2.0 m in height from ground level on the side accessible to the public. An acceptable fence may be constructed with galvanised chainlink netting having a maximum sized grid of 50 mm x 50 mm. Post spacing shall be a maximum of 2.5 m, and the gap between the bottom of the fence and ground no greater than 100 mm.

H1 Energy Efficiency Report for Low Thermal Mass for Zone 3
Non Solid Construction From DBH Tables Schedule Method
Non-solid construction – minimum R-values for schedule method
(only where area of glazing is 30% or less of total wall area)
Roof = R 3.3 (Min) Specified Earthwool® Glasswool insulation:R3.3
Walls = R 2.0 (min) Earthwool® Glasswool insulation: R2.8
Total Wall Area = 95.08m2 :30% Allowed Windows = 28m2
Total Window Area = 19.08 m2 = 20% Double Glazed Aluminium R.26
IE: No Additional Requirements Needed

IMPORTANT NOTE:

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New Home For Tony & Amanda Harris

Layout Page Table	
Label	Title
A1	Table Of Contents
A2	Site Plan
A3	Plumbing & Drainage Plan
A4	Foundation Plan Sub Floor
A5	Ground Floor Plan
A6	Level One Plan
A7	Elevations
A8	Cross Sections
A9	Mid Floor Framing
A10	SED Wall Framing
A11	Roof Plan
A12	Roof Framing Plan
A14	Wall Cladding Details
A14	Wall Cladding Details
A15	Window & Door Schedules
A16	Electrical Plan
A17	Bracing Plan
A18	Lumberlok Fixing Charts
A19	Metro R1 Wood Burner Details
A20	Kitchen & Bathroom Details

Risk Assessment Matrix Complying With E2/AS1

Risk Score 8 Therefore Cavity Fixed Horizontal Rusticated W/B

Risk Factor	Risk Severity				Score	Select
	Low	Medium	High	Very High		
Wind Zone	0	0	1	2	1	Wind High
No of Storeys	0	1	2	4	1	2 Storeys In Part
Roof Wall	0	1	3	5	1	Roof Wall Medium Risk
Eves Width	0	1	2	5	5	Medium Risk
Envelope	0	1	3	6	0	Envelope Low Risk
Decks/Balconys	0	2	4	6	0	Decks Balconys Low Risk
Total Risk Score					8	

Sheet #

A1

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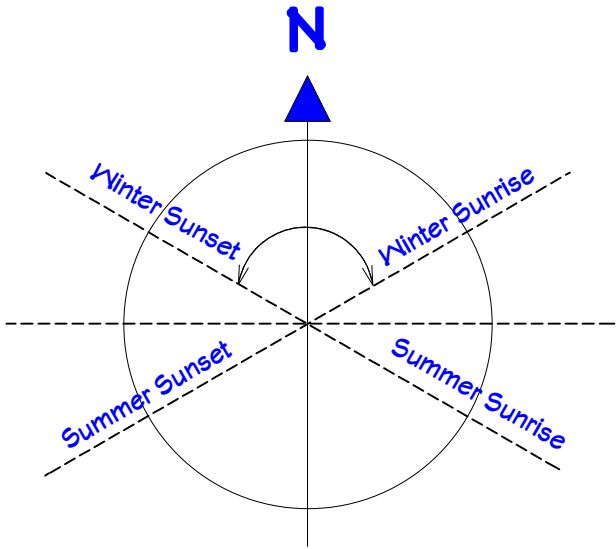
Tony & Amanda Harris
3B Foyle St Val No 12761*295*00*
Ohakune 4625
Lot SECS 19 20 BLK XXI
OHAKUNE TN

Designer Billy Moore LPB 111883
Interisland Consulting Ltd
New Zealand
Anytime +64 275245532
Email billda@xtra.co.nz

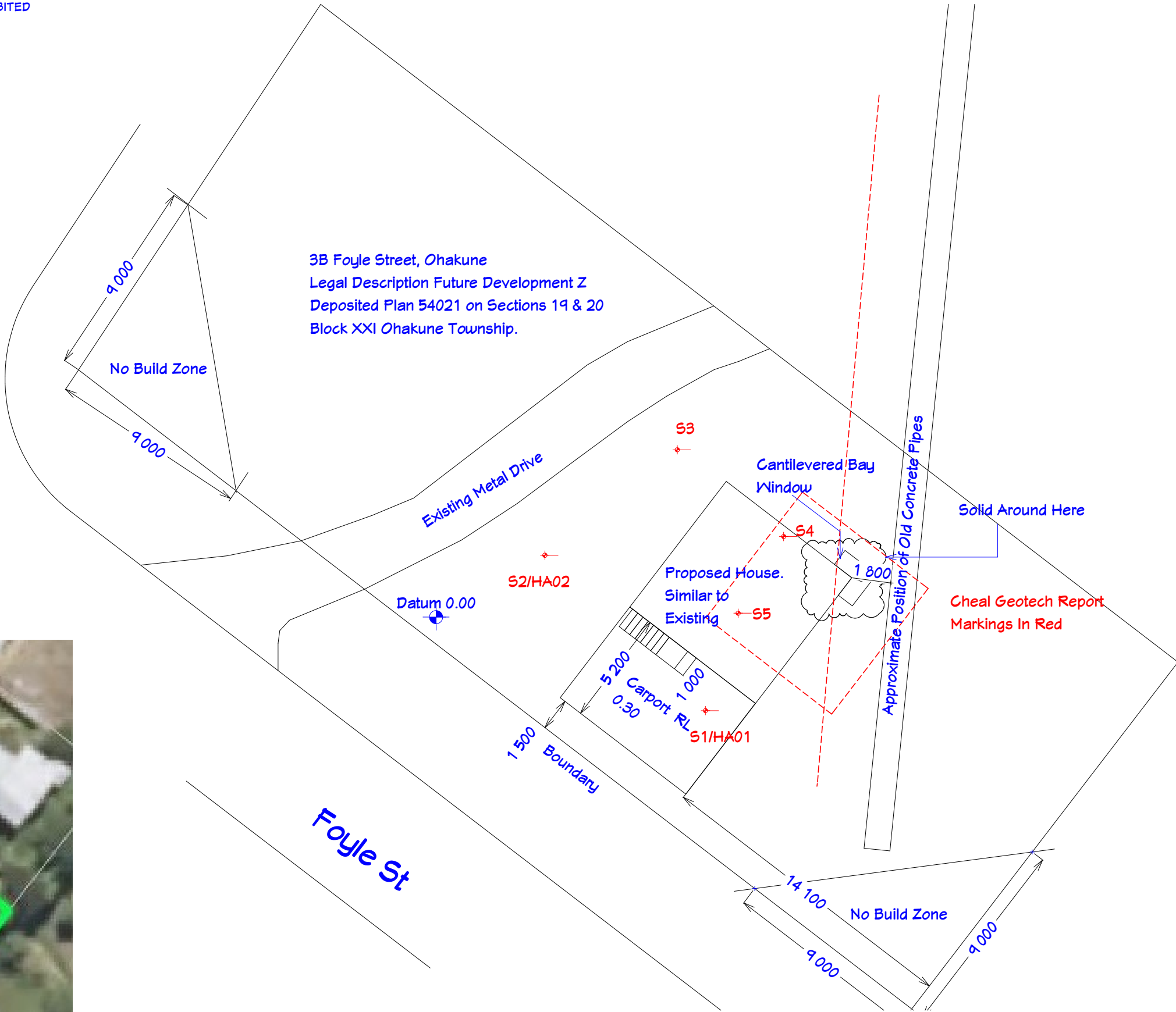
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RDC GIS



Site Plan

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Tony & Amanda Harris
3B Foyle St Val No 12761*245*00*
Ohakune 4625
Lot SECS 19 20 BLK XXI
OHAKUNE TN

Designer Billy Moore LPB 111883
Interisland Consulting Ltd
New Zealand
Anytime +64 275245532
Email billda@xtra.co.nz

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AS G12 AS1

3.4.1 Backflow Protection

shall be provided where it is possible for water or contaminants to backflow into the potable water supply system.

3.4.3 Backflow protection shall be achieved by:

- a) An air gap, in accordance with Paragraph 3.5, or
- b) A backflow prevention device selected in accordance with Paragraphs 3.4.4 and 3.4.5.

STORMWATER DRAINAGE:

- 100Ø uPVC SW line is to run @ 1:100 minimum fall and connect to the public SW line connection
- Downpipes are to be 80Ø. Max catchment area 0-25° roof pitch = 85m2
- Install a Colorsteel Taylor External Fascia / Gutter system.

SANITARY SEWER DRAINAGE:

- 100Ø uPVC SS line is to run & to connect to the public SS line connection @ 1:60 min fall.
- All sanitary waste plumbing and drainage pipes are to be DWV grade uPVC and must comply with AS/NZS 1260.
- Fixture DIA Grade

Discharge Stack 100Ø 1:60

WC 100Ø 1:60

Shower 65Ø 1:40

Basin 65Ø 1:40

Washing Machine 65Ø 1:40

Kitchen Sink 65Ø 1:40

TV's 50Ø

GULLY TRAP / ORG:

- To be min 75mm above unpaved surface or at a height that prevents ponding or the ingress of water where located in a paved surface.

PLUMBING STACKS:

- The base of the stacks shall have 2 x 45degree bends separated by a straight pipe of length not less than 2x the bore.

NB:

Drainlayer to Provide a Detailed

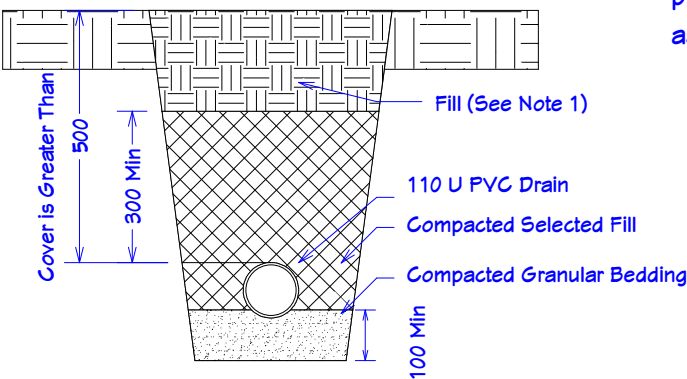
"As Built Drawings & Plans of Drainage"

For the TDC On Completion And testing of all Work.

Provide Any Necessary

Relevant Producer Statements if Required.

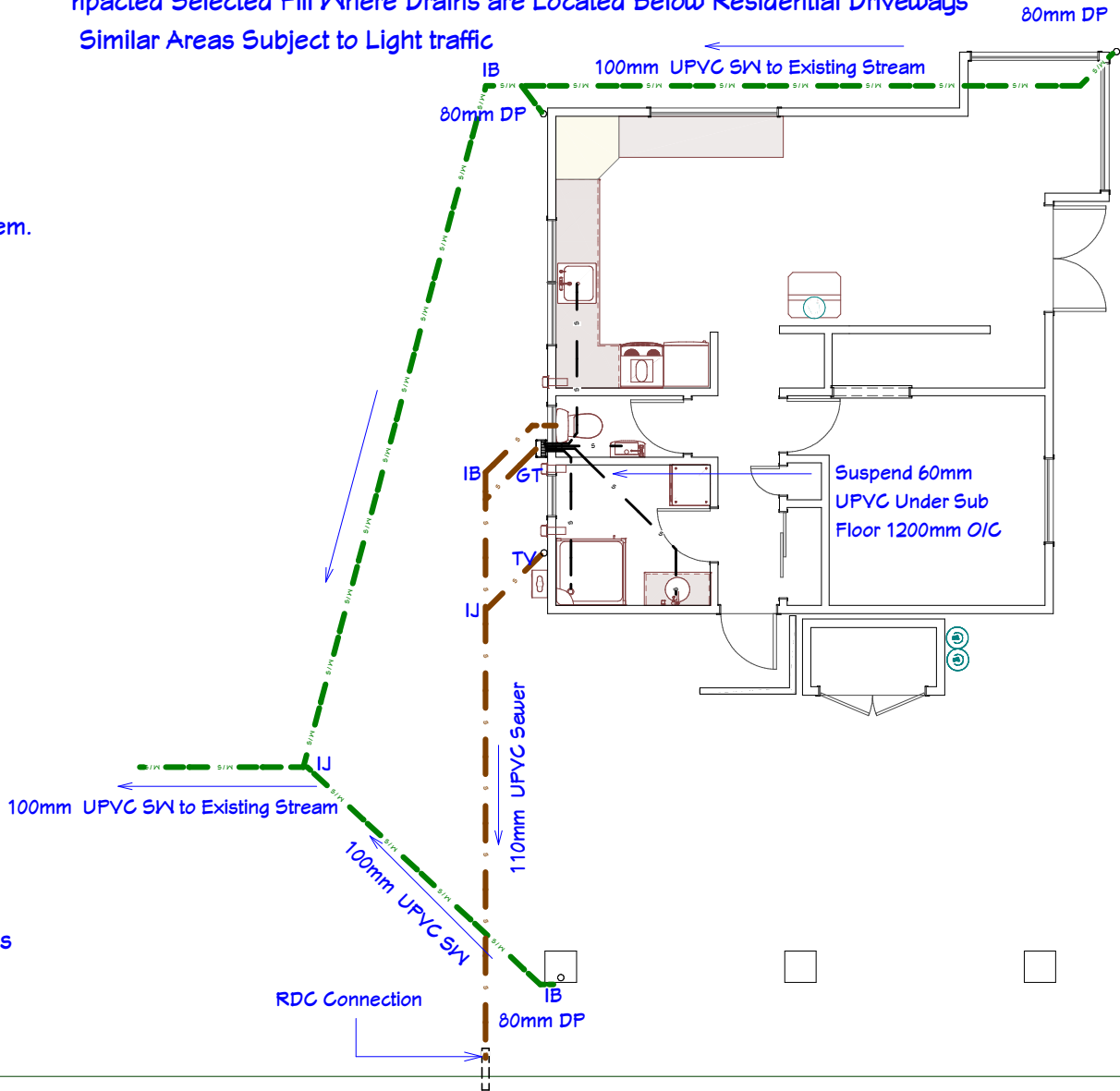
From As G13 AS2 Foul Water Drain
Bedding & Back Filling Type B of NZS 7643



:1.

hall Be:

inary Fill Where Drains are Located Below Gardens and Open Country
npacted Selected Fill Where Drains are Located Below Residential Driveways
Similar Areas Subject to Light traffic



Plumbing & Drainage

All work is to comply with the N.Z. Building Code 2005, AS/NZS3500 Pt 2 and to Territorial Authority requirements. Provide all backvents as necessary. Air Admittance Valves (AAV) may be used in lieu of fixture vents where practical. All pipe work is to be concealed as far as practical.

Laying Of Foul Water Drain Access Points:

From AS G13 AS2

5.7.4 Access points shall be provided at the following locations:

- a) Immediately prior to drain outfalls,
- b) Immediately inside the boundary of the property served,
- c) At the junction of every drain with another drain except that no access point is required where the branch drain is less than 2.0 m long and only serves a gully trap,
- d) Every change in horizontal direction of greater than 45°,
- e) Every change in gradient greater than 45°,
- f) At intervals (on straight lines) of no less than:
 - i) 50 m where rodding points are used, or
 - ii) 100 m where access chambers, inspection chambers or inspection points are used, and
- g) Within 2.0 m outside the building where a drain enters or exits from under a building.



RDC GIS Drainage

Plumbing & Drainage

Foyle St

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A3

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Tony & Amanda Harris
3B Foyle St Val No 12761*245*00*
Ohakune 4625
Lot SECS 19 20 BLK XXI
OHAKUNE TN

Designer Billy Moore LPB 111883
Interisland Consulting Ltd
New Zealand
Anytime +64 275245532
Email billda@xtra.co.nz

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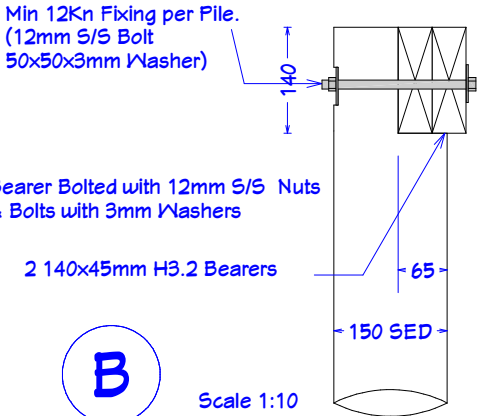


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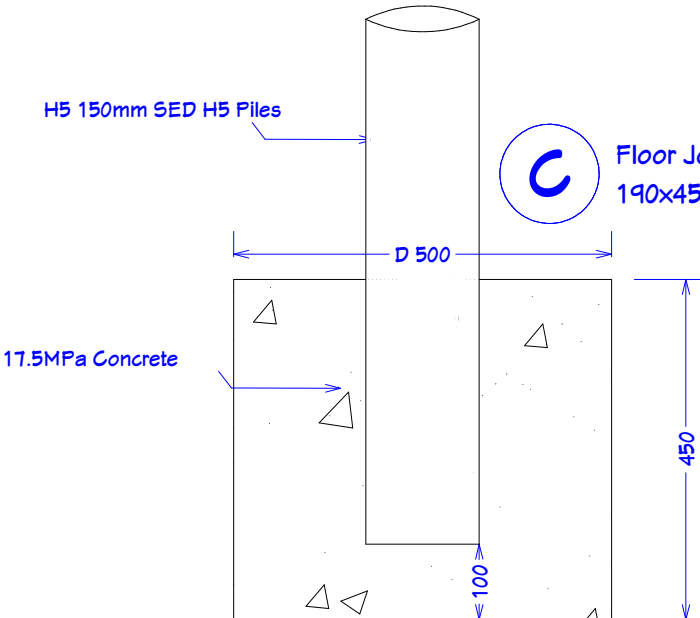
N

O

Across



Pile to Bearer Detail



Braced Pile Footing

Strandboard Tongue & Groove (White Tongue) 3600x1200x20mm

Solid Blocking Mid Span

Along

Solid Blocking Along Pile Lines @1800mm O/C

Floor Joist to NZS 3604 2011. 190x45mm H1.2 SG8 450mm O/C

Solid Blocking Mid Span

Handrails must be 'positioned between 900 and 1000mm above the pitchline'. The pitchline is defined as 'the line joining the leading edge or nosings of successive stair treads'

Decks to NZS 3604 2011

Joists 190x45mm H3.2 SG8 400mm O/C

Edge Blocking to 7.4.1.3 NZS 3604:2011

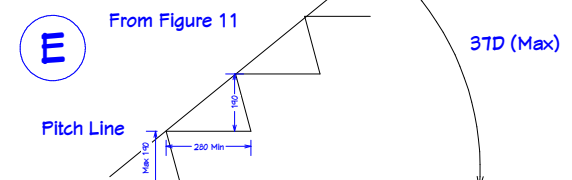
Bearers 2/140x45mm H3.2 SG8

Deck Posts 125x125mm H5

17.5Mpa Concrete Footing 500Dx450mm Deep
BP = Brace Pile. 500Dx450mm Deep Footings

Acceptable Solutions D1/AS1

Pitch, Risers & Treads for Stairs



Common Stairways & Main Private Stairways

Sub Floor

Sheet #
A4

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Registered Master Builders

Tony & Amanda Harris
3B Foyle St Val No 12761*245*00*
Ohakune 4625
Lot SECS 19 20 BLK XXI
OHAKUNE TN

Designer Billy Moore LPB 111883
Interisland Consulting Ltd
New Zealand
Anytime +64 275245532
Email billda@xtra.co.nz

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FLOOR SURFACES SCHEDULE	
1	SELECTED CARPET ON RUBBER UNDERLAY
2	SELECTED VINYL

Main Entry to Comply With AS D1/AS1 or Verification Method D1/M1

1.0 Slip Resistance

1.0.1 Compliance with the slip-resistant performance of NZBC D1.3.3 (d) may be verified by confirming that the walking surface under the expected conditions of use has a coefficient of friction (μ) of no less than: $\mu = 0.4 + 0.0125 S$ where S is the slope of the walking surface expressed as a percentage.

1.0.2 Measurement of the coefficient of friction shall be in accordance with AS/NZS 3661.1.

TIMBER GRADES SCHEDULE:

- All timber must comply with B2/AS1.
- All structural timber to be SGB min unless otherwise noted.
- Wall Framing
Use H-1.2 min treatment for all wall framing.
- Roof Framing
Use H-1.2 min treatment for all roof framing.
- Exterior Use Timber
Use H-3.2 min treatment for any framing / timber used in external situations.
- Ground Contact Timber
Use H-5 min treatment for all timber in ground contact.

H1 Energy Efficiency Report for Low Thermal Mass for Zone 3 Non Solid Construction From DBH Tables Schedule Method

Non-solid construction – minimum R-values for schedule method (only where area of glazing is 30% or less of total wall area)

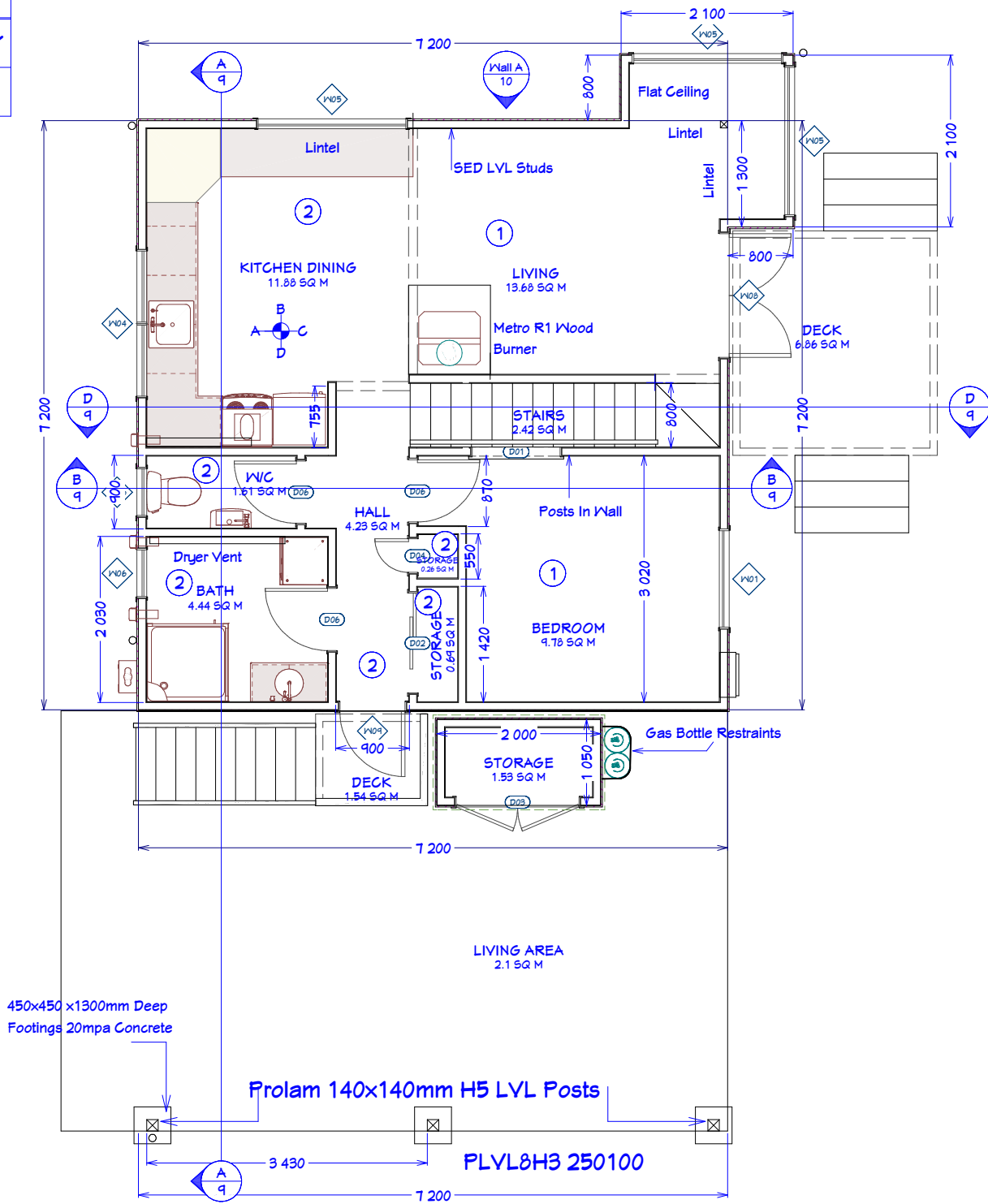
Roof = R 3.3 (Min) Specified Earthwool® Glasswool insulation: R3.6

Walls = R 2.0 (min) Earthwool® Glasswool insulation: R2.6

Total Wall Area = 95.08m² :30% Allowed Windows = 28m²

Total Window Area = 19.08 m² = 20% Double Glazed Aluminium R.26

IE: No Additional Requirements Needed



Building Code Requirements

B. Stability

B1. Structure: To comply with B1/AS1

Blockwork to comply with NZS 4229

Timber framing and fixings to comply with NZS 3604:2011

B2. Durability: To comply with B2/AS1

Corrosion zones refer NZS 3604:2011

C. Fire Safety: To comply with C1-C4/AS1

Install smoke detectors to AS 3786

E. Moisture

E1. Surface water to comply with NZBC- E1/AS1

E2. External moisture to comply with NZBC-E2/AS1

Window joinery to comply with NZS 4211

E3. Internal moisture to comply with NZBC E3/AS1

F. Safety of users

Windows and glazing to comply with NZBC F2/AS1 & NZS 4223

F4. Safety from falling to comply with NZBC-F4/AS1

G. Services and facilities: All existing services to be located and pegged before commencing any site work

G4. Ventilation: Windows & glazing to comply with NZBC F2/AS1, G4/AS1

G9. Electrical: Electrical work to comply with local territorial authority requirements and electrical wiring regulations

G13. Sanitary Plumbing: All sanitary plumbing work to comply with G13/AS1

H Energy Efficiency: Floor Wall Ceiling & Roof R values to meet minimum exposure zone requirements

IMPORTANT NOTE:

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A5

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Tony & Amanda Harris
3B Foyle St Val No 12761*245*00*
Ohakune 4625
Lot SECS 19 20 BLK XXI
OHAKUNE TN

Designer Billy Moore LPB 111883
Interisland Consulting Ltd
New Zealand
Anytime +64 275245532
Email billda@xtra.co.nz

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FLOOR SURFACES SCHEDULE	
①	SELECTED CARPET ON RUBBER UNDERLAY
②	SELECTED VINYL

FLOOR FIXINGS:

Boundary joist to end of each joist: 2 end nailed 90x3.15 power driven nails.
Joist to plate: 3 skewed 90x3.15 power driven nails
Solid blocking to joist: 2 end nailed 90x3.15 power driven nails.

Sheet Flooring: 60x2.8 ring shanked galv @ 150mm c/c @ sheet edges & 300mm c/c @ intermediate supports.
Wet area flooring: 10g x 50mm stainless steel countersunk head screws at 150mm c/c @ sheet edges & 200mm c/c @ intermediate supports.

Bottom Plate to Mid Floor Framing:
External Walls - 3 90x3.15 power driven nails @ 600 c/c.
Internal Walls - 1 90x3.15 power driven nail @ 600 c/c.
For bracing element requirements refer to Gib bracing charts.
Pipe Penetration to Joists: Provide TJ240 Thru Joist.

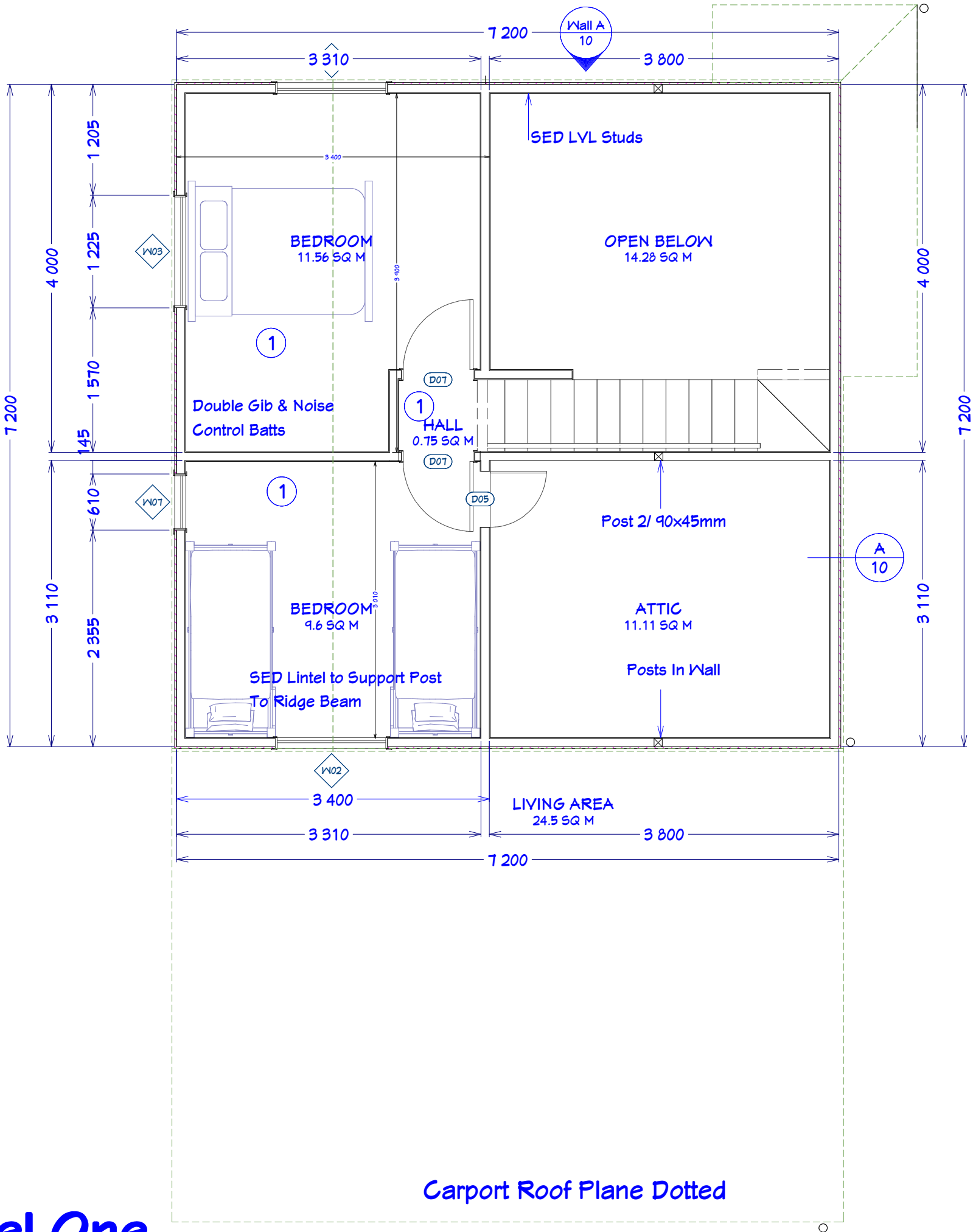
Bottom plate fixing – suspended timber-framed floors.

Requirements for the fixing of bottom plates of external and internal walls to suspended timber floors is given in NZS 3604:2011 Table 8.19.

The specifications are:

- hand-driven nails to external walls and internal wall bracing elements – 2 x 100 x 3.75 mm nails at 600 mm maximum centers.
- hand-driven nails to unbraced internal walls – 1 x 100 x 3.75 mm nail at 600 mm maximum centers
- power-driven nails to external walls and internal wall bracing element – 3 x 90 x 3.15 mm nails at 600 mm maximum centers
- power-driven nails to unbraced internal walls – 1 x 90 x 3.15 mm nail at 600 mm maximum centers.

Depending on the capacity of bracing within walls, the manufacturer of the bracing system may specify different fixings to those specified above. The maximum bracing capacity for walls fixed to timber-framed floors under NZS 3604:2011 is 120 bracing units/meter.



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A6

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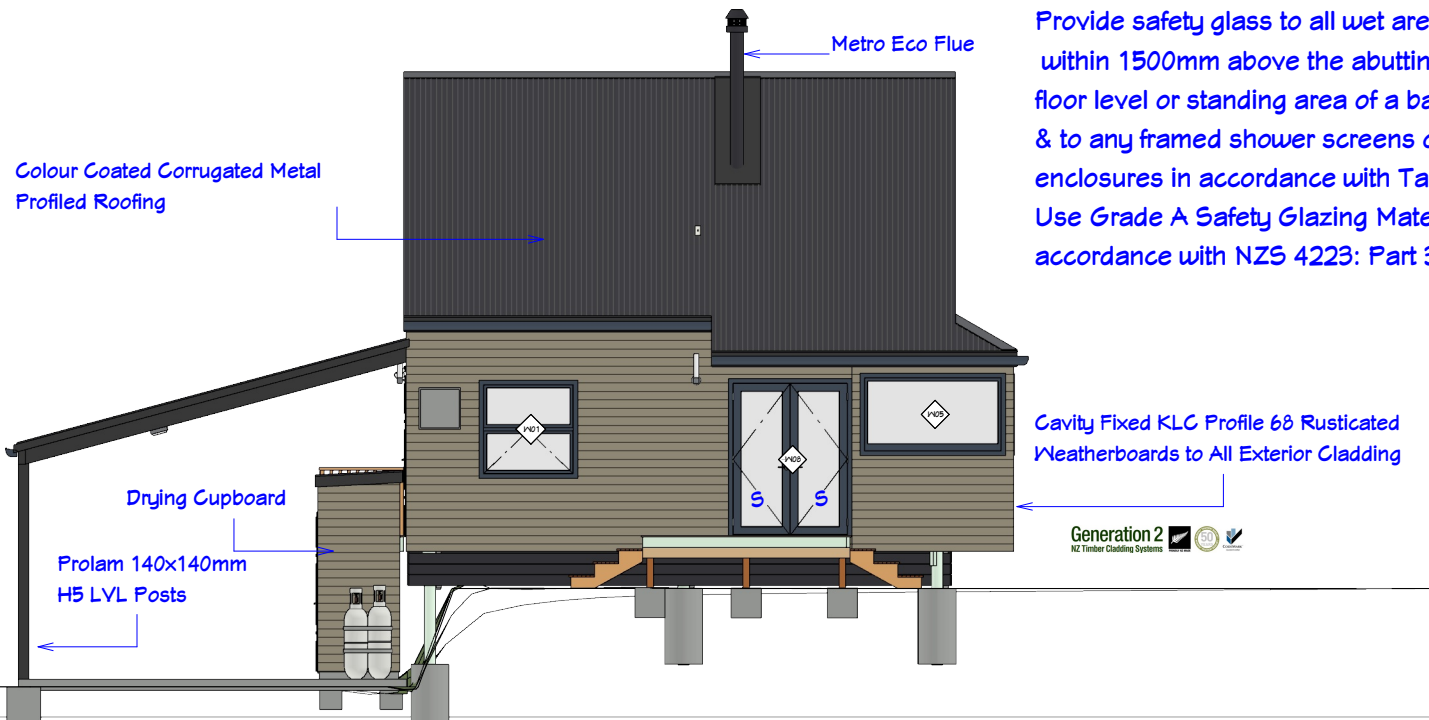


Tony & Amanda Harris
3B Foye St Val No 12761*295*00*
Ohakune 4625
Lot SECS 19 20 BLK XXI
OHAKUNE TN

Designer Billy Moore LPB 111883
Interisland Consulting Ltd
New Zealand
Anytime +64 275245532
Email bilida@xtra.co.nz

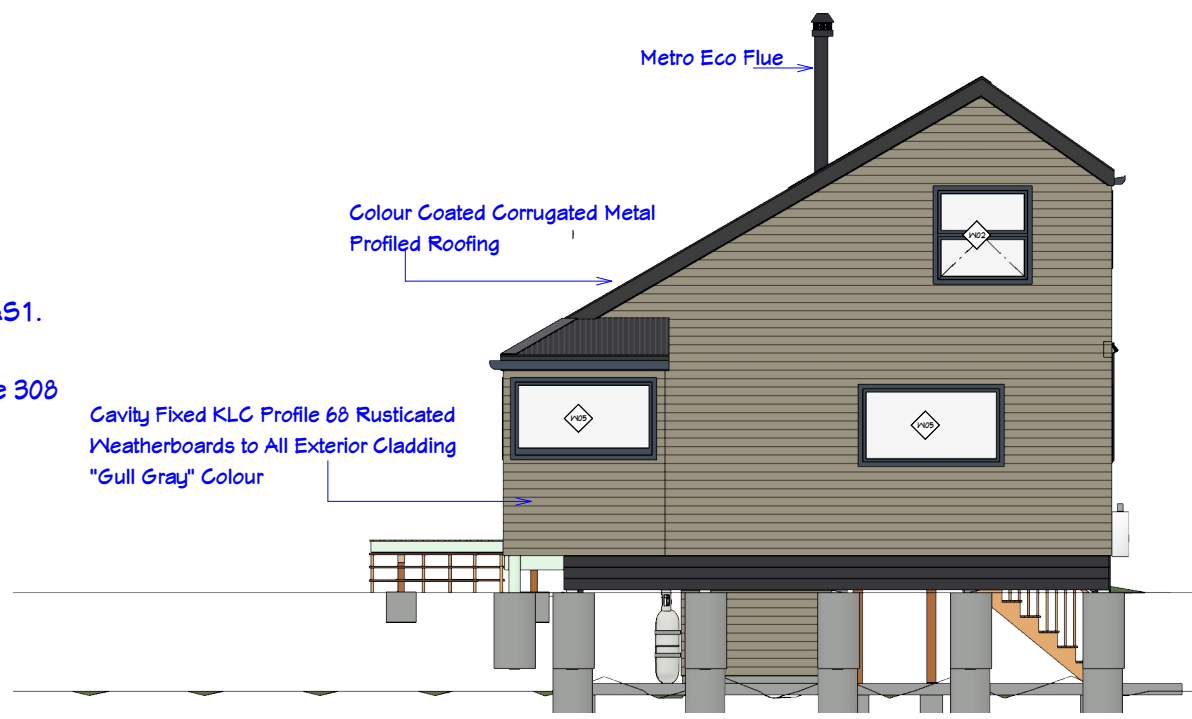
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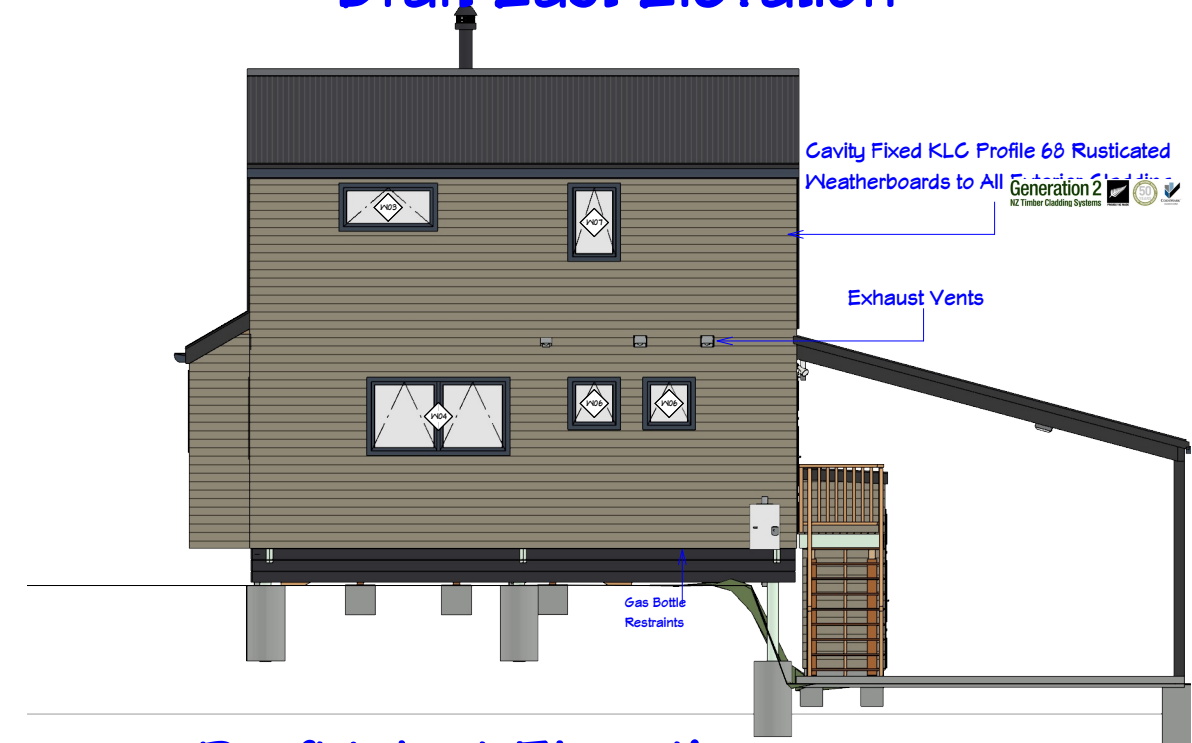


Draft East Elevation

Double Glazed Aluminium Framed Joinery.
All glazing to comply with NZBC F2/A51 & NZS 4223: Part 3.
Provide safety glass to all wet area glazing within 1500mm above the abutting finished floor level or standing area of a bath or shower & to any framed shower screens or bath enclosures in accordance with Table 3.D4 F2/A51.
Use Grade A Safety Glazing Material in accordance with NZS 4223: Part 3:1999 Clause 308



Draft North Elevation

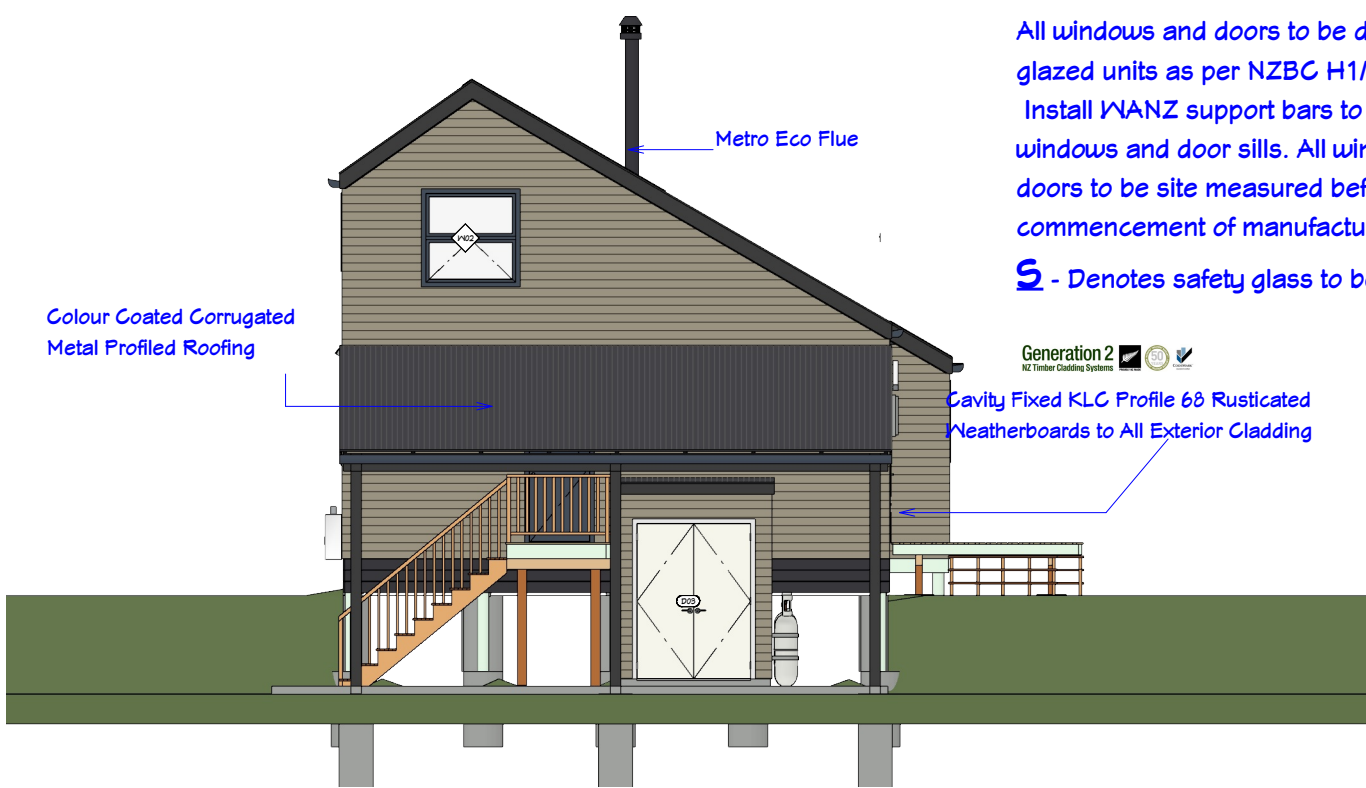


Draft West Elevation

Ohakune			
Climate	Zone	Energy Efficiency	Zone 3
Wind	Zone		Zone A High
Exposure	Zone		Zone B For Design Standards
Earthquake	Zone		Zone 2
Snow	Zone		N1 1.5KPA

Aluminium Joinery
Generally windows shall be Fletcher Aluminium pacific 35mm series extruded aluminum profiles. Refer to Joinery Schedule for Individual Details and sizing.

GENERAL NOTES WINDOWS:
All windows and doors to be double glazed units as per NZBC H1/A51 2007. Install WANZ support bars to all exterior windows and door sills. All windows and doors to be site measured before commencement of manufacture.
S - Denotes safety glass to be installed



Draft South Elevation

Elevations

G11 Gas as an Energy Source
New Rinnia infinity A16 External instant gas hot water system, and Bottle Gas with seismic restraint, installed to the local requirements and by an approved installer.
Legal minimum clearances required when positioning two 45 kilogram Contact Rockgas LPG bottles are:-
1m From a Door, 150mm from an opening window, air vent or opening 1m at the bottom of the bottle, 1m from a drain.

Sheet #
A7

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BM

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mb
Registered
Master Builders

EVES
CONSTRUCTION LTD

Tony & Amanda Harris
3B Foyle St Val No 12761*245*00*
Ohakune 4625
Lot SECS 19 20 BLK XXI
OHAKUNE TN

Designer Billy Moore LPB 111883
Interisland Consulting Ltd
New Zealand
Anytime +64 275245532
Email billda@xtra.co.nz

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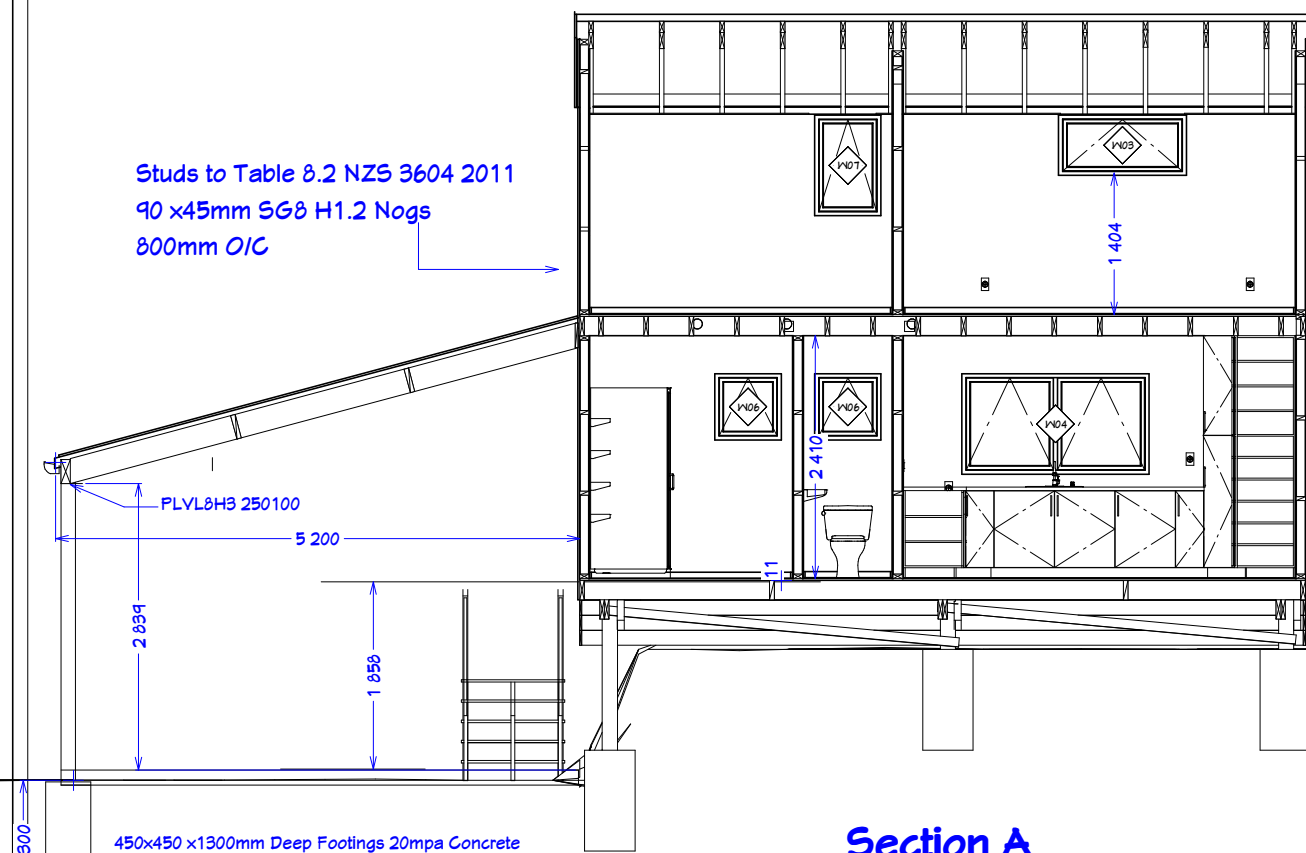


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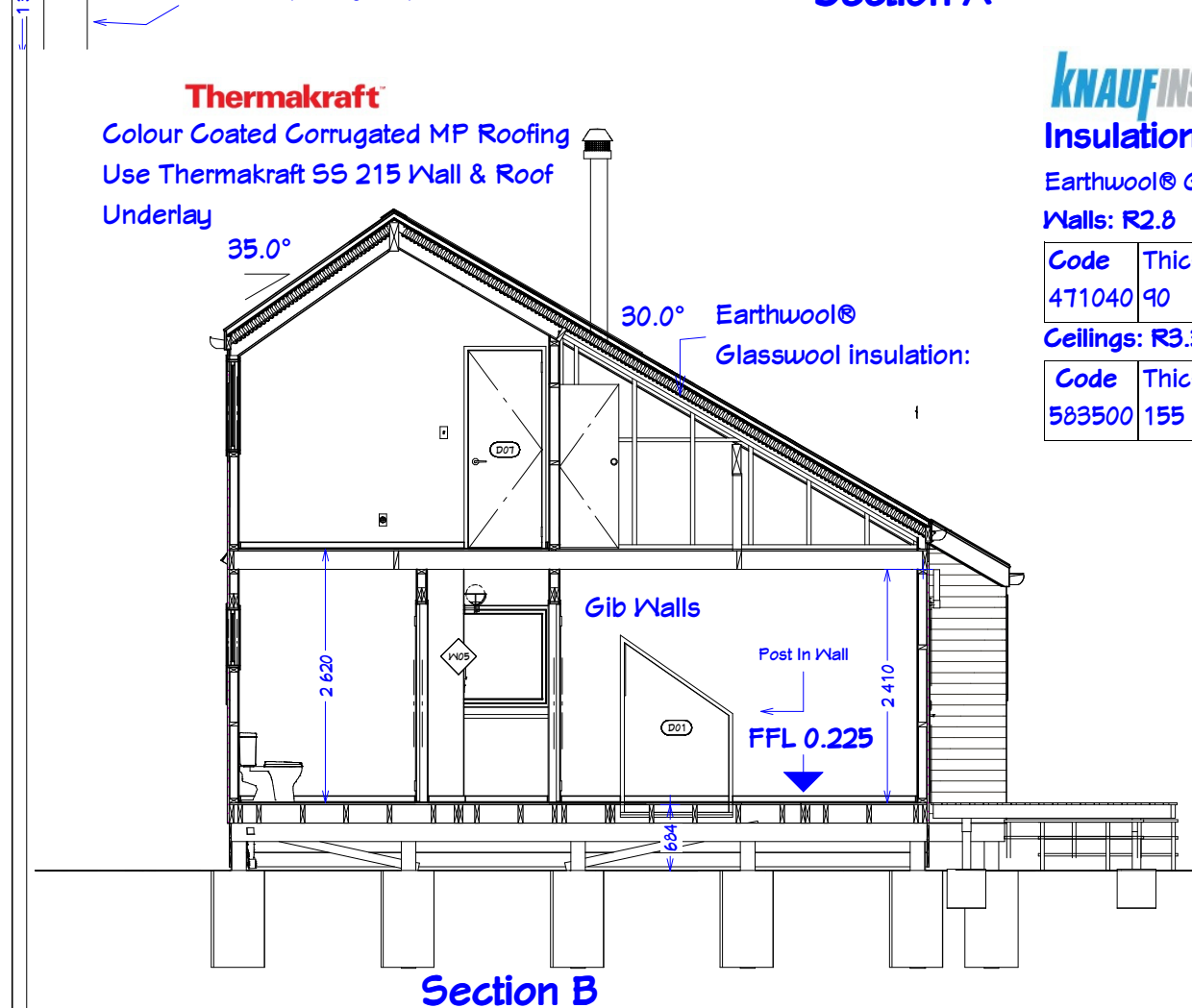
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3B Foyle St Val No 12761*245*00*
Ohakune 4625
Lot SECS 19 20 BLK XXI
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Designer Billy Moore LPB 111883

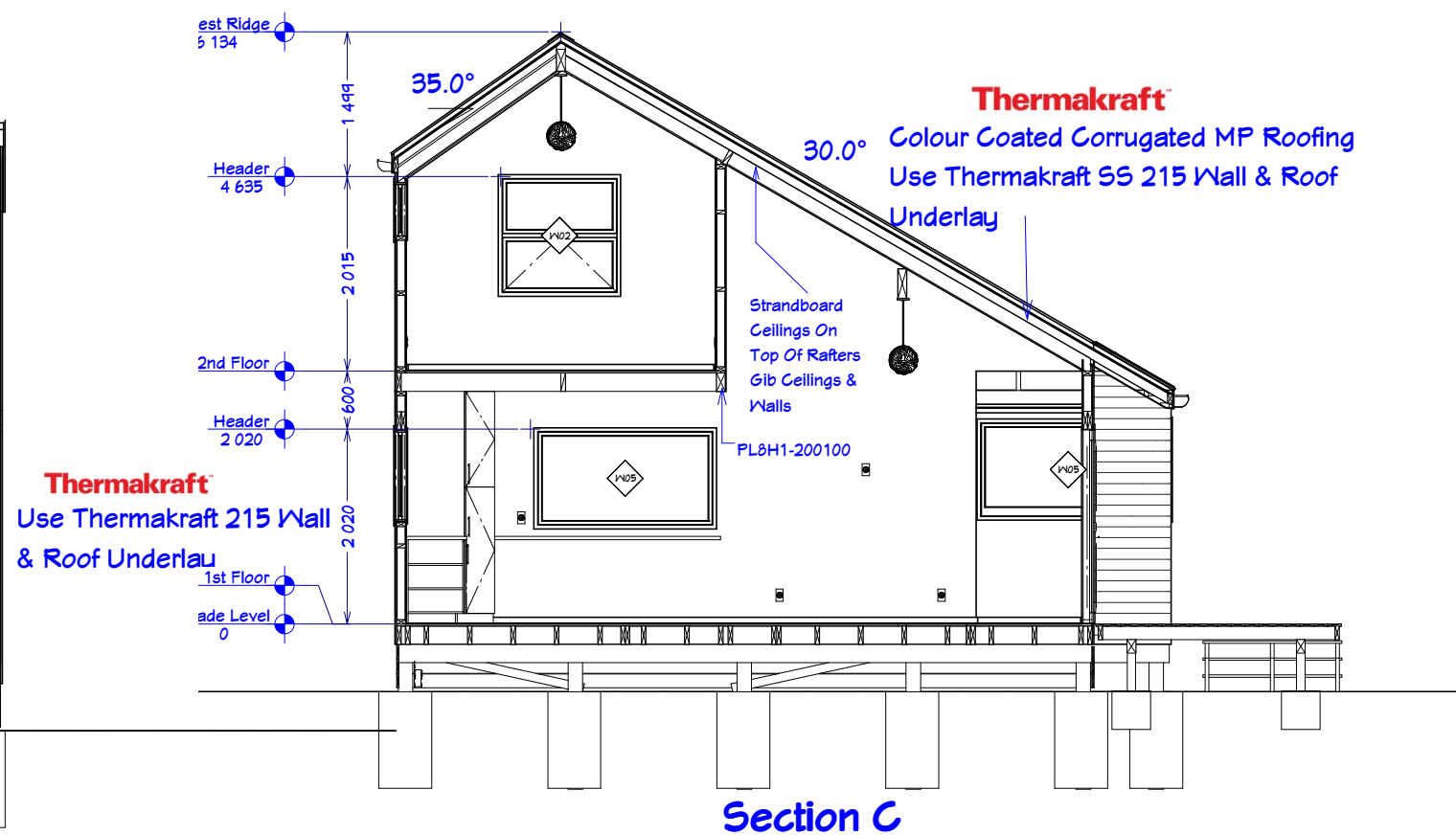
Interisland Consulting Ltd
New Zealand
Anytime +64 275245532
Email billda@extra.co.nz



Section A



Section B



Section C

KNAUFINSULATION

Insulation Details:

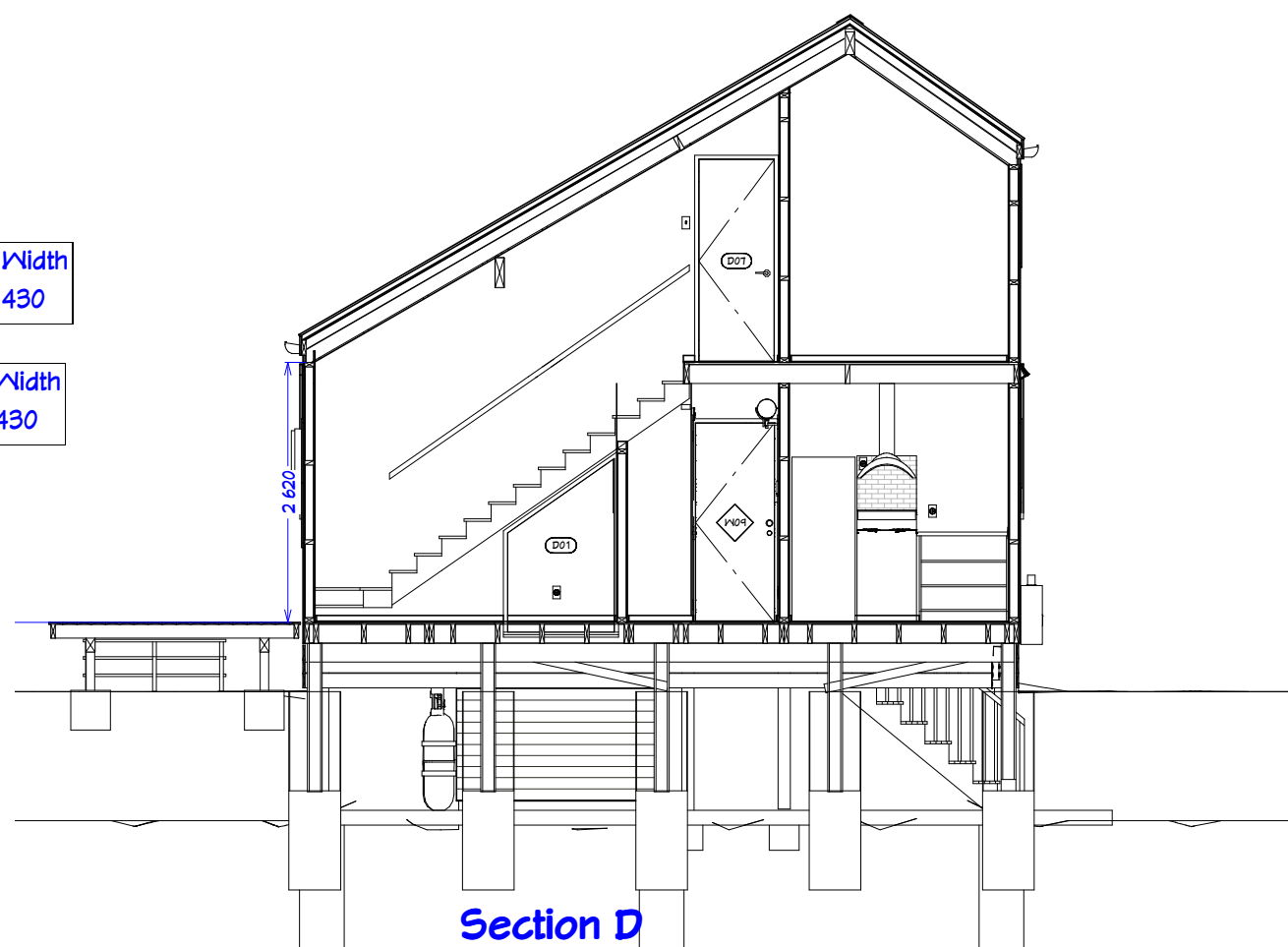
Earthwool® Glasswool insulation:

Walls: R2.8

Code	Thickness	R Val	Length	Width
471040	90	2.8	1160	430

Ceilings: R3.3

Code	Thickness	R Val	Length	Width
583500	155	3.3	1160	430



Section D

Cross Sections

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FLOOR FIXINGS:

Boundary joist to end of each joist: 2 end nailed 90x3.15 power driven nails.
Joist to plate: 3 skewed 90x3.15 power driven nails
Solid blocking to joist: 2 end nailed 90x3.15 power driven nails.

Sheet Flooring: 60x2.8 ring shanked galv @ 150mm c/c @ sheet edges & 300mm c/c @ intermediate supports.
Wet area flooring: 10g x 50mm stainless steel countersunk head screws at 150mm c/c @ sheet edges & 200mm c/c @ intermediate supports.

Bottom Plate to Mid Floor Framing:

External Walls - 3 90x3.15 power driven nails @ 600 c/c.
Internal Walls - 1 90x3.15 power driven nail @ 600 c/c.
For bracing element requirements refer to Gib bracing charts.
Pipe Penetration to Joists: Provide TJ240 Thru Joist.

Timber Framing, High Wind Zone.

Framing, Lintels & Beams to NZS 3604.2011
All timber must comply with NZBC B2.
Wall framing to be SG8 H-1.2 min treatment.
Nog all walls @ 800 max c/c
90x45 top & bottom plates to NZS 3604.

Loadbearing Studs

Lower of Two Storeys Table 8.2
2.4m stud height - 90x45 @ 600 c/c
Single or Top Storey Table 8.2
2.4m stud height - 90x45 @ 600 c/c
Internal Non LB Studs
2.4m stud height - 90x45 @ 600 c/c

Fixings

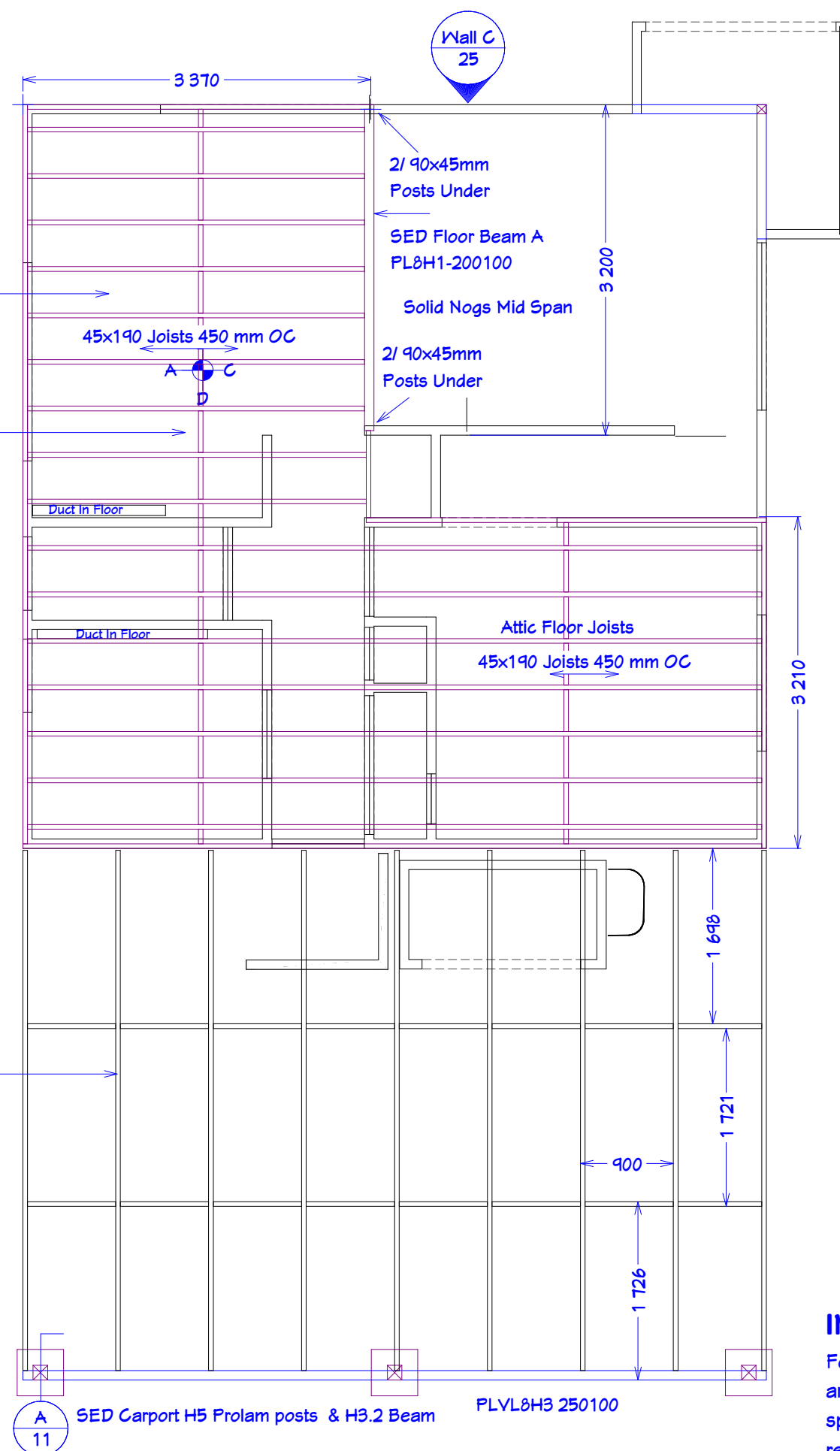
Rafter to Top Plate - Type E from NZS 3604 2011.
Ext Top Plate: 2 / 90x3.15 nails & 2 wire dogs each end.
Int Top Plate: 2 / 90x3.15 nails.
Max angle of 45 degrees in roof plane - refer to Fig 10.22 NZS 3604.2011.
- Top Plate to Stud - Refer to Lumberlok Charts (Sheet 10)
Ground Floor External Loadbearing Walls: Lumberlok Type A
1st Floor External Loadbearing Walls: Lumberlok Type A or B as noted.
Non Loadbearing Walls: Type A - 2 / 90x3.15 nails vert into stud.
- Lintel Fixings - Refer to Lumberlok Charts (Sheet 18)
Lumberlok Type E or F as noted.
Lintels as Per Table 8.9 NZs 3604 2011.

190x45mm Floor Joists @
450mm O/C to Table 7.1
NZS 3604

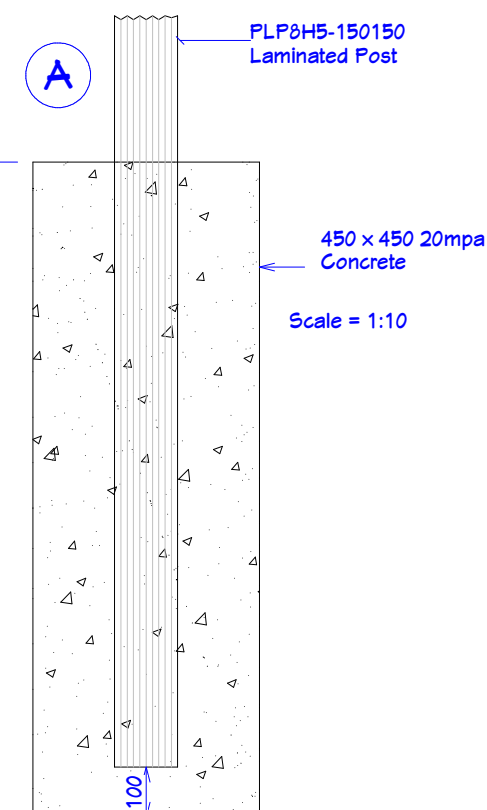
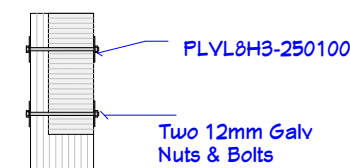
Solid Nogs Mid
Span

Lay Strandboard Tongue &
Grooved (White Tongue)
3600x1200x20mm

Carport Rafters 240x45mm
SG8 H1.2 900mm O/C 2
Rows Of Solid Blocking



Mid Floor Framing



Post & Beam Detail

IMPORTANT NOTE:

For resolution of any discrepancies between architectural drawings, engineering drawings, specifications or manufacturer's details please refer to Ryan or Bill prior to manufacture or commencement of the affected works.

Sheet #

A9

Drawn By:
BM

Date:
3/05/2021

Scale A3: 1:50

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Tony & Amanda Harris
3B Foyle St Val No 12761*245*00*
Ohakune 4625
Lot SECS 19 20 BLK XXI
OHAKUNE TN

Designer Billy Moore LPB 111883
Interisland Consulting Ltd
New Zealand
Anytime +64 275245532
Email billda@xtra.co.nz

File: Dropbox: I Ryan Eves Anthony Chief Architect Files_03 29 2021

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90x45mm LVL Prolam Studs

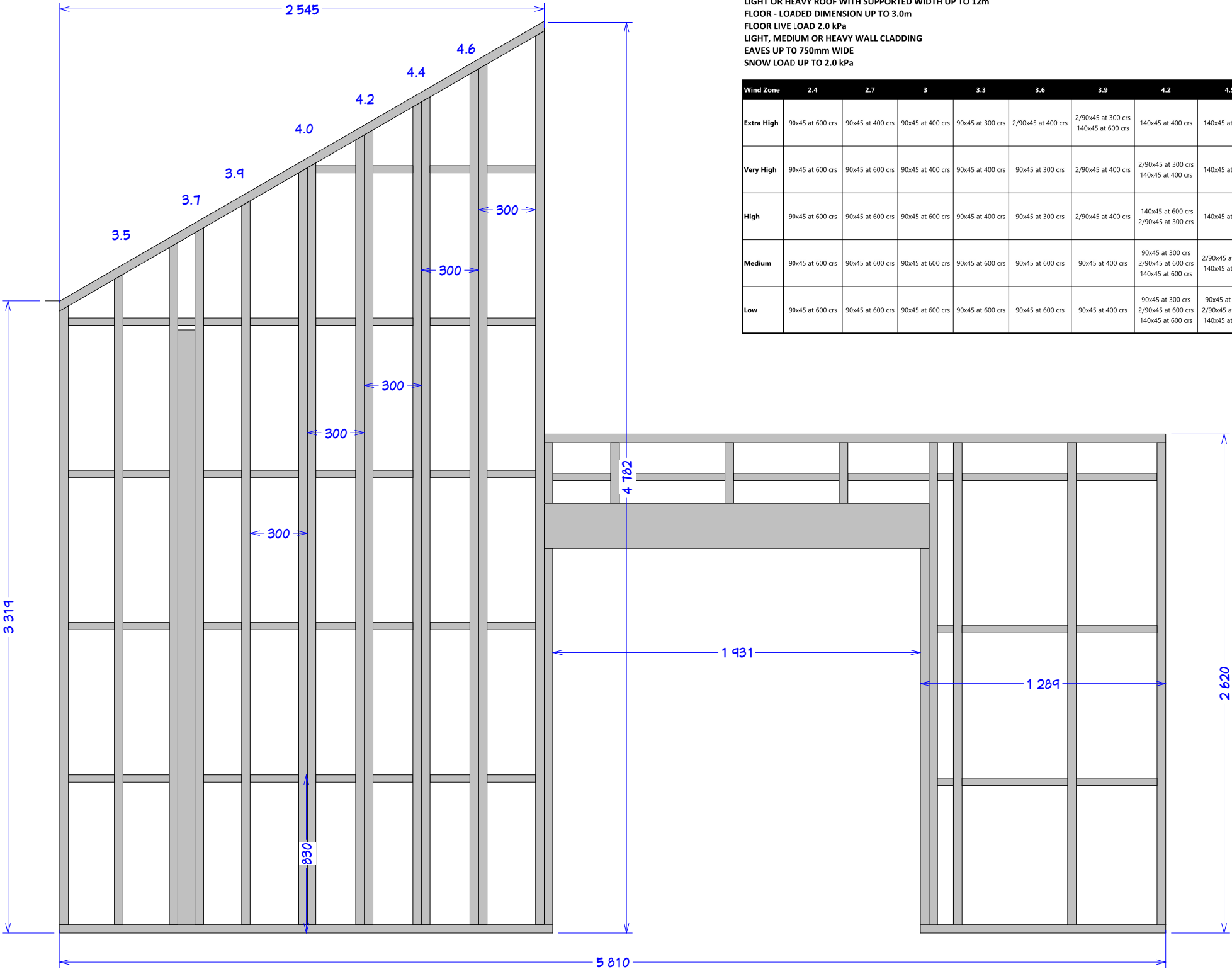


Prolam® On-Line Calculator – www.prolamnz.com/specifiers
Ph: 03 526 7436 E: info@prowoodnz.com

Prolam Smartframe LVL15 STUDS Outside 3604

LOWER OF TWO, UPPER OR SINGLE STOREY
LIGHT OR HEAVY ROOF WITH SUPPORTED WIDTH UP TO 12m
FLOOR - LOADED DIMENSION UP TO 3.0m
FLOOR LIVE LOAD 2.0 kPa
LIGHT, MEDIUM OR HEAVY WALL CLADDING
EAVES UP TO 750mm WIDE
SNOW LOAD UP TO 2.0 kPa

Wind Zone	2.4	2.7	3	3.3	3.6	3.9	4.2	4.5	4.8	5.1	5.4	5.7	6
Extra High	90x45 at 600 crs	90x45 at 400 crs	90x45 at 400 crs	90x45 at 300 crs	2/90x45 at 400 crs	2/90x45 at 300 crs 140x45 at 600 crs	140x45 at 400 crs	140x45 at 300 crs	2/140x45 at 400 crs 190x45 at 600 crs	2/140x45 at 400 crs 190x45 at 400 crs	2/140x45 at 300 crs 190x45 at 400 crs	190x45 at 300 crs	-
Very High	90x45 at 600 crs	90x45 at 600 crs	90x45 at 400 crs	90x45 at 400 crs	90x45 at 300 crs	2/90x45 at 400 crs	2/90x45 at 300 crs 140x45 at 400 crs	140x45 at 400 crs	140x45 at 300 crs	2/140x45 at 400 crs 190x45 at 600 crs	2/140x45 at 400 crs 190x45 at 400 crs	2/140x45 at 300 crs 190x45 at 400 crs	190x45 at 300 crs
High	90x45 at 600 crs	90x45 at 600 crs	90x45 at 600 crs	90x45 at 400 crs	90x45 at 300 crs	2/90x45 at 400 crs	140x45 at 600 crs 2/90x45 at 300 crs	140x45 at 400 crs	140x45 at 400 crs	140x45 at 300 crs	2/140x45 at 400 crs 190x45 at 600 crs	2/140x45 at 400 crs 190x45 at 400 crs	2/140x45 at 300 crs 190x45 at 400 crs
Medium	90x45 at 600 crs	90x45 at 600 crs	90x45 at 600 crs	90x45 at 600 crs	90x45 at 600 crs	90x45 at 400 crs	90x45 at 300 crs 2/90x45 at 600 crs 140x45 at 600 crs	2/90x45 at 400 crs 140x45 at 600 crs	2/90x45 at 300 crs 140x45 at 600 crs	140x45 at 400 crs	140x45 at 400 crs	140x45 at 300 crs 2/140x45 at 600 crs 190x45 at 600 crs	2/140x45 at 400 crs 190x45 at 600 crs
Low	90x45 at 600 crs	90x45 at 600 crs	90x45 at 600 crs	90x45 at 600 crs	90x45 at 600 crs	90x45 at 400 crs	90x45 at 300 crs 2/90x45 at 600 crs 140x45 at 600 crs	90x45 at 300 crs 2/90x45 at 600 crs 140x45 at 600 crs	2/90x45 at 400 crs 140x45 at 600 crs	2/90x45 at 300 crs 140x45 at 600 crs	140x45 at 400 crs	140x45 at 400 crs	140x45 at 300 crs 2/140x45 at 600 crs 190x45 at 600 crs



Climate Zone: 3
Earthquake Zone: Zone 2
Exposure Zone: Zone B
Lee Zone: No
Rainfall Range: 60 - 70
Wind Region: A
Wind Zone: High

Sheet #
A10

Drawn By:
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3/05/2021

Scale A3:

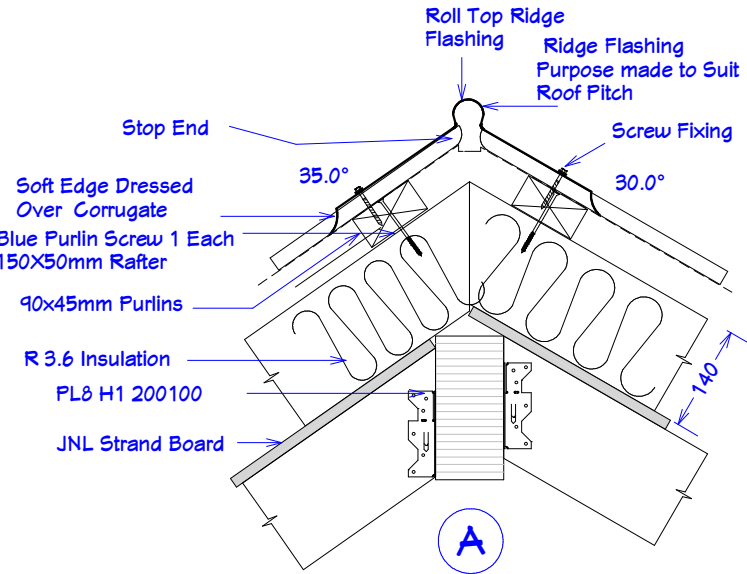
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Lot SECS 19 20 BLK XXI
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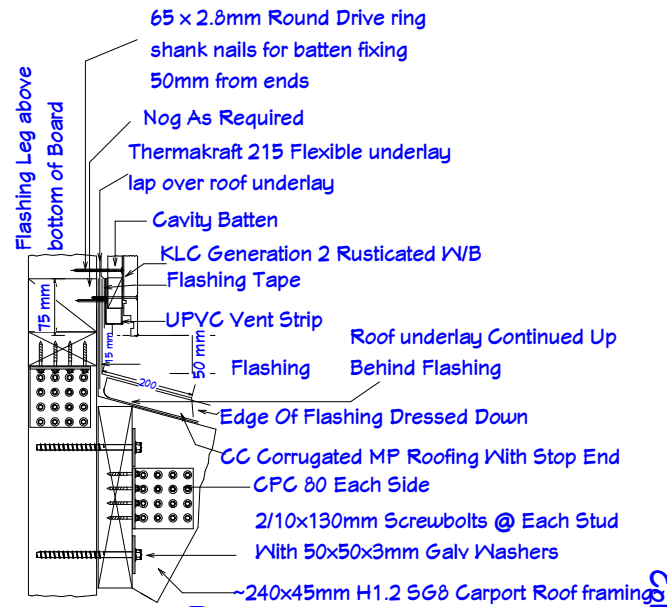
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New Zealand
Anytime +64 275245532
Email billda@xtra.co.nz

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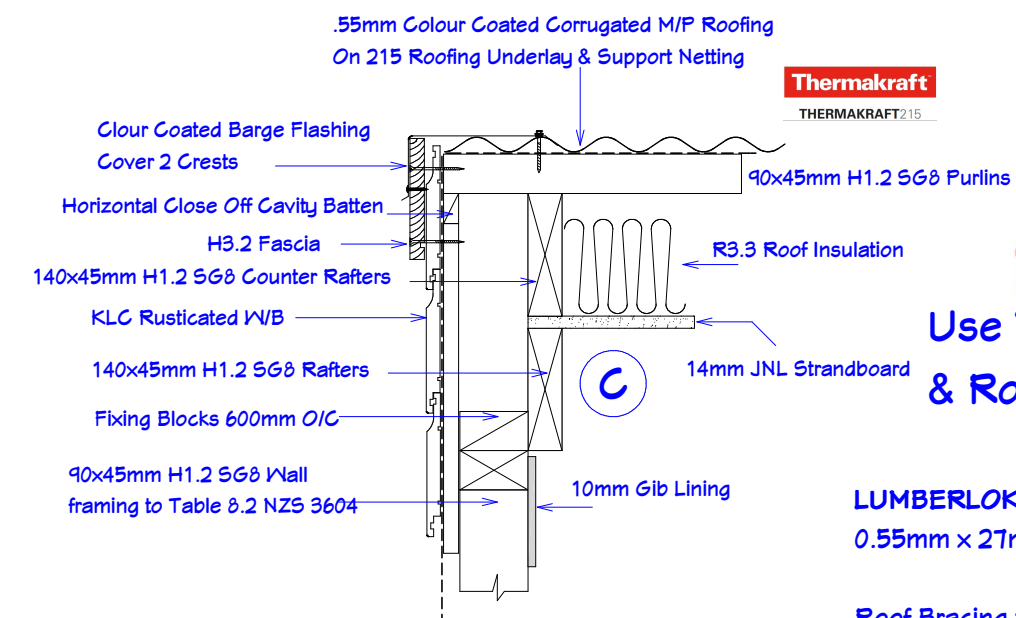


Corrugated Metal Profile
E2A51 : Table 7 Ridges Hips. Refer Aprons: General Figs 43, 45b,46

Scale = 1:10



Carport Apron Flashing Detail

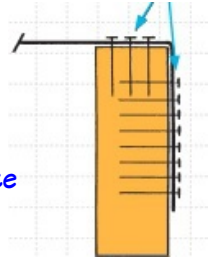


Thermakraft
Use Thermakraft 215 Wall & Roof Underlay

LUMBERLOK STRIP BRACE
0.55mm x 27mm G550 Z275 GALVANIZED STEEL

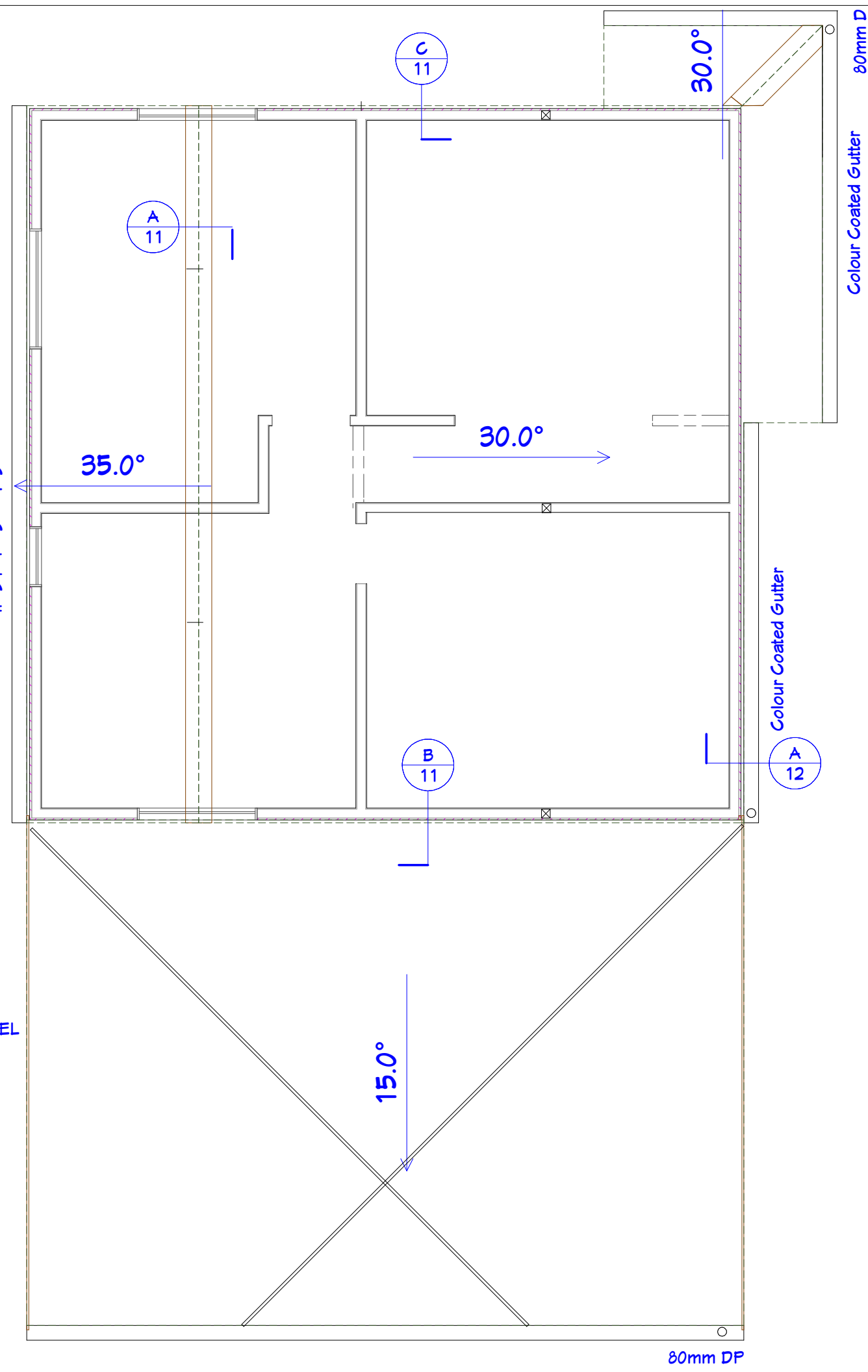
Roof Bracing to NZS 3604.2011 - "Light Gable".
Install roof plane braces RPB to comply with NZS 3604.2011.

End Fixing Notes:
3 nails top edge
8 nails vertical face
(not same line)



IMPORTANT NOTE:
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Roof Plan



Sheet #

A11

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Scale A3: 1:50

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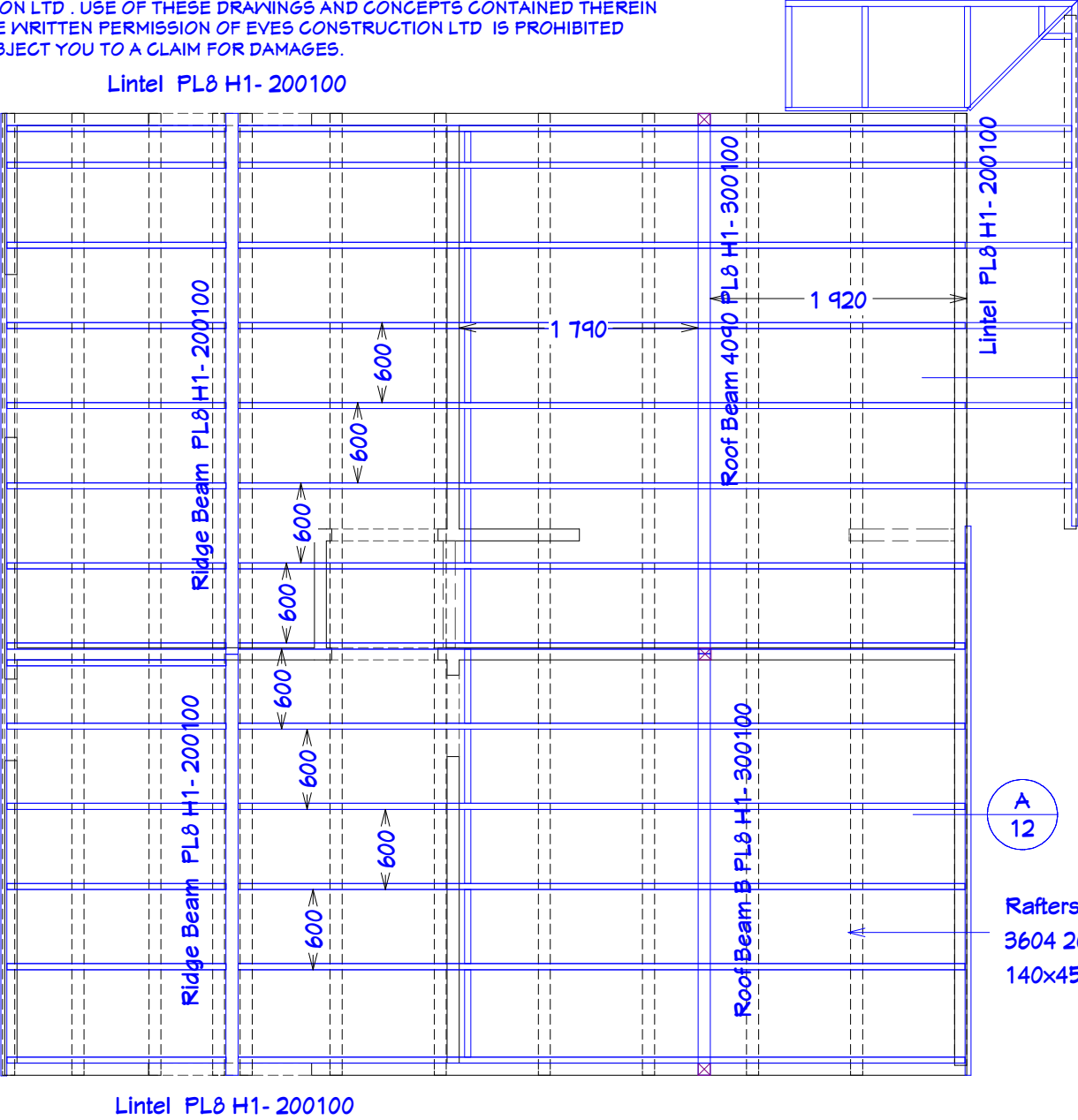
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Tony & Amanda Harris
3B Foye St Val No 12761*245*00*
Ohakune 4625
Lot SECS 19 20 BLK XXI
OHAKUNE TN

Designer Billy Moore LPB 111883
Interisland Consulting Ltd
New Zealand
Anytime +64 275245532
Email billda@xtra.co.nz

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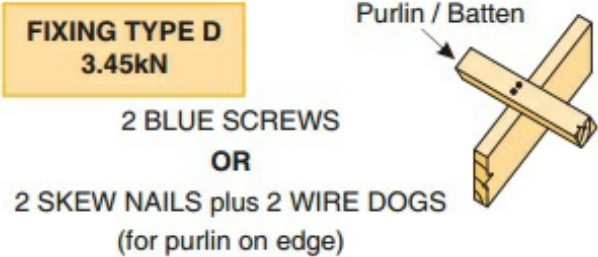


LUMBERLOK PURLIN & BATTEN FIXING

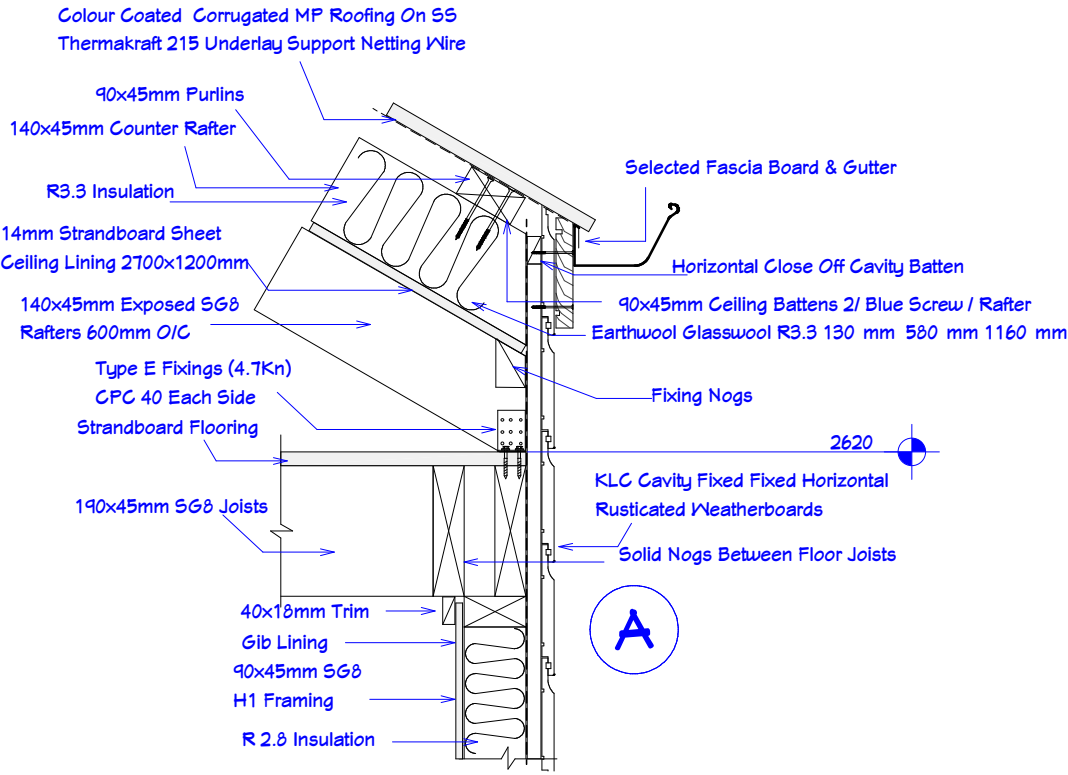
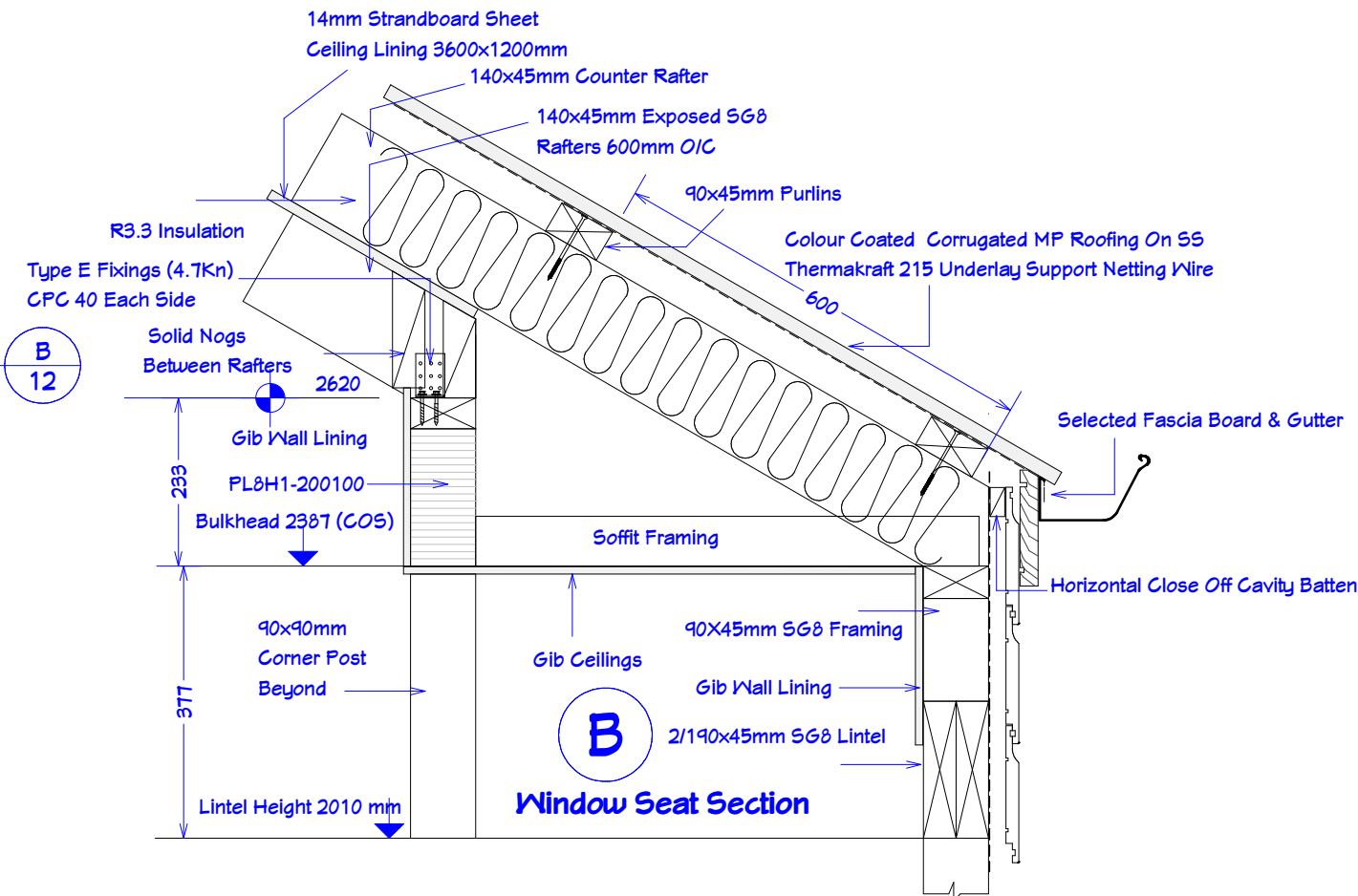
ALTERNATIVE SOLUTION TO NZS 3604:2011 TABLES 10.10 & 10.12

All purlin and batten sizes are as per NZS 3604:2011.
All fixings assume that the purlin and battens are installed on their flat over the top of the rafter or truss.
The minimum fixing requirements apply to all purlin locations within the roof area. Wind Zone:
As per NZS 3604:2011 L M H V H EH = Low Wind = Medium Wind = High Wind = Very High Wind = Extra High Wind The LUMBERLOK BLUE SCREW where specified requires a minimum of 30mm penetration into rafter or truss i.e. it is suitable for rough sawn timber up to 50mm thick at 18% moisture content. NZS 3604:2011 TABLES 10.10 & 10.12

Purlin Span Tables for Corrugate 0.40 BMT
RECOMMENDED MAXIMUM PURLIN SPAN TABLES
Roof (Restricted Access) High Wind Zone
Intermediate End Fixing
900mm 600mm Type C = 1/BH10x80mm 2.4Kn
From Table 11 E2 AS1 Corrugate 0.40mm Fixing Pattern = C2
C2 fixing pattern is – Hit 1, miss 1, hit 1, miss 2...



Roof Framing



Sheet #
A12

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Scale A3: **1:50**

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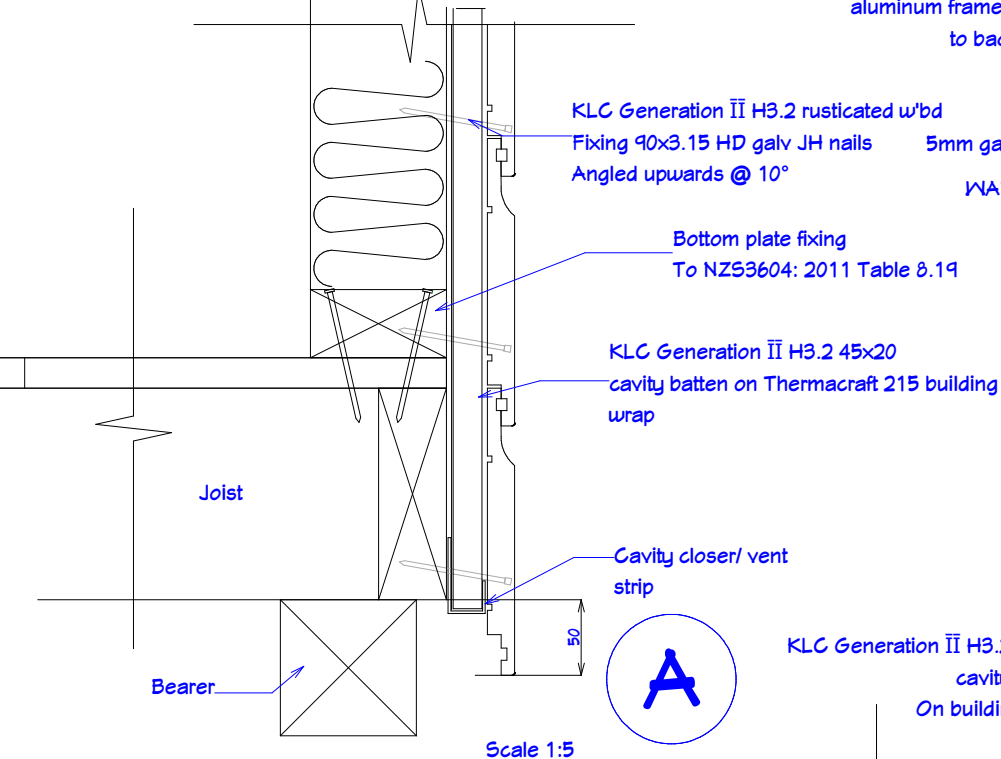
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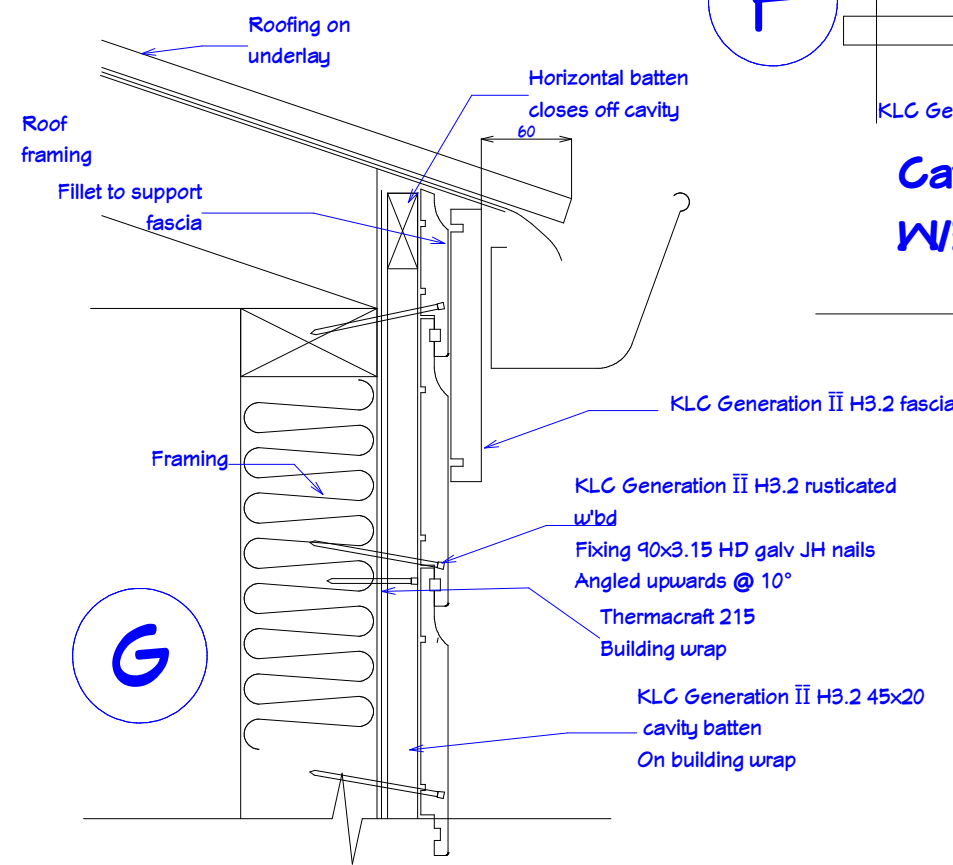
Tony & Amanda Harris
3B Foyle St Val No 12761*295*00*
Ohakune 4625
Lot SECS 19 20 BLK XXI
OHAKUNE TN

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Interisland Consulting Ltd
New Zealand
Anytime +64 275245532
Email billda@xtra.co.nz

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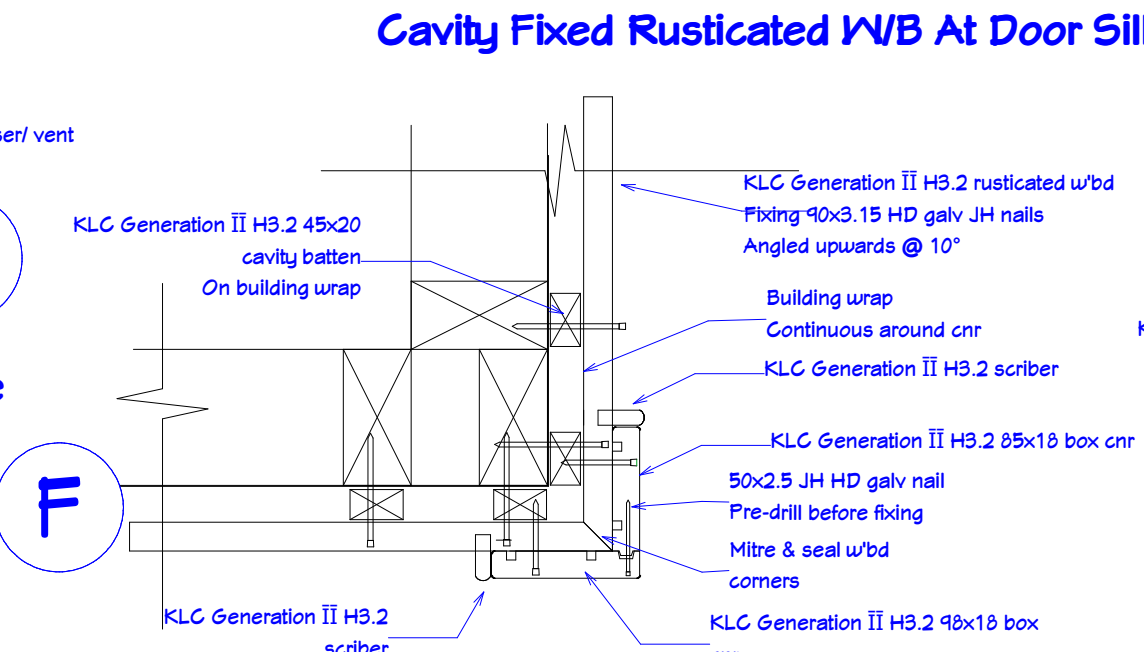


Cavity Fixed Rusticated W/B At Base



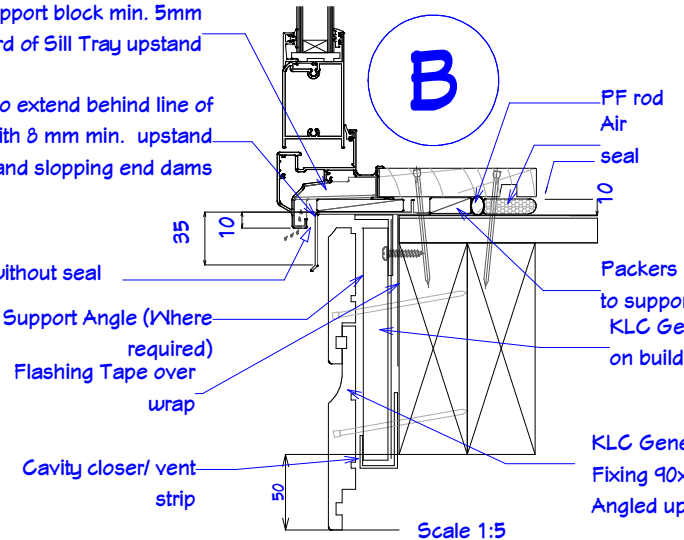
Cavity Fixed Rusticated W/B At Nil Soffit

Cavity Fixed Rusticated W/B Fixing Detail

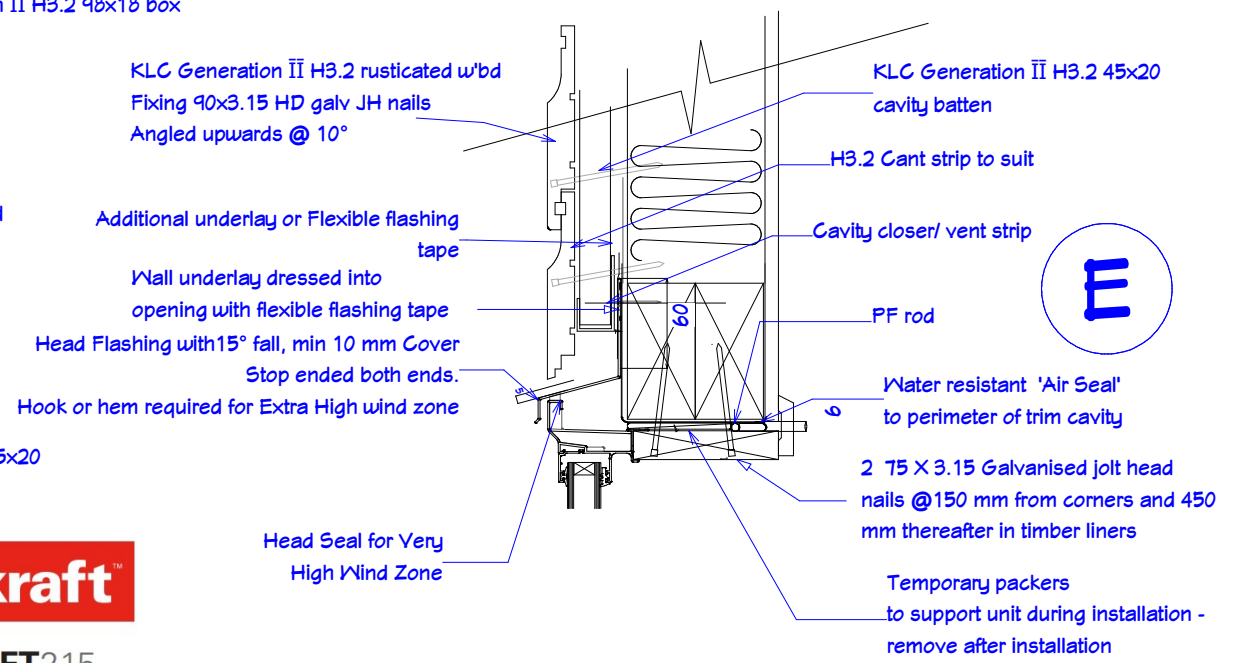
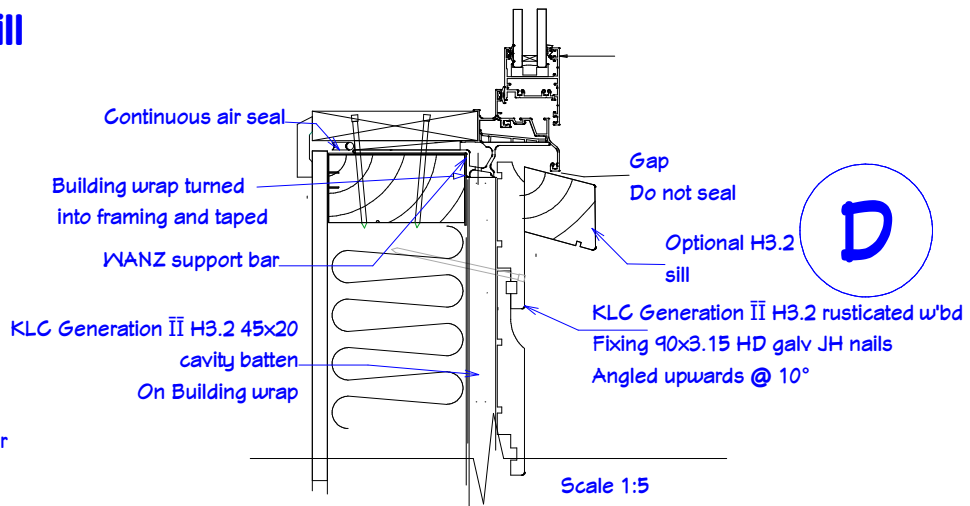
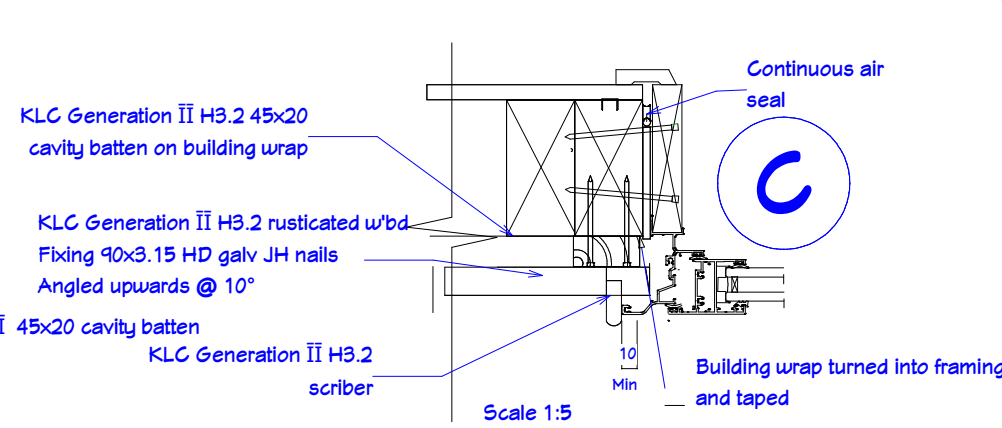


Cavity Fixed Rusticated W/B At Ext Boxed Corner

Cavity Fixed Rusticated W/B At Door Sill



Cavity Fixed Rusticated W/B At Door or Window Jamb



Cavity Fixed Rusticated W/B At Window Head



Sheet #
A13

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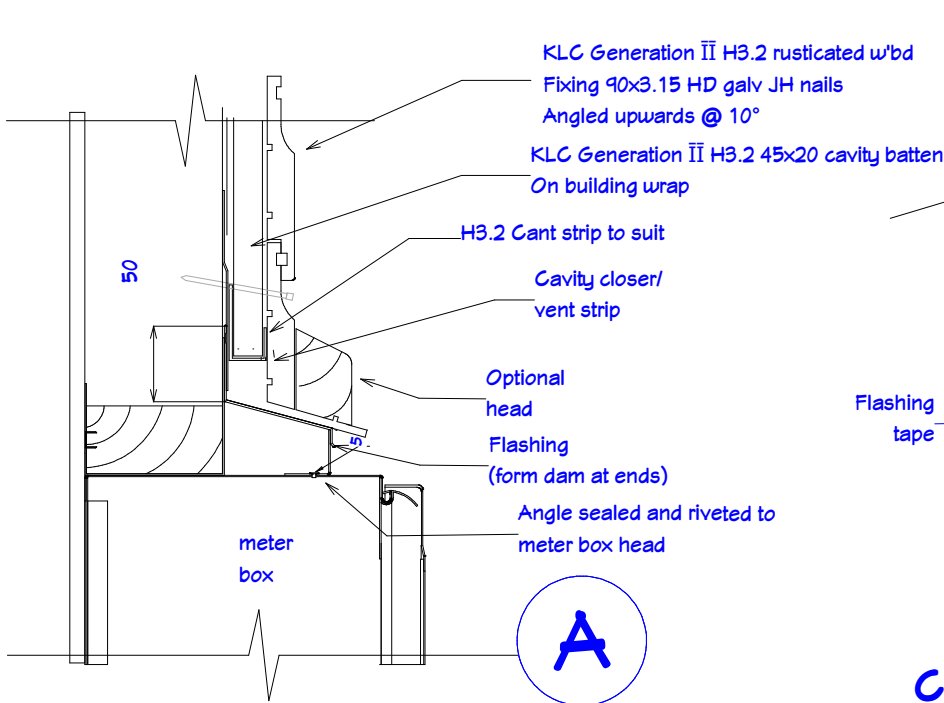

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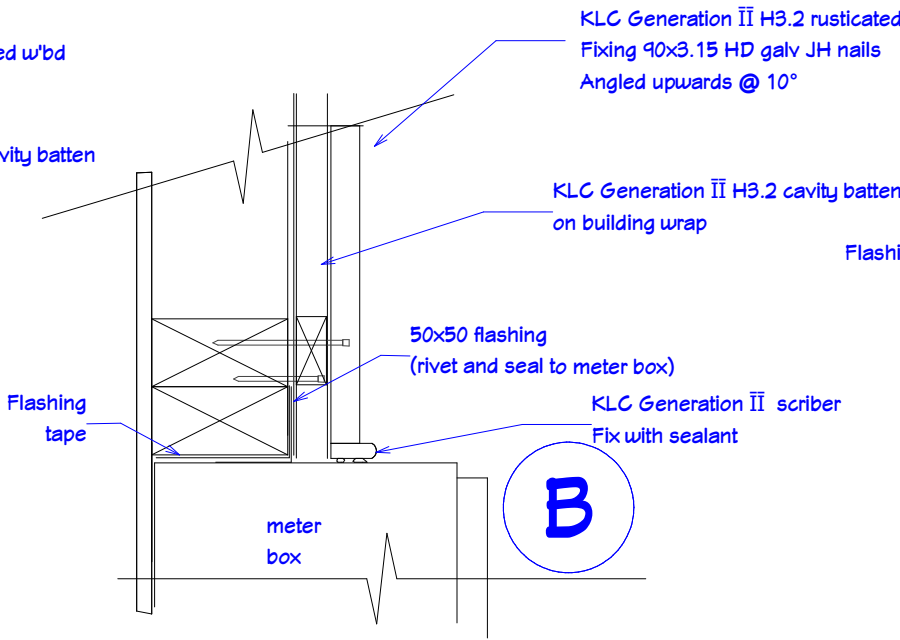
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3B Foyle St Val No 12761*245*00*
Ohakune 4625
Lot SECS 19 20 BLK XXI
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Designer Billy Moore LPB 111883
Interisland Consulting Ltd
New Zealand
Anytime +64 275245532
Email billda@xtra.co.nz

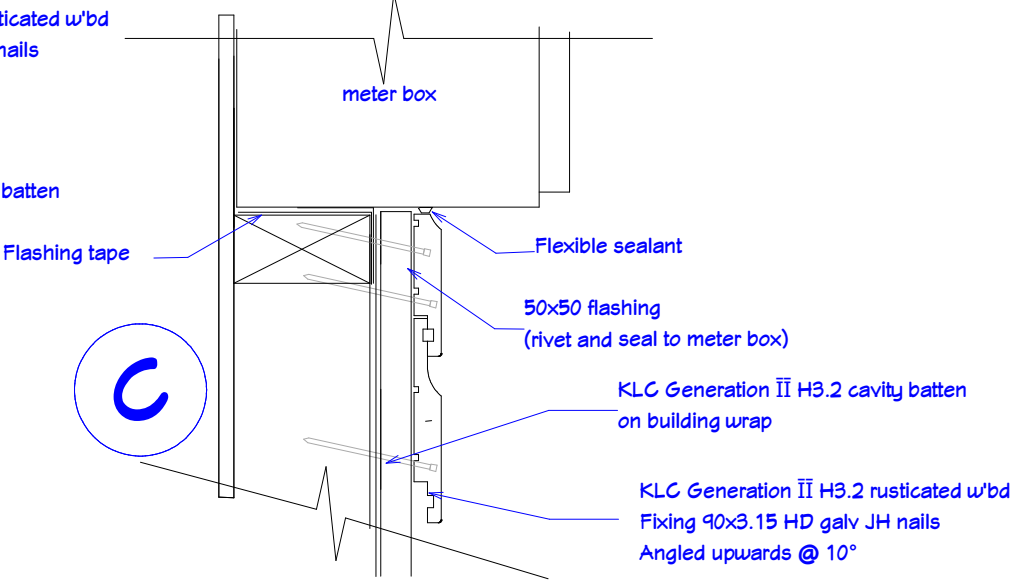
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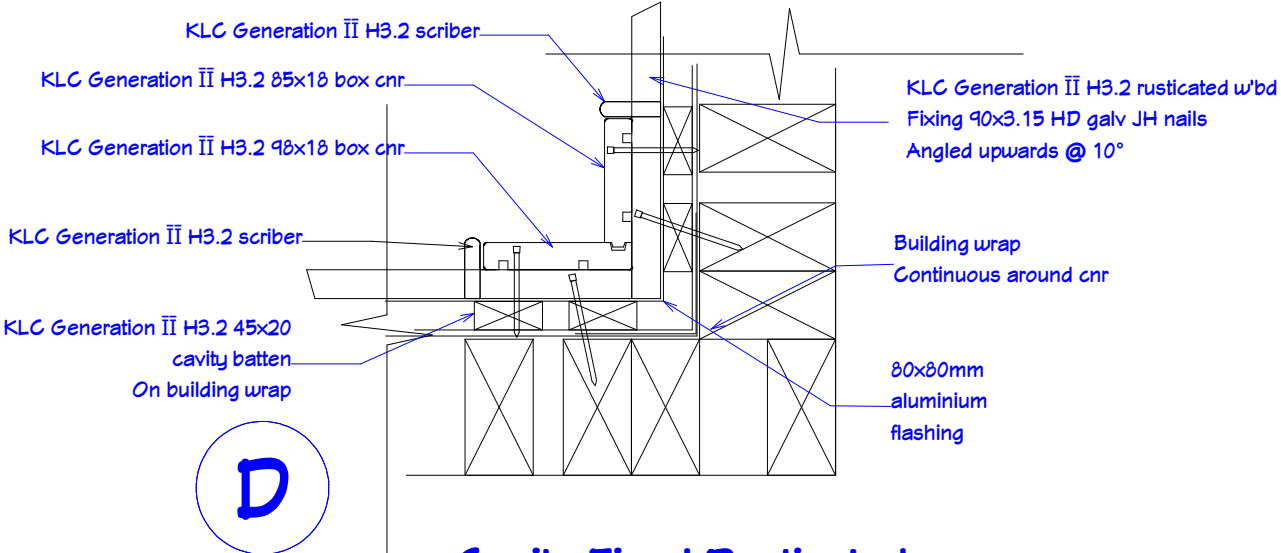
**Cavity Fixed Rusticated W/B
Fixing Detail At Meter Box Head**



**Cavity Fixed Rusticated W/B
Fixing Detail At Meter Box Jamb**



**Cavity Fixed Rusticated W/B
Fixing Detail At Meter Box Sill**



**Cavity Fixed Rusticated
W/B At Int Boxed Corner**



Fasteners
Use fasteners, fixings and hardware that comply with NZ building code requirements and meet with the manufacturer's recommendations for their intended use. Suitable fasteners to use with MicroPro® treated products include stainless steel and hot dipped galvanised nails. Note: In seaspray and geothermal zones ensure all specified fasteners and fixings comply with the environmental exposure.

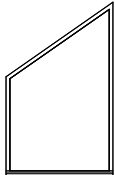
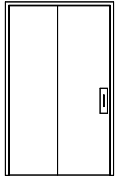
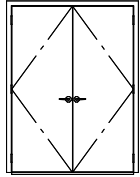
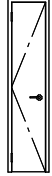
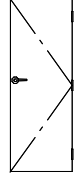
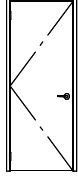
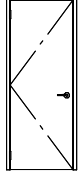
Installation
KLC's Generation2
Exterior claddings must be installed in accordance with their recommendations of use and installation.
www.klc.co.nz

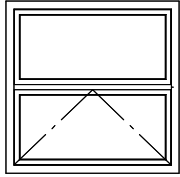
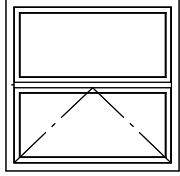
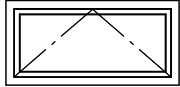
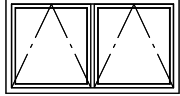
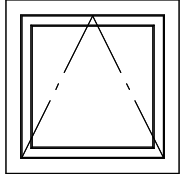
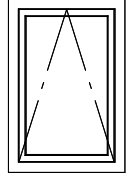
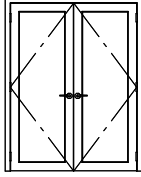
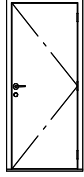


Tony & Amanda Harris
3B Foye St Val No 12761*295*00*
Ohakune 4625
Lot SECS 19 20 BLK XXI
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Designer Billy Moore LPB 111883
Interisland Consulting Ltd
New Zealand
Anytime +64 275245532
Email bilida@xtra.co.nz

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DOOR SCHEDULE								
NUMBER	LABEL	QTY	FLOOR	WIDTH	HEIGHT	DESCRIPTION	3D EXTERIOR ELEVATION	HANDLE
D01	1 076X1 750	1	1	1076	1750	DOORWAY		
D02	1 220X2 050	1	1	1220	2050	SLIDER-SLAB		PULL HANDLE
D03	1 501X2 050	1	1	1501	2050	EXT. DOUBLE HINGED-SLAB		KNOB (2)
D04	410X2 050	1	1	410	2050	HINGED-SLAB		LEVER
D05	610X1 700	1	2	610	1700	EXT. HINGED-SLAB		KNOB
D06	760X2 050	3	1	760	2050	HINGED-SLAB		LEVER
D07	760X2 050	2	2	760	2050	HINGED-SLAB		LEVER

WINDOW SCHEDULE									
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	DESCRIPTION	3D EXTERIOR ELEVATION	
W01	1 220X1 210MU	1	1	1 220X1 210	1220	1210	MULLED UNIT		
W02	1 220X1 210MU	2	2	1 220X1 210	1220	1210	MULLED UNIT		
W03	1 220X550AW	1	2	1 220X550AW	1220	550	SINGLE AWNING		
W04	1 810X950MU	1	1	1 810X950	1810	950	MULLED UNIT		
W05	1 843X1 000FX	3	1	1 843X1 000FX	1843	1000	FIXED GLASS		
W06	610X610AW	2	1	610X610AW	610	610	SINGLE AWNING		
W07	610X950AW	1	2	610X950AW	610	950	SINGLE AWNING		
W08	1 510X2 010	1	1	1 510X2 010 L/R EX	1510	2010	EXT. DOUBLE HINGED-GLASS PANEL		
W09	796X2 010	1	1	796X2 010 L EX	796	2010	EXT. HINGED-SLAB		

Exterior Joinery Schedule

Sheet #

A15

Drawn By:

BM

Date:

3/05/2021

Scale A3:

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Ohakune 4625
Lot SECS 19 20 BLK XXI
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Interisland Consulting Ltd
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ELECTRICAL SCHEDULE							
NUMBER	QTY	FLOOR	WIDTH	DEPTH	HEIGHT	ATTACHED TO	DESCRIPTION
E01	2	1	119	114	411	WALL	K-14483 PURIST SINGLE WALL SCONCE
E02	1	1	125	28	125	WALL	SMOKE DETECTOR
E03	1	1	213	20	150	WALL	TOUCHSCREEN PANEL
E04	2	1	225	232	301	WALL	GLOBE SCONCE
E05	1	1	244	245	787	CEILING	STRIP ORB PENDANT
E06	1	1	356	84	575	WALL	ELECTRICAL PANEL
E07	1	1	361	154	176	WALL	SPOTLIGHT 2 MOTION SENSOR
E08	1	1	677	677	1412	CEILING	CEILING FAN
E09	1	1	75	12	125	WALL	SWITCH (DECORATOR)
E10	11	1	75	14	125	WALL	SINGLE POLE
E11	18	1	75	8	125	WALL	220V
E12	1	1	900	150	875	WALL	LIGHT BAR (MIRROR)
E13	1	2	125	28	125	WALL	SMOKE DETECTOR
E14	2	2	2400	225	75	CEILING	LONG SURFACE MOUNTED TUBE LIGHT [2400W225D]
E15	5	2	75	14	125	WALL	SINGLE POLE
E16	6	2	75	8	125	WALL	220V
E17	2	2	244	245	787	CEILING	STRIP ORB PENDANT

Smoke Detectors

Install & test domestic smoke alarms on or near the ceiling as per AS1670.6 and the manufacturers specification. Ensure compliance with the requirements of the NZBC F7. Install alarms in each bedroom, within 3.0m of each bedroom and in the escape routes of the dwelling.

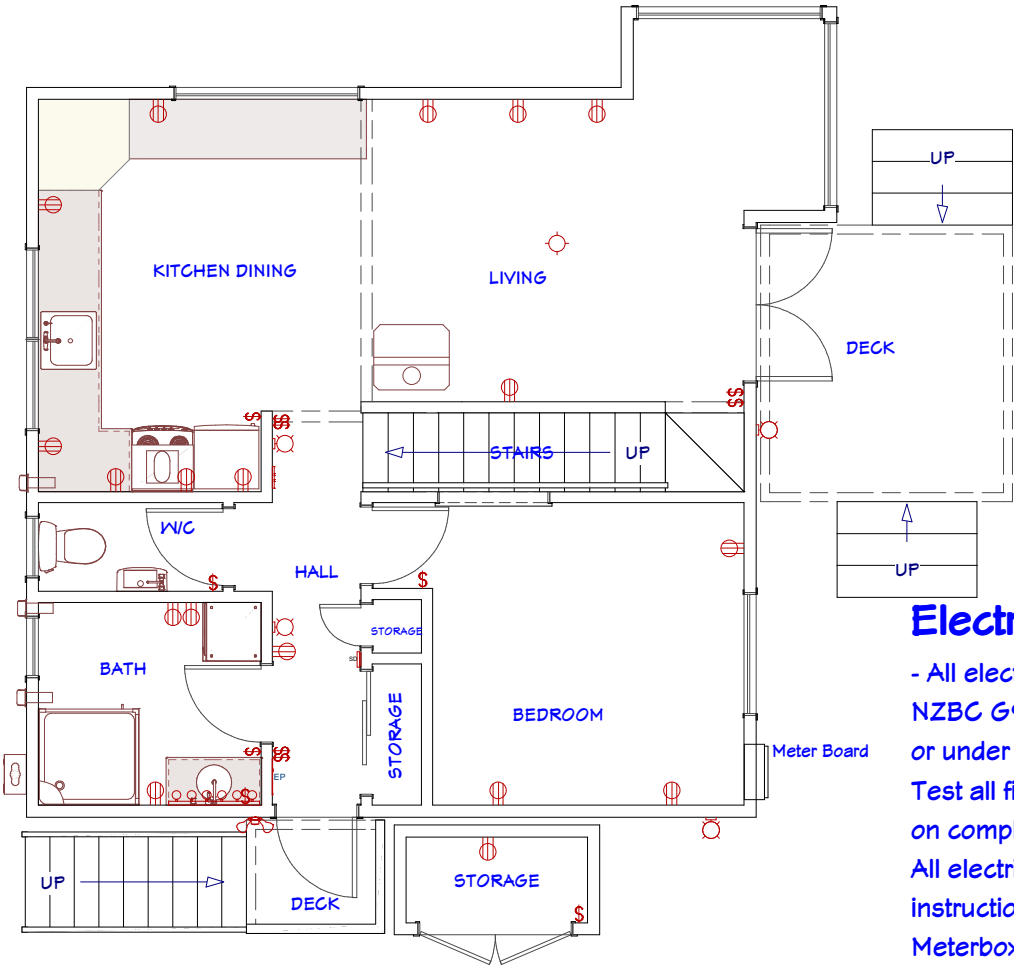
HM-MINI-12V
AUTO RESETTING SMOKE DETECTOR
Specifications:

Detection Type Photoelectric Chamber
Power Source 9-16 Volts DC
Standby Current 5mA
Alarm Current 25mA
Buzzer Output 85db @ 3 meters
Output Relay N/O and N/C Contacts 50mA max (2K2 EOL fitted)
Dimensions 51mm x Ø45mm (smoke) Ø 64mm (base)
Standards: GB4715-2005, EN14604, UL217

Suggested Mounting Locations

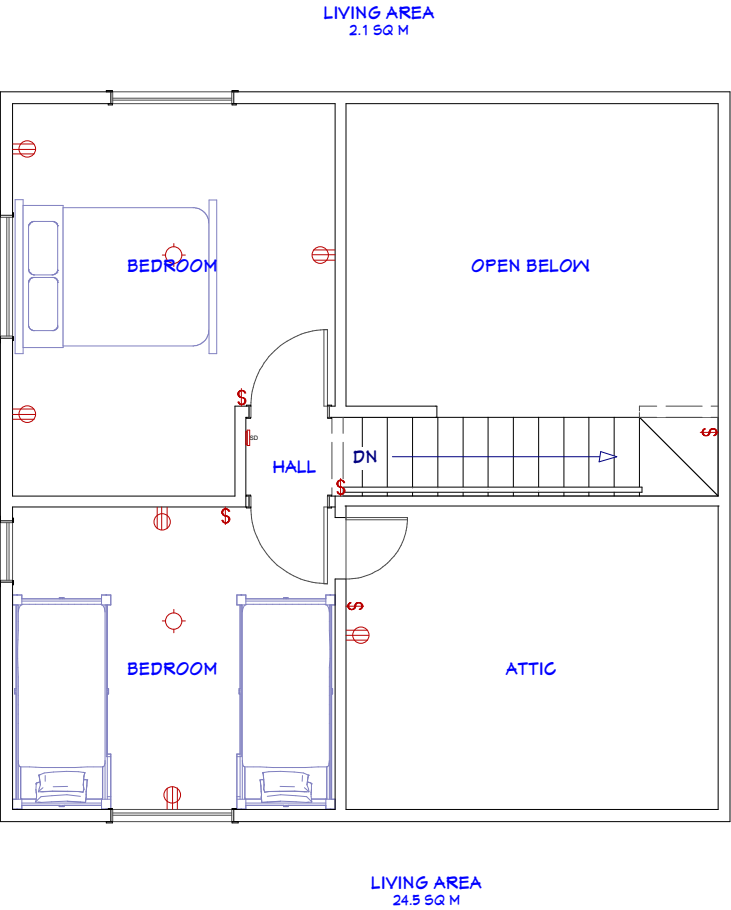
Smoke Alarms Suggested Mounting Locations

Smoke alarms must be located in escape routes on all levels within the household unit. On levels containing sleeping spaces, they must be installed within the sleeping space, or within 3 metres of every sleeping space door. And they must be audible through closed doors. Always Refer to NZS 4514:2009 or the latest standard for full installation recommendations.



Electrical Notes:

- All electrical works must comply with NZECP 54, NZBC G9/AS1 & AS/NZS 3000 & be carried out by or under the direct supervision of a registered Electrician. Test all fittings and issue a Code of Compliance Certificate on completion of work to the Territorial Authority. All electrical fittings to be supplied & intalled as per instruction by Kobus
Meterbox: Sheet metal meterbox surface mounted at eye level on external wall.
Fuseboard: Flush mounted fuseboard containing main isolating switches, circuit breakers & RCD's.
Earthing: Earth wires connected to external earth peg.
Wiring: 6mm T&E TPS to stove, 2.5mm T&E to power points, 1.5mm T&E TPS to lights & light switches, 6mm PVC conduit earth wire. Electrician to confirm prior to installation.



ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way Switches: Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel

Sheet #
A16

Drawn By:
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Date:
3/05/2021

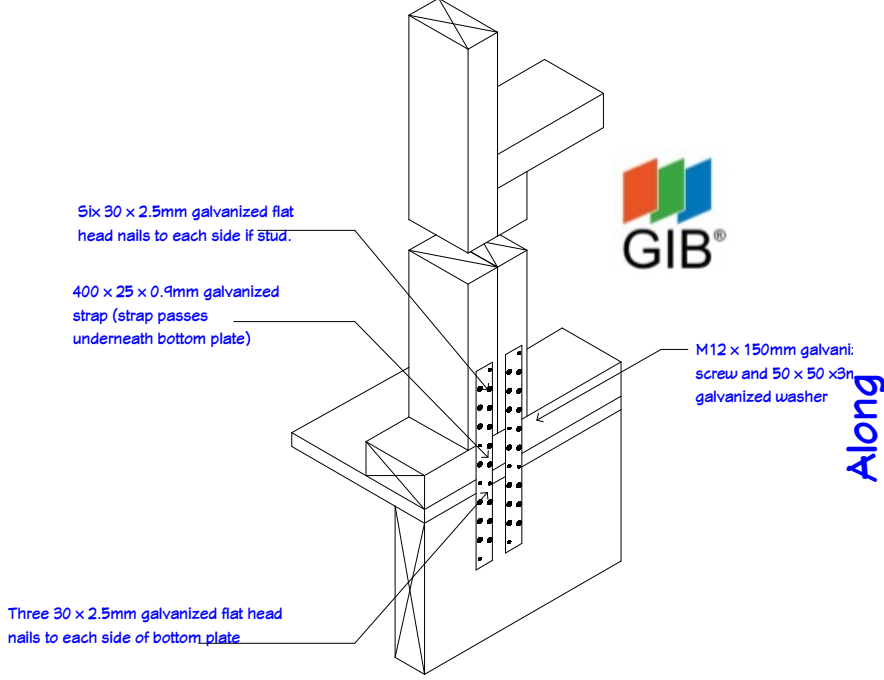
Scale A3: **1:75**

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Issue

Tony & Amanda Harris
3B Foyle St Val No 12761*245*00*
Ohakune 4625
Lot SECS 19 20 BLK XXI
OHAKUNE TN

Designer **Billy Moore LPB 111883**
Interisland Consulting Ltd
New Zealand
Anytime +64 275245532
Email billda@xtra.co.nz

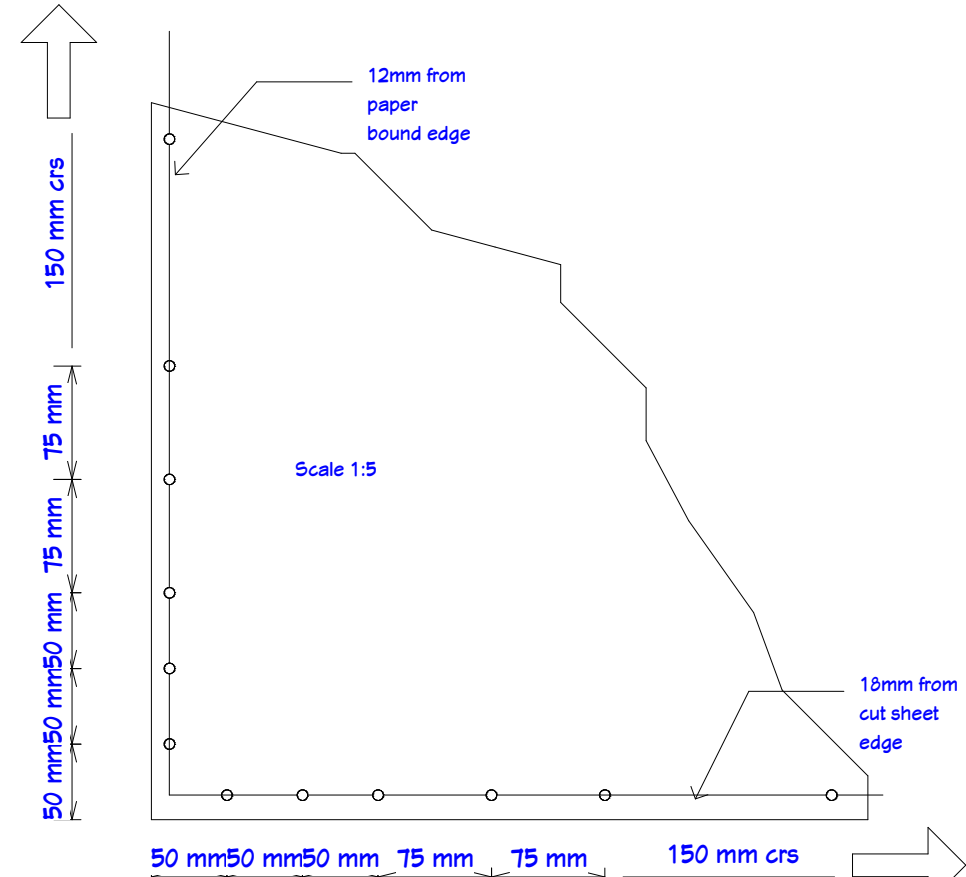
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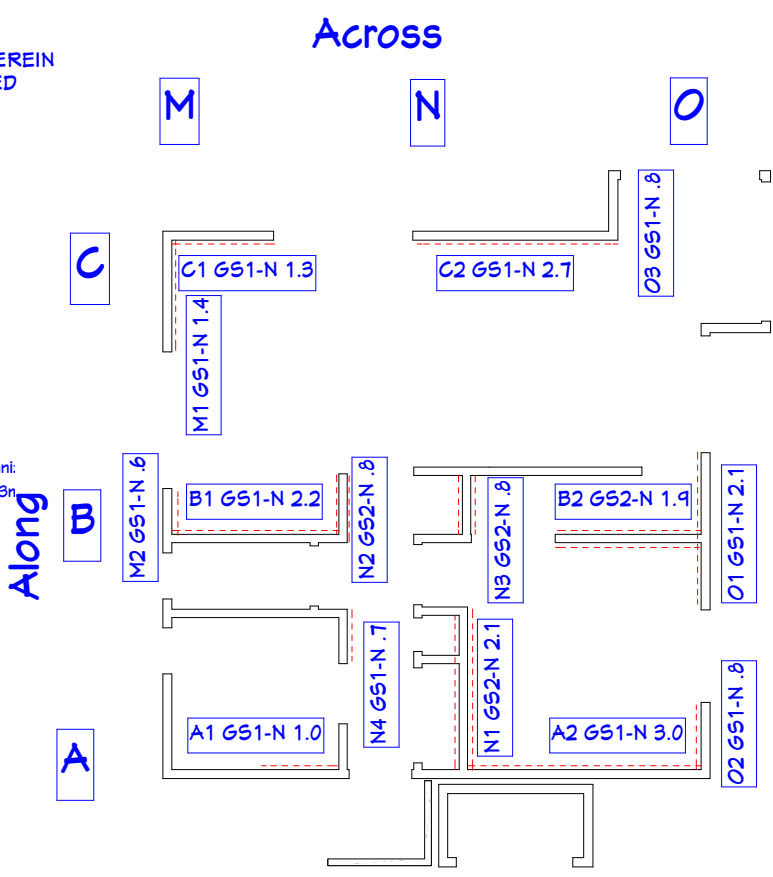
Gib Bracing Holding Down Timber Floor External Wall

IMPORTANT NOTE:

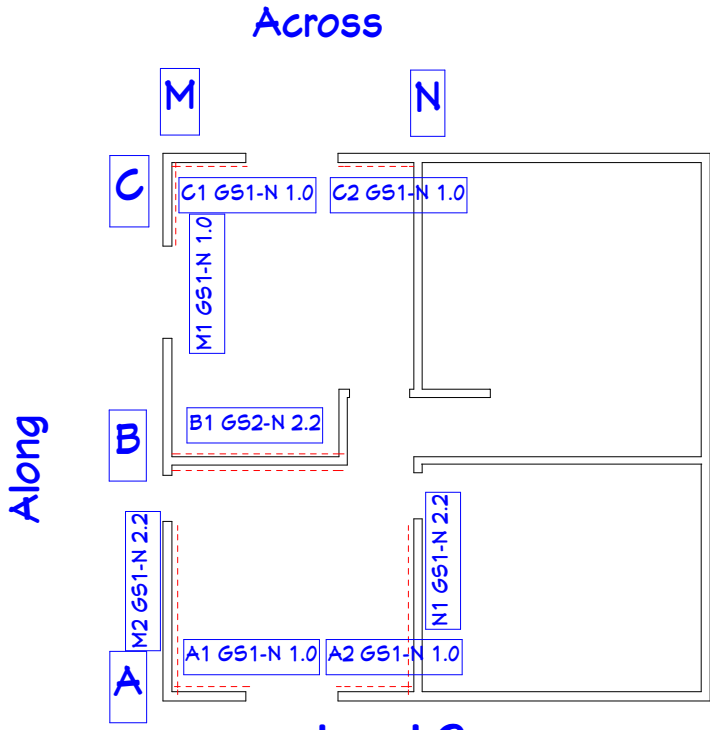
For resolution of any discrepancies between architectural drawings, engineering drawings, specifications or manufacturer's details please refer to Ryan or Bill prior to manufacture or commencement of the affected works.



BL GIB EzyBrace Fastener Pattern



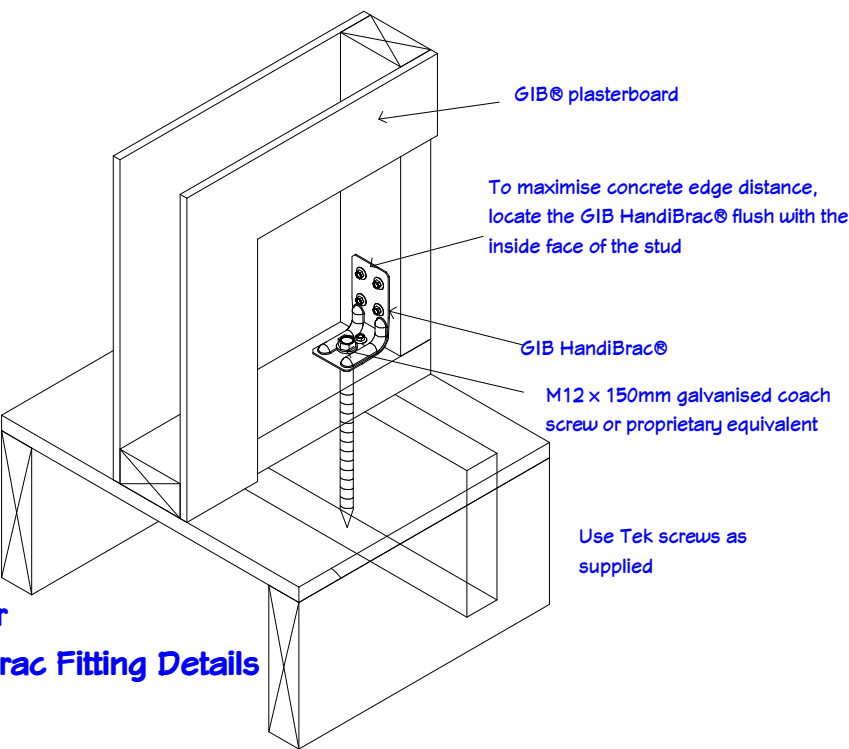
Ground Floor



Level One

GIB EZYBRACE® SYSTEMS
— 'GS' stands for GIB® Standard.
— 'BL' for GIB Braceline®.
— 'P' for plywood. — '1' and '2' for linings one or both sides.
— 'N' stands for 'no specific panel hold-down fixings'.
— 'H' stands for 'specific panel hold-down fixing' required.
— 'NOM' stands for 'nominal plasterboard fixing'.
This refers to the standard fixing method used to install plasterboard as shown in the current GIB® Site Guide.

Bottom Plate Fixing TIMBER FLOOR
For elements with an 'N' specification use 2/100 x 3.75mm hand or 3/40 x 3.15mm power-driven nails at 600mm centres. In addition, for elements with an 'H' specification, use GIB HandiBrac® panel hold-down fixings at each end of the bracing element, see p.16. and minimum intermediate fixings as required by NZS 3604:2011.
CONCRETE FLOOR — EXTERNAL WALL BRACING ELEMENTS
For bracing elements with an 'N' specification fix external wall plates in accordance with NZS 3604:2011. Use GIB HandiBrac® panel hold-down fixings at each end of bracing elements with an 'H' specification and minimum intermediate fixings as required by NZS 3604:2011.



Timber Floor
GIB® HaniBrac Fitting Details

Bracing Plan

Sheet #
A17

Drawn By:
BM

Date:
3/05/2021

Scale A3: **1:100**

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Tony & Amanda Harris
3B Foyle St Val No 12761*295*00*
Ohakune 4625
Lot SECS 19 20 BLK XXI
OHAKUNE TN

Designer **Billy Moore LPB 111883**
Interisland Consulting Ltd
New Zealand
Anytime +64 275245532
Email **bilida@xtra.co.nz**



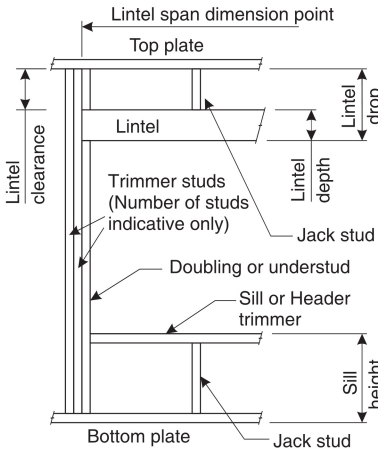
10/201

LINTEL FIXING SCHEDULE ALTERNATIVE TO TABLE 8.14 & FIGURE 8.12 NZS 3604:2011

NOTE:

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

DEFINITIONS



Lintel Supporting Girder Trusses:

Roof Tributary Area	Light Roof				Heavy Roof			
	Wind Zone		Wind Zone		Wind Zone		Wind Zone	
	L, M, H	VH	EH		L, M, H	VH	EH	
8.6 m ²	G	G	H		G	G	H	
11.6 m ²	G	H	H		G	G	H	
12.1 m ²	G	H	H		G	H	H	
15.3 m ²	H	H	-		G	H	H	
19.1 m ²	H	-	-		G	H	-	
20.9 m ²	H	-	-		H	H	-	
21.8 m ²	H	-	-		H	-	-	
34.3 m ²	-	-	-		H	-	-	

Notes:

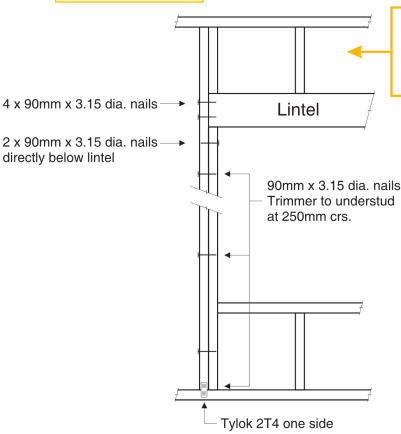
- 1) Roof Tributary Area = approx. 1/2 x (Total roof area on girder and rafter trusses supported by lintel)
- 2) Assumed girder truss is at mid-span or middle third span of lintel
- 3) Use similar fixings for both ends of lintel
- 4) All other cases require specific engineering design

SELECTION CHART FOR LINTEL FIXING

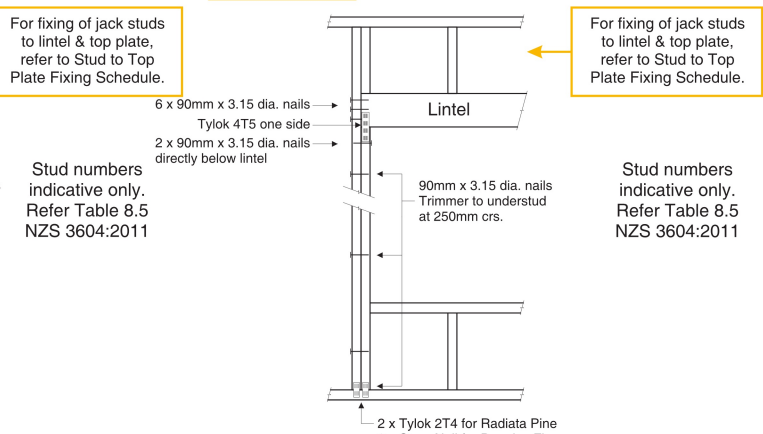
Lintel Span	Loaded Dimension (See Fig. 1.3 NZS 3604:2011)	Light Roof					Heavy Roof				
		Wind Zone					Wind Zone				
		L	M	H	VH	EH	L	M	H	VH	EH
0.7	2.0	E	E	E	E	F	E	E	E	E	E
	3.0	E	E	E	F	F	E	E	E	E	F
	4.0	E	E	F	F	F	E	E	F	F	F
	5.0	E	F	F	F	G	E	F	F	F	F
	6.0	E	F	F	G	G	E	F	F	G	G
0.9	2.0	E	E	E	F	F	E	E	E	E	F
	3.0	E	E	F	F	F	E	E	F	F	F
	4.0	E	E	F	F	F	E	E	F	F	F
	5.0	E	F	F	F	G	E	F	F	F	F
	6.0	E	F	F	G	G	E	F	F	G	G
1.0	2.0	E	E	E	F	F	E	E	E	E	F
	3.0	E	E	F	F	F	E	E	F	F	F
	4.0	E	F	F	F	G	E	E	F	F	F
	5.0	E	F	F	F	G	E	F	F	F	F
	6.0	E	F	F	G	G	E	F	F	G	G
1.2	2.0	E	E	E	F	F	E	E	E	E	F
	3.0	E	E	F	F	F	E	E	F	F	F
	4.0	E	F	F	F	G	E	E	F	F	F
	5.0	E	F	F	F	G	E	F	F	F	F
	6.0	F	F	G	G	H	E	F	F	G	G
1.5	2.0	E	E	E	F	F	E	E	E	E	F
	3.0	E	F	F	F	G	E	E	F	F	F
	4.0	E	F	F	F	G	E	F	F	F	G
	5.0	F	F	G	G	H	E	F	G	G	G
	6.0	F	F	G	G	H	E	F	G	G	H
2.0	2.0	E	F	F	F	G	E	E	F	F	G
	3.0	E	F	F	G	G	E	E	F	F	G
	4.0	F	F	G	G	H	E	F	G	G	H
	5.0	F	F	G	G	H	E	F	G	G	H
	6.0	F	G	G	H	H	E	F	G	H	H
2.4	2.0	E	F	F	G	G	E	E	F	F	G
	3.0	F	F	G	G	H	E	E	F	G	G
	4.0	F	F	G	G	H	E	F	G	G	H
	5.0	F	G	G	H	H	E	F	G	H	H
	6.0	F	G	G	H	H	E	F	G	H	H
3.0	2.0	E	F	F	G	G	E	E	F	F	G
	3.0	F	F	G	G	H	E	E	F	G	H
	4.0	F	G	G	H	H	E	F	G	H	H
	5.0	F	G	G	H	H	E	F	G	H	H
	6.0	F	G	H	-	-	E	F	G	H	-
3.6	2.0	F	F	G	G	H	E	E	F	G	G
	3.0	F	F	G	G	H	E	F	G	G	H
	4.0	F	G	H	H	-	E	F	G	H	H
	5.0	F	G	H	-	-	E	F	G	H	-
	6.0	G	H	H	-	-	E	F	H	-	-
4.2	2.0	F	F	G	G	H	E	E	F	G	G
	3.0	F	G	H	H	-	E	F	G	H	H
	4.0	F	G	H	-	-	E	F	G	H	-
	5.0	G	H	H	-	-	E	F	H	-	-
	6.0	G	H	-	-	-	E	F	H	-	-
4.5	2.0	F	F	G	G	H	E	E	F	G	H
	3.0	F	G	H	H	-	E	F	G	H	H
	3.4	F	G	H	-	-	E	F	G	H	-
	4.0	F	G	H	-	-	E	F	G	H	-
	5.0	G	H	-	-	-	E	F	H	-	-
4.8	2.0	F	F	G	G	H	E	E	F	G	H
	3.0	F	G	H	H	-	E	F	G	H	H
	3.2	F	G	H	-	-	F	F	G	H	-
	4.0	F	G	H	-	-	E	F	H	-	-
	5.0	G	H	-	-	-	E	F	H	-	-
6.0	2.0	G	H	-	-	-	E	F	H	-	-
	6.0	G	H	-	-	-	E	F	H	-	-

LINTEL FIXING OPTIONS

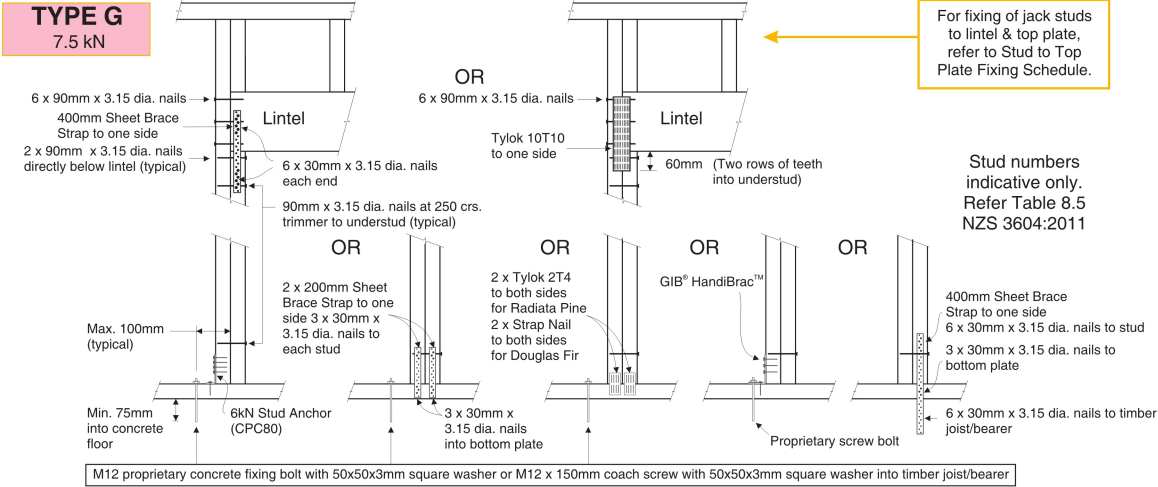
TYPE E 1.4 kN



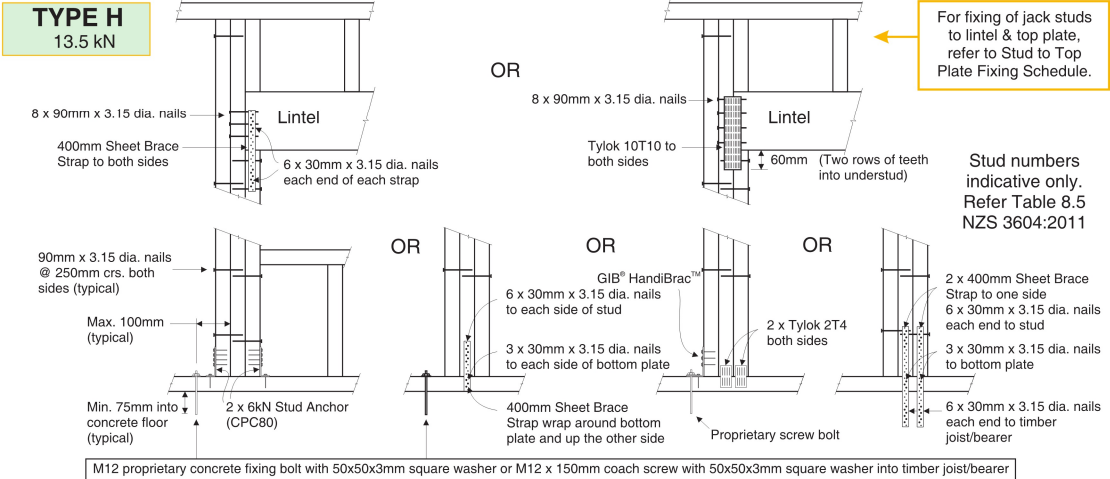
TYPE F 4.0 kN



TYPE G 7.5 kN



TYPE H 13.5 kN



MiTek New Zealand Limited

AUCKLAND
PO Box 58-014, Botany 2163
Phone: 09-274 7109
Fax: 09-274 7100

CHRISTCHURCH
PO Box 8387, Riccarton 8440
Phone: 03-348 8691
Fax: 03-348 0314

www.mitek.co.nz

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Sheet #

A18

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Date:
3/05/2021

Scale A3:

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Issue



Tony & Amanda Harris
3B Foyle St Val No 12761*245*00*
Ohakune 4625
Lot SECS 19 20 BLK XXI
OHAKUNE TN

Designer Billy Moore LPB 111883
Interisland Consulting Ltd
New Zealand
Anytime +64 275245532
Email billda@xtra.co.nz

A black wood-burning stove with a glass door showing a fire burning inside. The stove has a chimney pipe on top and a small handle on the right side.

Model	Clean air approved
Peak output	15kW
Heating area	150m2 / 3 bedroom home
Finish	Metallic black & charcoal paint
Wetback	N/A
MfE #	134103 (DRY)
Emission	0.64gms (DRY)
Efficiency	71% (DRY)

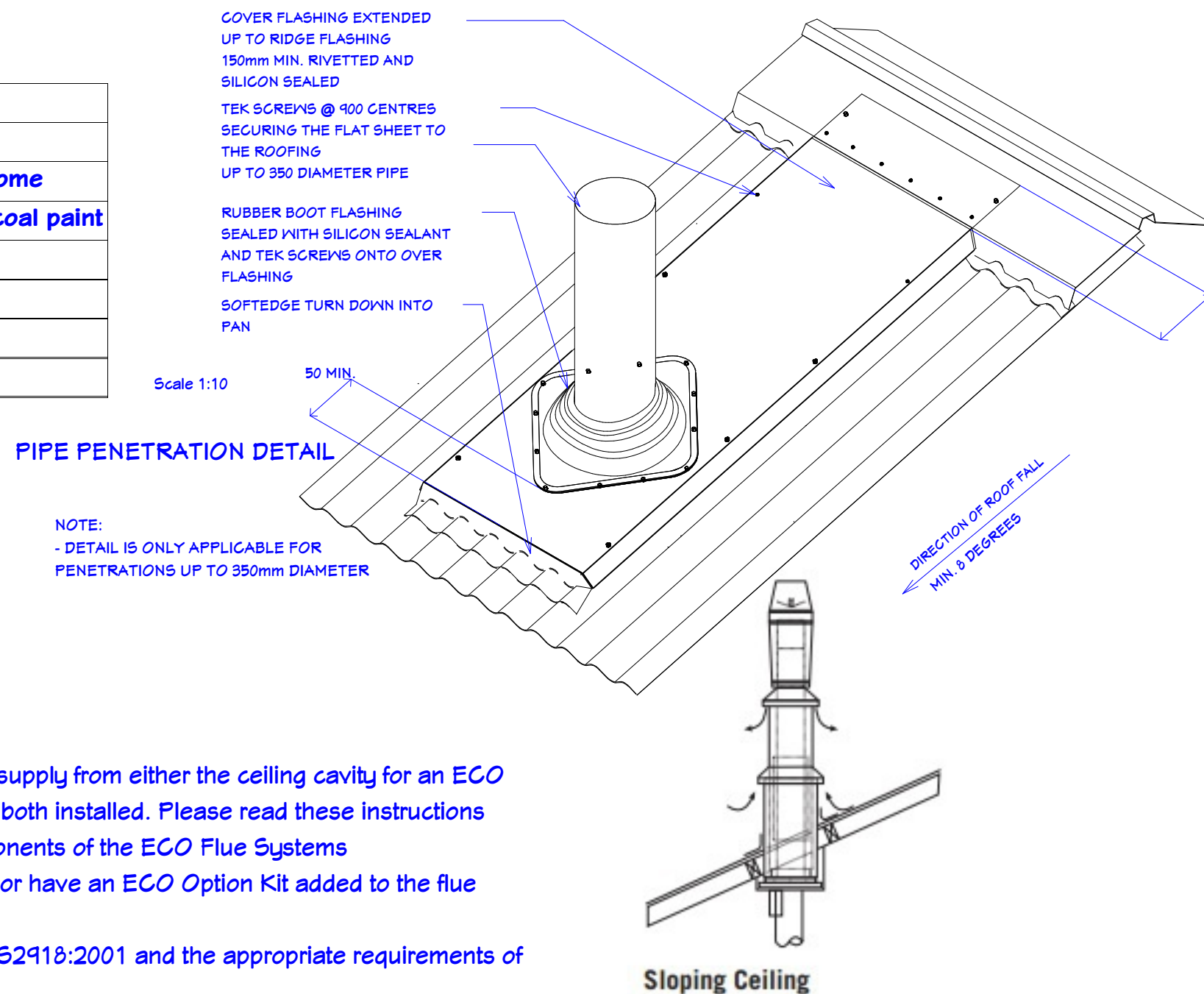
Metro R1

- Metro ECO Flue Systems must be installed to allow unrestricted air supply from either the ceiling cavity for an ECO Flue Kit, or above the roof line if the ECO Flue & ECO Option Kits are both installed. Please read these instructions and familiarize yourself with the installation options and various components of the ECO Flue Systems
- The ECO Flue Kit must be installed into a 'vented' flat ceiling cavity, or have an ECO Option Kit added to the flue system to provide an external air supply
- The ECO Flue Systems shall be installed in accordance with AS/NZS2918:2001 and the appropriate requirements of the relevant building codes
- Any modification to this flue system that has not been approved in writing by the testing authority is considered to be in breach of all approvals granted

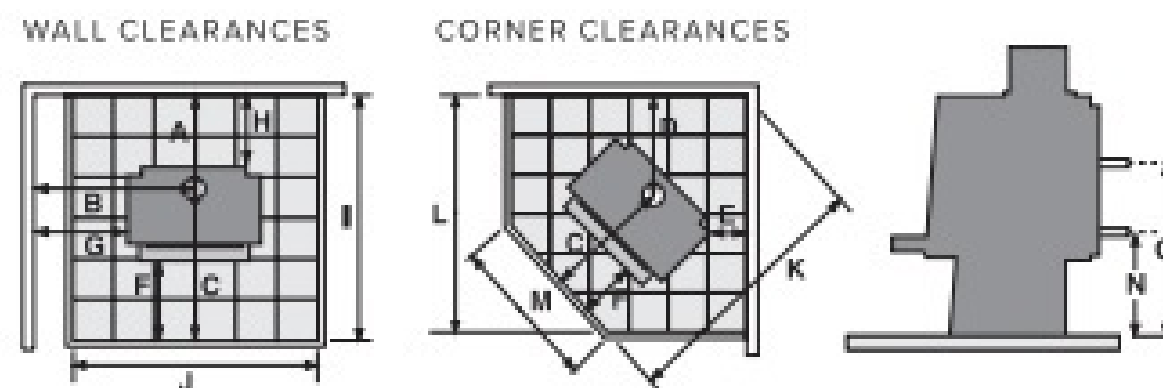
Minimum installation clearances with a Pioneer double flue shield fitted (mm):

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
244	774	586	555	280	244	530	100	830	825	1370	1119	425	.	.

	Width	Depth	Height
Dimensions (mm)	488	485	648



Both the ECO Flue Kit and ECO Option Kit are



Specifications were correct at the time of printing but may alter and those detailed should be used only as a guide. If in doubt, please consult your local Metro Fire agency or visit metrofires.co.nz. Pricing detailed is for the fire only and is recommended retail including GST. Pricing may be subject to change, please confirm pricing with your Metro agency.

A19

Date: 3/05/2021

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Issue



Registered
Master Builders



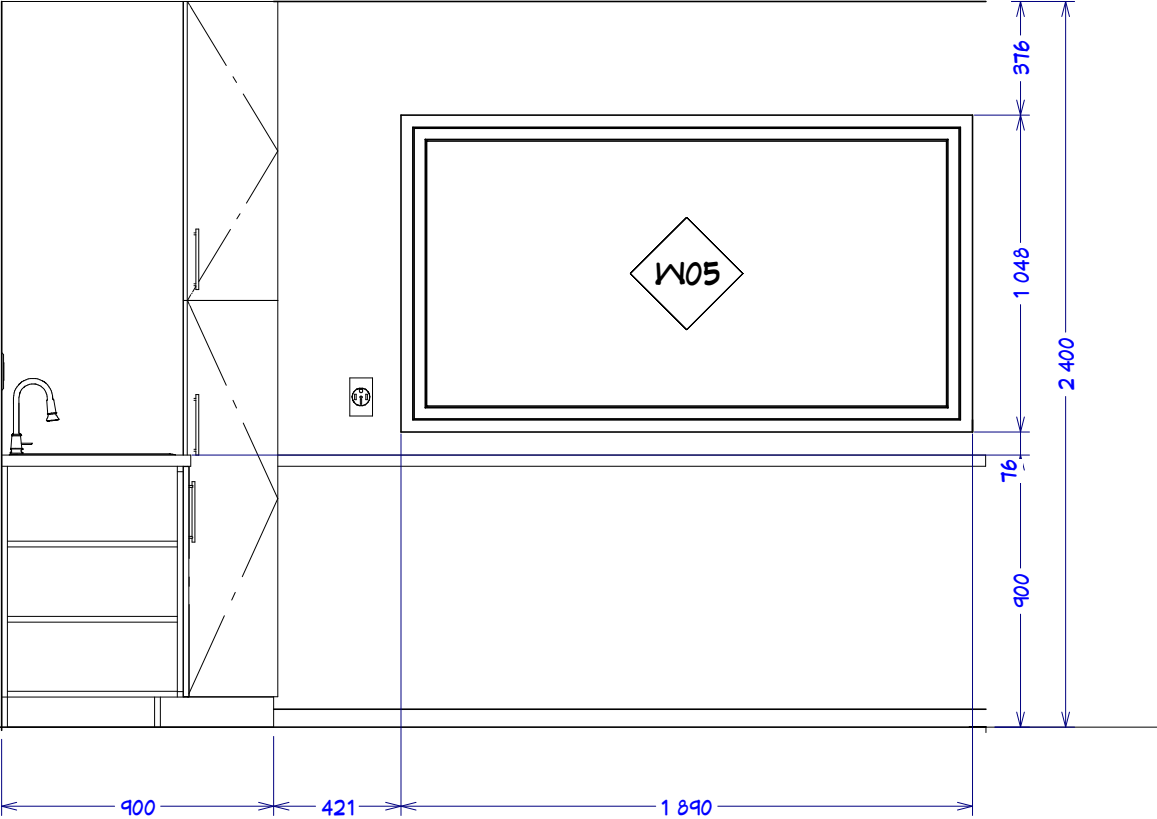
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CONSTRUCTION LTD

Tony & Amanda Harris
38B Foyle St Val No 12761*245*00*
Ohakune 4625
Lot SECS 19 20 BLK XXI
OHAKUNE TN

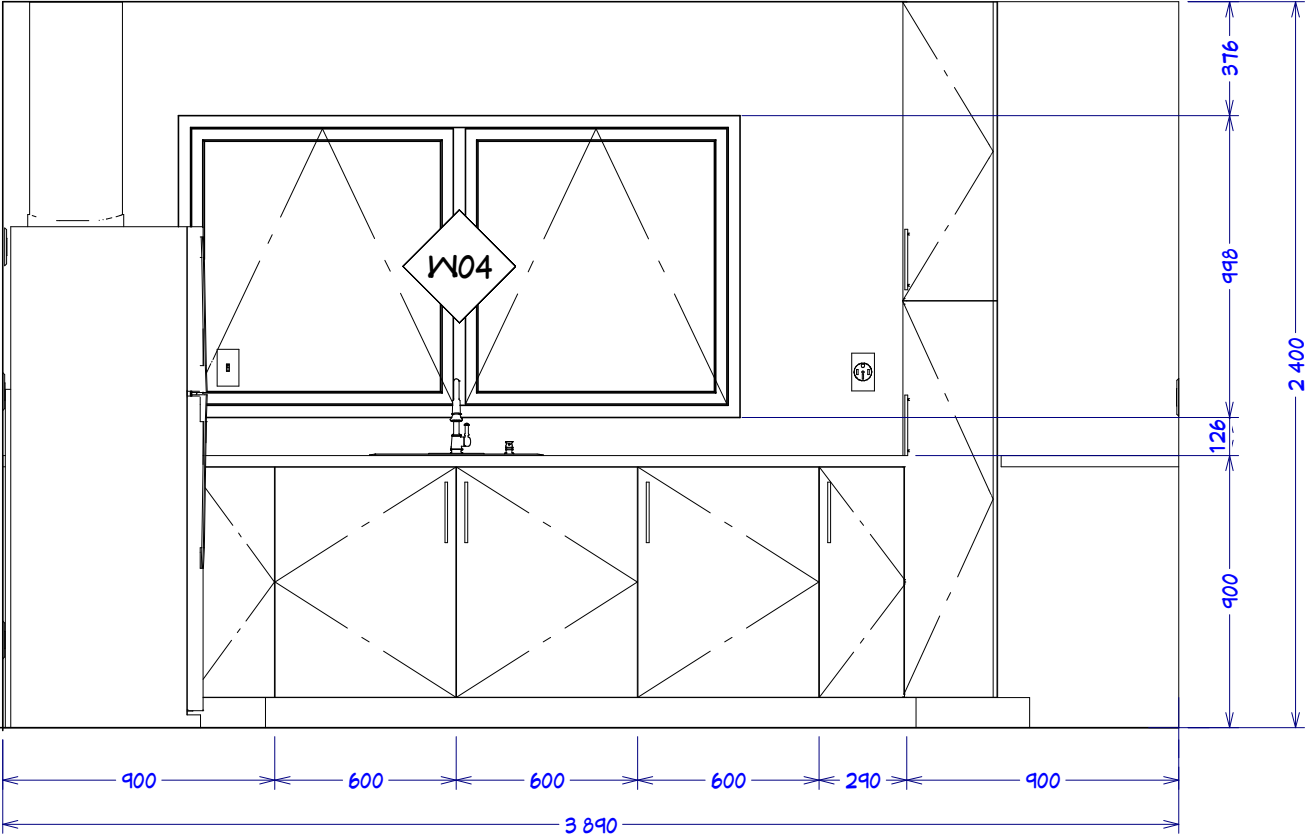
Designer Billy Moore LFB 111883

InterIsland Consulting Ltd
New Zealand
Anytime +64 275245532
Email billda@extra.co.nz

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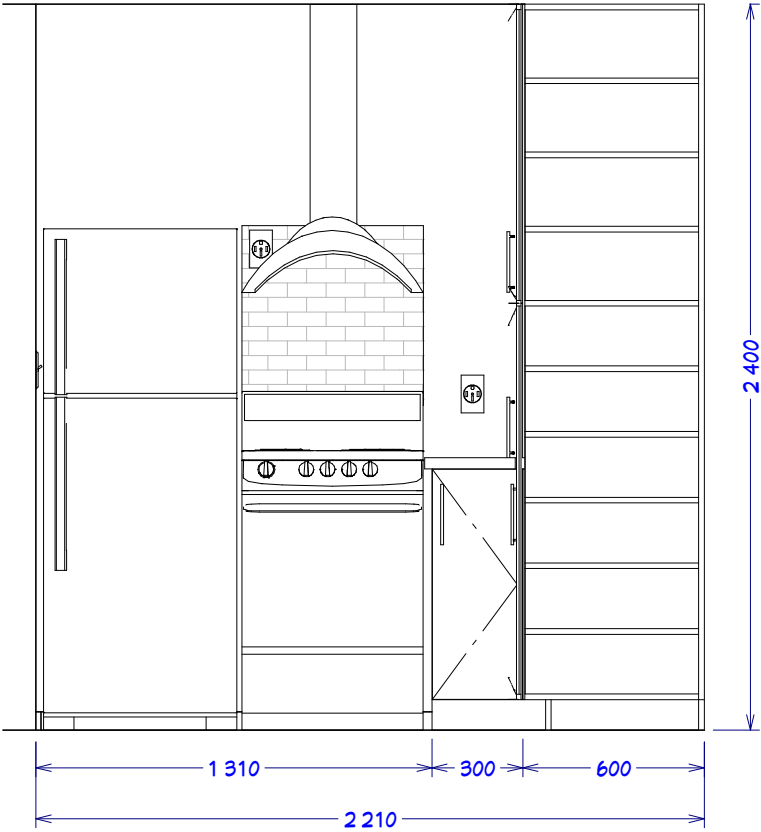


Kitchen Elevation B

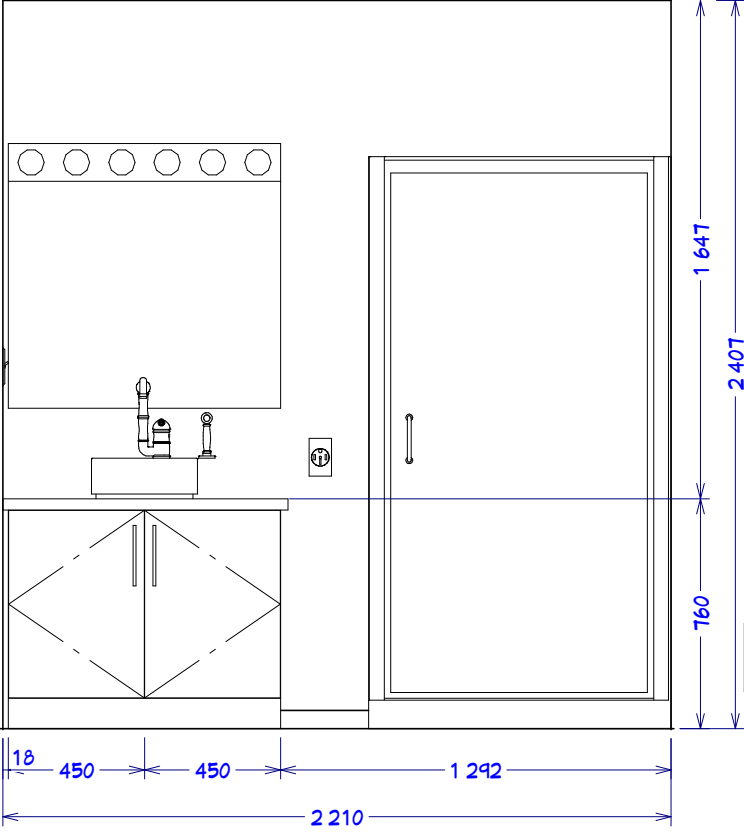


Kitchen Elevation A

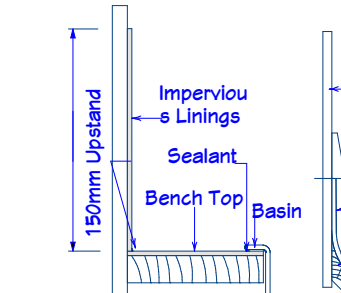
- All "wet" areas to comply with NZBC E3.
Laundry Facilities to comply with NZBC G2.
Line wet area walls & ceilings with 10mm Gib Aqualine.
Apply minimum Semi Gloss Mould resistant Paint.
If a mechanical air extraction is required that unit is to be installed to the manufacturers spec & vented to the exterior.
Extraction fan to provide min vent rate of 25 litres per second.



Kitchen Elevation D



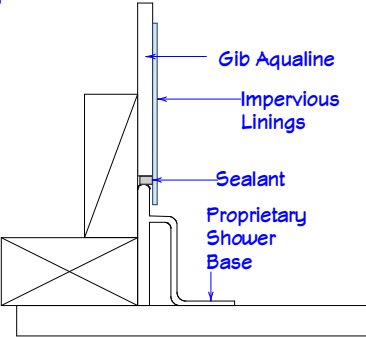
Bathroom Elevation



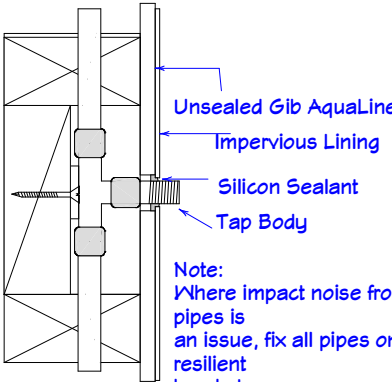
From E3 AS1 Tub, Sink & Basin Figure 3 (b)



From E3 AS1 Vinyl Floor Covering Figure 1 (a)



From E3 AS1 Shower Tray Figure 3 (b)



Wall Penetrations

Note:
Where impact noise from pipes is an issue, fix all pipes on resilient brackets

Scale = 1/5

Sheet #

A20

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BM

Date:
3/05/2021

Scale A3:

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Tony & Amanda Harris
3B Foyle St Val No 12761*295*00*
Ohakune 4625
Lot SECS 19 20 BLK XXI
OHAKUNE TN

Designer Billy Moore LPB 111883
Interisland Consulting Ltd
New Zealand
Anytime +64 275245532
Email bilida@xtra.co.nz