SHEET #

1 SUB
1A SITE LEVELS
1B SITE PLAN
2,2A ELEVATIONS
2B RISK MATRIX
3 FLOOR PLAN
3A FRAMING PLAN
4 FOUNDATION PLAN
5 ROOF PLAN
5A ROOF FLASHINGS
6 BRACING PLAN
6A BRACING FIXINGS
7 DRAINAGE PLAN 1:200
7A DRAINAGE PLAN UNIT 1 1:100
7B DRAINAGE PLAN UNIT 2 1:100
7C PLUMBING NOTES, BEDDING
7D HWC
8 X SECTION AA
8A X SECTION AT ENTRY PORCH UNIT 2
9 RUSTICATED WB
10 RISK MATRIX, GENERAL NOTES
11 ACRYLIC SHOWER

Lee Preston Design
MOB. 0275520130
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ALL CONSTRUCTION TO COMPLY WITH NZBC REGULATIONS. ALL MATERIALS TO BE FIXED IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
THE DRAWINGS SHOW THE EXTENT OF THE WORK BUT THERE IS NO WARRANTEE EXPRESSED OR INFERRED THAT EACH AND EVERY DETAIL IS SHOWN.
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ROOF: light
CLADDING: LIGHT
WIND ZONE: HIGH
EQUAKE ZONE: 1
EXPOSURE ZONE: B
SNOW LOAD: 1.0KPA

CONTRACTOR MUST CONFIRM ALL DIMENSIONS ON SITE

JOB TITLE:
2 NEW DWELLINGS
FOR 88 INVESTMENTS LTD

SITE:
15 INGLIS ST
MOSGIEL

LEGAL DESCRIPTION:
LOT 3 DP 6240

DRAWING:

SCALE:

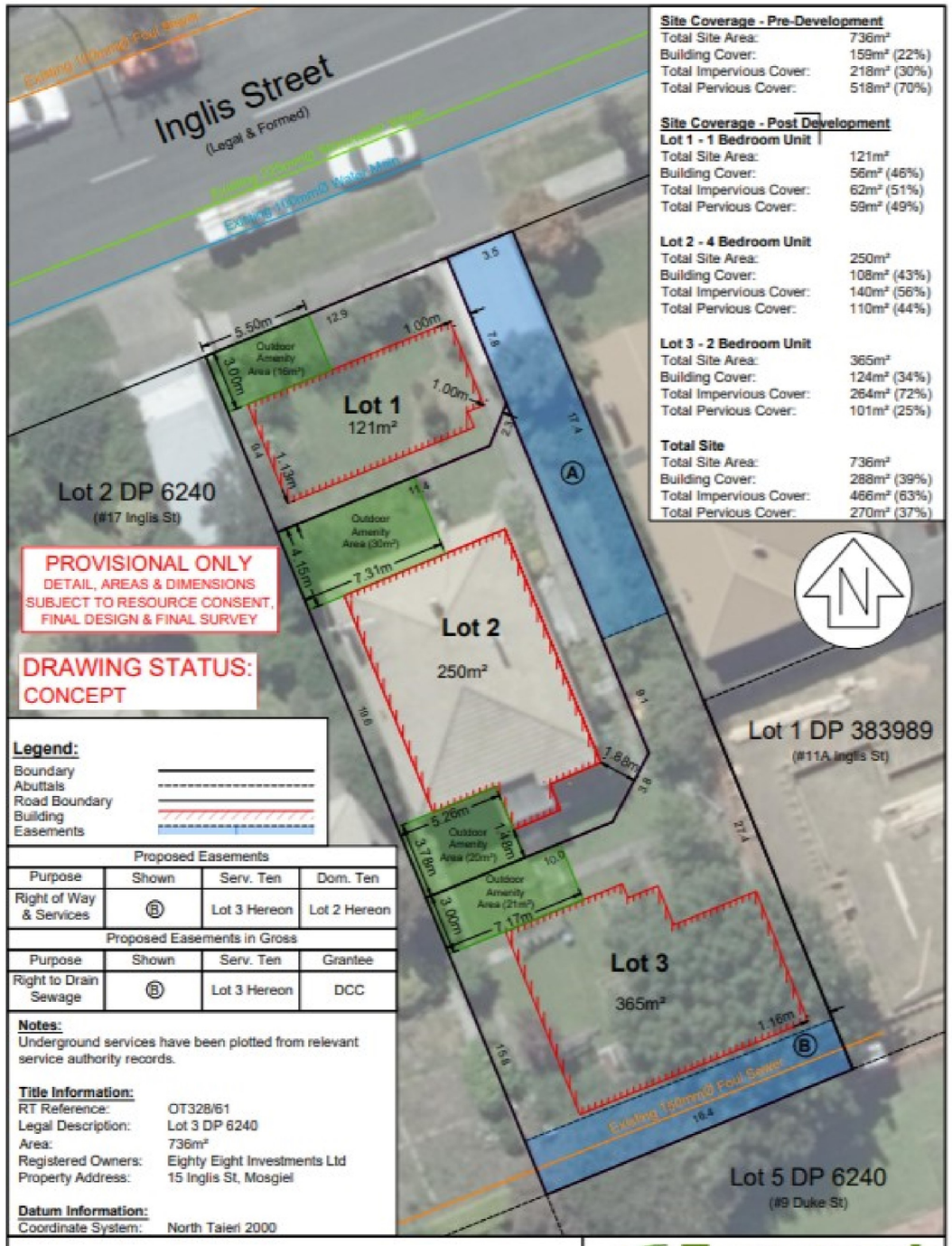
AMENDMENT:

JOB REF: 2403

DATE: 17/06/2024

SHEET: COVER

APPROVED BUILDING CONSENT | Dunedin City Council
ABA-2024-1755



PROVISIONAL ONLY
DETAIL, AREAS & DIMENSIONS SUBJECT TO RESOURCE CONSENT, FINAL DESIGN & FINAL SURVEY

DRAWING STATUS:
CONCEPT

Site Coverage - Pre-Development

Total Site Area:	736m²
Building Cover:	159m² (22%)
Total Impervious Cover:	218m² (30%)
Total Pervious Cover:	518m² (70%)

Site Coverage - Post Development

Lot 1 - 1 Bedroom Unit

Total Site Area:	121m²
Building Cover:	56m² (46%)
Total Impervious Cover:	62m² (51%)
Total Pervious Cover:	59m² (49%)

Lot 2 - 4 Bedroom Unit

Total Site Area:	250m²
Building Cover:	108m² (43%)
Total Impervious Cover:	140m² (56%)
Total Pervious Cover:	110m² (44%)

Lot 3 - 2 Bedroom Unit

Total Site Area:	365m²
Building Cover:	124m² (34%)
Total Impervious Cover:	264m² (72%)
Total Pervious Cover:	101m² (25%)

Total Site

Total Site Area:	736m²
Building Cover:	288m² (39%)
Total Impervious Cover:	466m² (63%)
Total Pervious Cover:	270m² (37%)

Legend:

Boundary
Abuttals
Road Boundary
Building
Easements

Proposed Easements

Purpose	Shown	Serv. Ten	Dom. Ten
Right of Way & Services	Ⓑ	Lot 3 Hereon	Lot 2 Hereon

Proposed Easements in Gross

Purpose	Shown	Serv. Ten	Grantee
Right to Drain Sewage	Ⓑ	Lot 3 Hereon	DCC

Notes:
Underground services have been plotted from relevant service authority records.

Title Information:

RT Reference:	OT328/61
Legal Description:	Lot 3 DP 6240
Area:	736m²
Registered Owners:	Eighty Eight Investments Ltd
Property Address:	15 Inglis St, Mosgiel

Datum Information:

Coordinate System:	North Taieri 2000

Lots 1-3 Being a Subdivision of Lot 3 DP 6240

Terramark
Setting New Boundaries

Job No:	240040	Scale:	1:250 @ A4
Date:	April 2024	Plan #:	240040/1

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JOB TITLE: 2 NEW DWELLINGS FOR 88 INVESTMENTS LTD

SITE: 15 INGLIS ST MOSGIEL

LEGAL DESCRIPTION: LOT 3 DP 6240

DRAWING: SUB

SCALE: N.T.S.

AMENDMENT:

JOB REF: 2403

DATE: 17/06/2024

SHEET: 1

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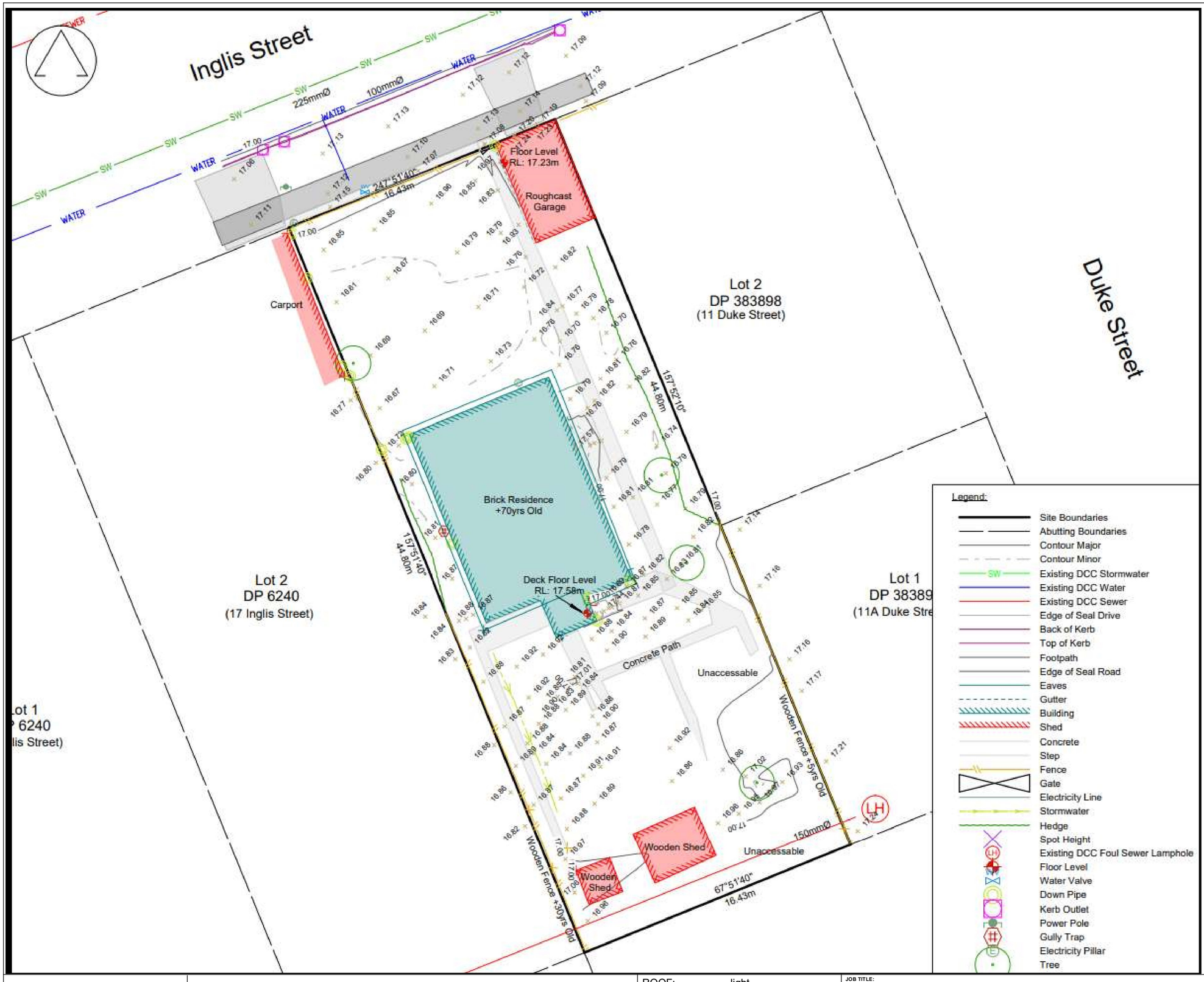
ABA-2024-1755



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JOB TITLE:
2 NEW DWELLINGS FOR 88 INVESTMENTS LTD

SITE: 15 INGLIS ST MOSGIEL

LEGAL DESCRIPTION: LOT 3 DP 6240

AMENDMENT:

DRAWING: SITE LEVELS

SCALE: NTS

DATE: 17/06/2024

JOB REF: 2403

SHEET: 1A

DCC CITY PLANNING
THESE PLANS ARE APPROVED
This development is permitted by resource consent

Subject to: LUC-2024-239 and the conditions therein. No construction may commence until pre-commencement conditions 2 and 3 have been satisfied.

Signed: jmodea
Date: 30/10/2024

APPROVED BUILDING CONSENT | Dunedin City Council
ABA-2024-1755

EARTHWORKS:

ENGINEERED FILL EXTENDS 750mm
BEYOND BUILDING FOOTPRINT
AV 300mm ABOVE EXISTING GL

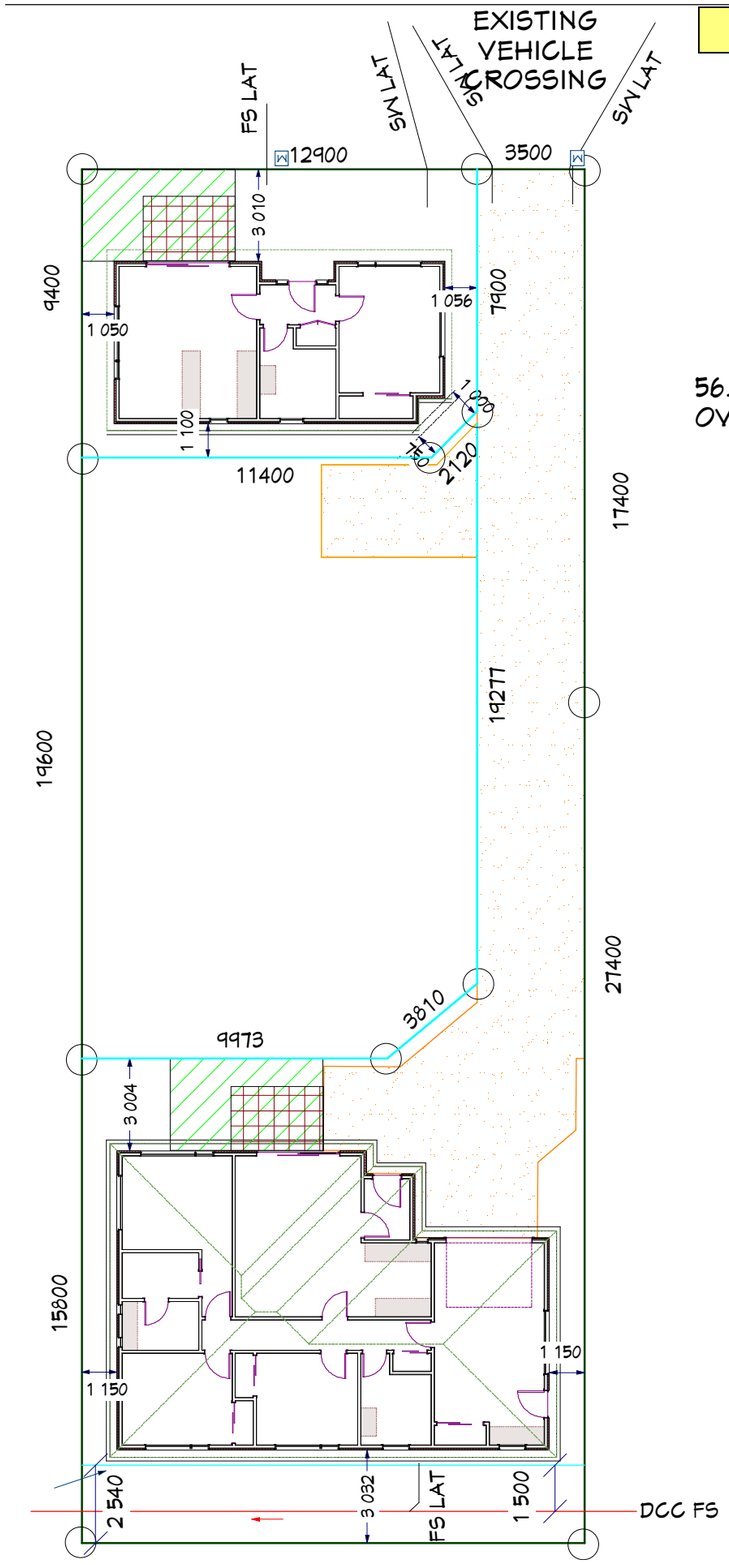
Note, Council has not reviewed and makes no statement as to whether any other building work (other than those for which this consent is granted) either existing or proposed, referred to or shown on the application, plan, diagram or specification, comply with the NZ Building Code or has been legally established.

FLOOR LEVEL 117.7 OMD
THIS IS DCC MFL

SLATTED TIMBER DECK

GRASS

PAVED DRIVEWAY



UNIT 1

56.4m2 INCLUDING ENTRY PORCH
OVER CLADDING

UNIT 2

124m2 OVER CLADDING

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2 NEW DWELLINGS
FOR 88 INVESTMENTS LTD

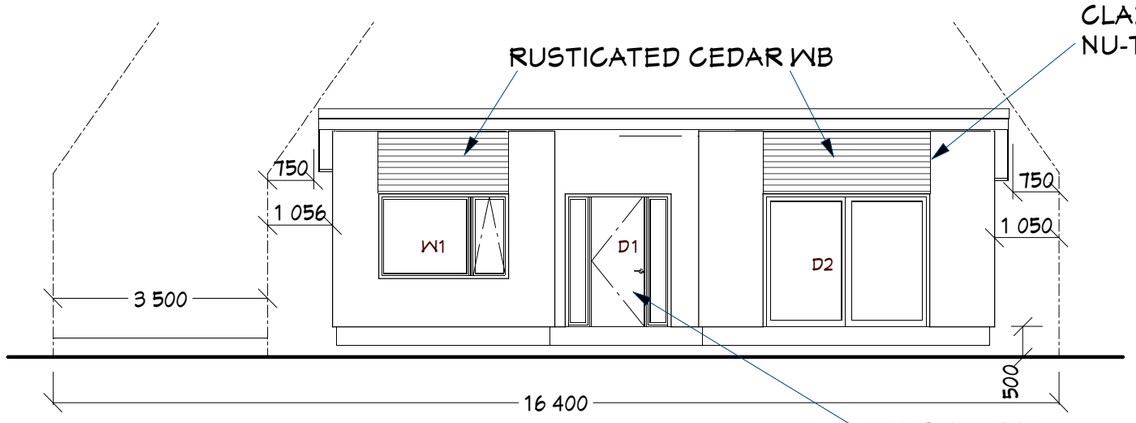
SITE:
15 INGLIS ST
MOSGIEL

LEGAL DESCRIPTION:
LOT 3 DP 6240

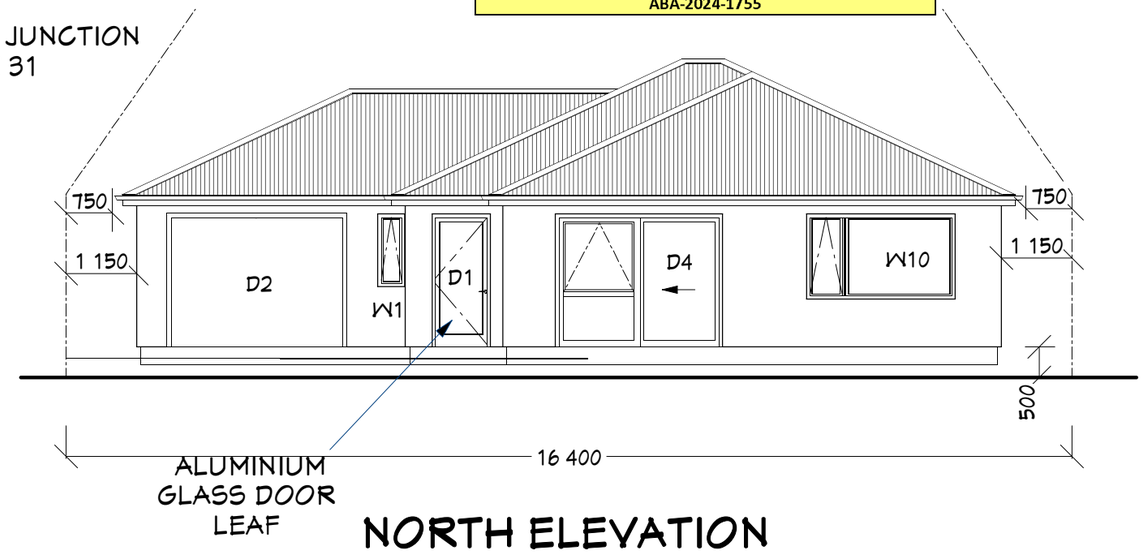
DRAWING: SITE PLAN
SCALE: 1:200
AMENDMENT:

JOB REF: 2403
DATE: 17/06/2024
SHEET: 1B

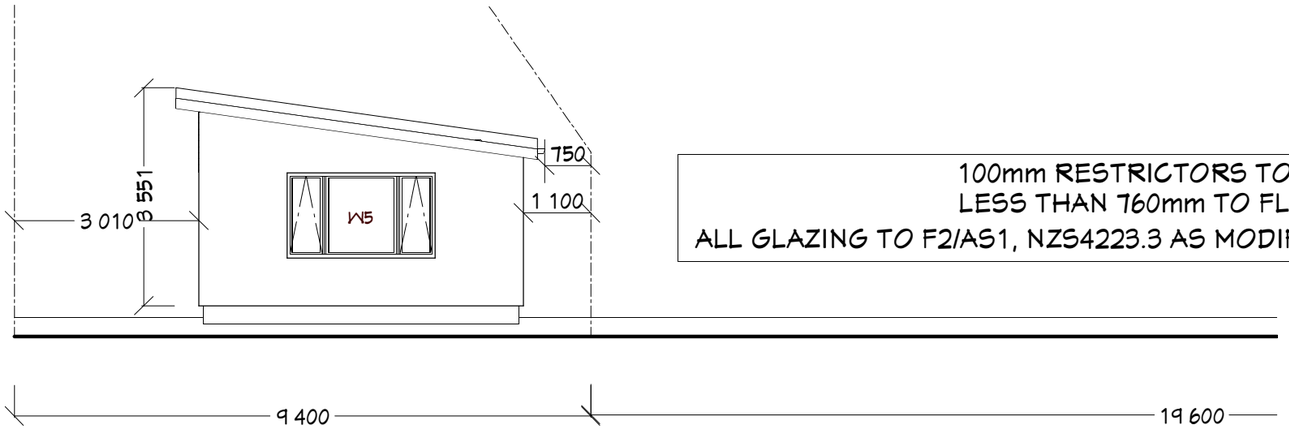
APPROVED BUILDING CONSENT | Dunedin City Council
ABA-2024-1755



NORTH ELEVATION
UNIT 1



NORTH ELEVATION
UNIT 2



WEST ELEVATION
UNIT 1

100mm RESTRICTORS TO ALL SASHES
LESS THAN 760mm TO FLOOR
ALL GLAZING TO F2/AS1, NZS4223.3 AS MODIFIED BY B1/AS1

SILL HEIGHTS UNIT 1		
800	1000	1500
W5	W3	W2
	W4	W9
	W7	
	W8	

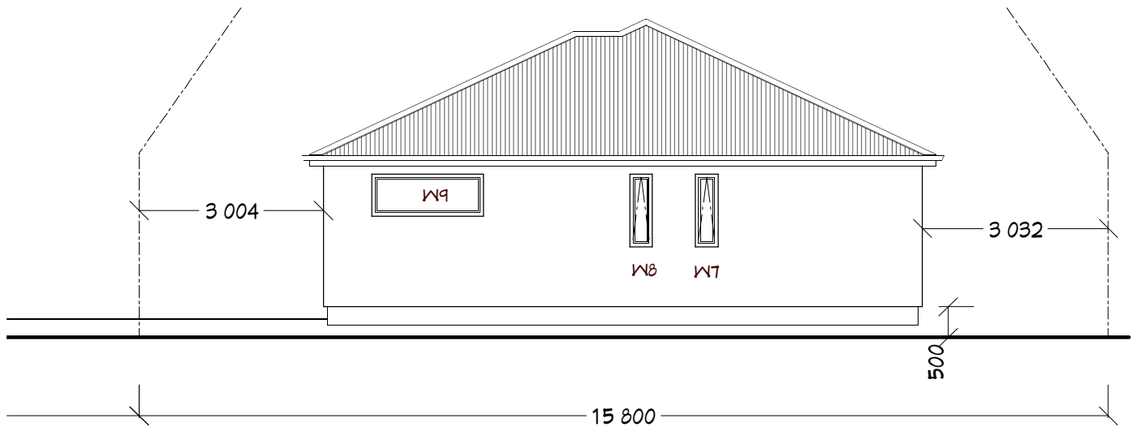
SILL HEIGHTS UNIT 2		
800	1000	1500
W5	W1	W2
W6	W3	W9
W10	W4	
	W7	
	W8	

STEPS:
FL TO PERMANENT PAVING OR DECKING- MAX 190 RISE, MIN 300 TREAD
DECKING TO GROUND- MAX 190 RISE, MIN 300 TREAD

FLOOR TO PAVED GROUND150mm min & 50mm BELOW CLADDING

FLOOR TO UNPROTECTED GROUND 225mm min

5 RIB PROFILED METAL ROOF
METAL FASCIA & GUTTER
NUTHERM PLASTER SYSTEM
ALUMINIUM JOINERY
CONCRETE SLAB ON GROUND



WEST ELEVATION
UNIT 2

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SNOW LOAD: 1.0KPA

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JOB TITLE:
2 NEW DWELLINGS FOR 88 INVESTMENTS LTD

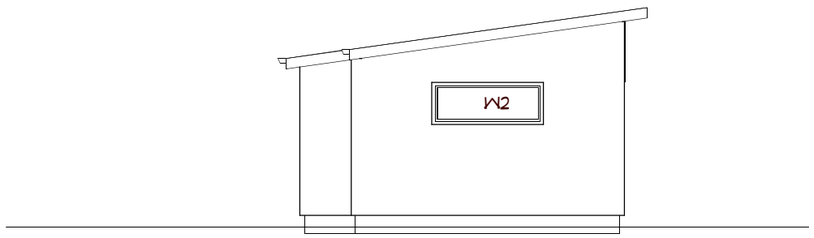
SITE:
15 INGLIS ST
MOSGIEL

LEGAL DESCRIPTION:
LOT 3 DP 6240

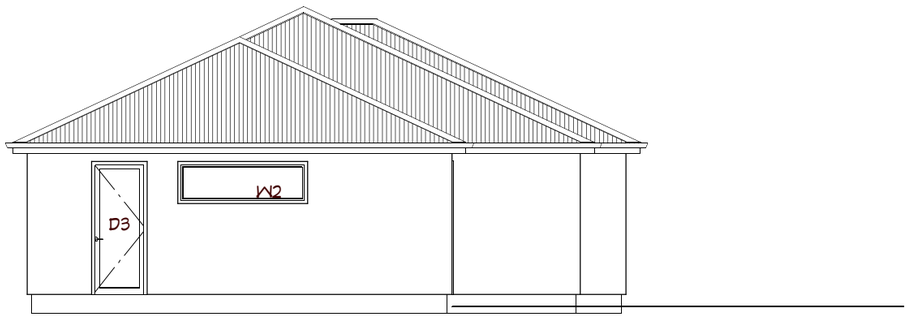
DRAWING: ELEVATIONS
SCALE: 1:100
AMENDMENT:

JOB REF: 2403
DATE: 17/06/2024
SHEET: 2

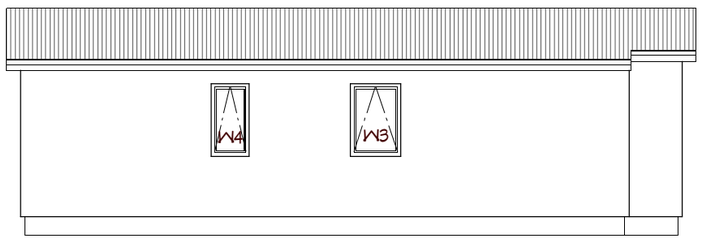
APPROVED BUILDING CONSENT | Dunedin City Council
ABA-2024-1755



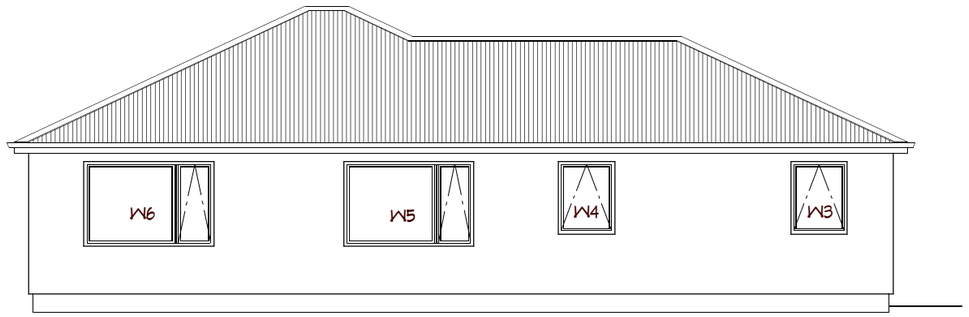
EAST ELEVATION
UNIT 1



EAST ELEVATION
UNIT 2



SOUTH ELEVATION
UNIT 1



SOUTH ELEVATION
UNIT 2

100mm RESTRICTORS TO ALL SASHES
LESS THAN 760mm TO FLOOR
ALL GLAZING TO F2/AS1, NZS4223.3 AS MODIFIED BY B1/AS1

5 RIB PROFILED METAL ROOF
METAL FASCIA & GUTTER
NUTHERM PLASTER SYSTEM
ALUMINIUM JOINERY
CONCRETE SLAB ON GROUND

SILL HEIGHTS
UNIT 1

800	1000	1500
W5	W3	W2
	W4	W9
	W7	
	W8	

SILL HEIGHTS
UNIT 2

800	1000	1500
W5	W1	W2
W6	W3	W9
W10	W4	
	W7	
	W8	

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CLADDING: LIGHT
WIND ZONE: HIGH
EQUAKE ZONE: 1
EXPOSURE ZONE: B
SNOW LOAD: 1.0KPA

CONTRACTOR MUST CONFIRM ALL DIMENSIONS ON SITE

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2 NEW DWELLINGS FOR 88 INVESTMENTS LTD

SITE:
15 INGLIS ST
MOSGIEL

LEGAL DESCRIPTION:
LOT 3 DP 6240

DRAWING:

SCALE:

AMENDMENT:

JOB REF: 2403

DATE: 17/06/2024

SHEET: 2A

UNIT 1

UNIT 2

NORTH

RISK FACTOR	SEVERITY	SCORE
WIND ZONE	HIGH	1
NUMBER OF STORIES	LOW	0
INTERSECTION DESIGN	HIGH	3
EAVES WIDTH	MED	1
ENVELOPE COMPLEXITY	MED	2
DECK DESIGN	LOW	0
TOTAL SCORE		**7**

RISK FACTOR	SEVERITY	SCORE
WIND ZONE	HIGH	1
NUMBER OF STORIES	LOW	0
INTERSECTION DESIGN	LOW	0
EAVES WIDTH	HIGH	2
ENVELOPE COMPLEXITY	LOW	0
DECK DESIGN	LOW	0
TOTAL SCORE		**3**

SOUTH

RISK FACTOR	SEVERITY	SCORE
WIND ZONE	HIGH	1
NUMBER OF STORIES	LOW	0
INTERSECTION DESIGN	LOW	0
EAVES WIDTH	V HIGH	5
ENVELOPE COMPLEXITY	LOW	0
DECK DESIGN	LOW	0
TOTAL SCORE		**6**

RISK FACTOR	SEVERITY	SCORE
WIND ZONE	HIGH	1
NUMBER OF STORIES	LOW	0
INTERSECTION DESIGN	LOW	0
EAVES WIDTH	HIGH	2
ENVELOPE COMPLEXITY	LOW	0
DECK DESIGN	LOW	0
TOTAL SCORE		**3**

EAST

RISK FACTOR	SEVERITY	SCORE
WIND ZONE	HIGH	1
NUMBER OF STORIES	LOW	0
INTERSECTION DESIGN	LOW	0
EAVES WIDTH	V HIGH	5
ENVELOPE COMPLEXITY	LOW	0
DECK DESIGN	LOW	0
TOTAL SCORE		**6**

RISK FACTOR	SEVERITY	SCORE
WIND ZONE	HIGH	1
NUMBER OF STORIES	LOW	0
INTERSECTION DESIGN	LOW	0
EAVES WIDTH	HIGH	2
ENVELOPE COMPLEXITY	LOW	0
DECK DESIGN	LOW	0
TOTAL SCORE		**3**

WEST

RISK FACTOR	SEVERITY	SCORE
WIND ZONE	HIGH	1
NUMBER OF STORIES	LOW	0
INTERSECTION DESIGN	LOW	0
EAVES WIDTH	HIGH	3
ENVELOPE COMPLEXITY	LOW	0
DECK DESIGN	LOW	0
TOTAL SCORE		**4**

RISK FACTOR	SEVERITY	SCORE
WIND ZONE	HIGH	1
NUMBER OF STORIES	LOW	0
INTERSECTION DESIGN	LOW	0
EAVES WIDTH	HIGH	2
ENVELOPE COMPLEXITY	LOW	0
DECK DESIGN	LOW	0
TOTAL SCORE		**3**

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CLADDING: LIGHT
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EXPOSURE ZONE: B
SNOW LOAD: 1.0KPA

CONTRACTOR MUST CONFIRM ALL DIMENSIONS ON SITE

JOB TITLE: 2 NEW DWELLINGS FOR 88 INVESTMENTS LTD

SITE: 15 INGLIS ST MOSGIEL

LEGAL DESCRIPTION: LOT 3 DP 6240

DRAWING: RISK MATRIX

SCALE:

AMENDMENT:

JOB REF: 2403

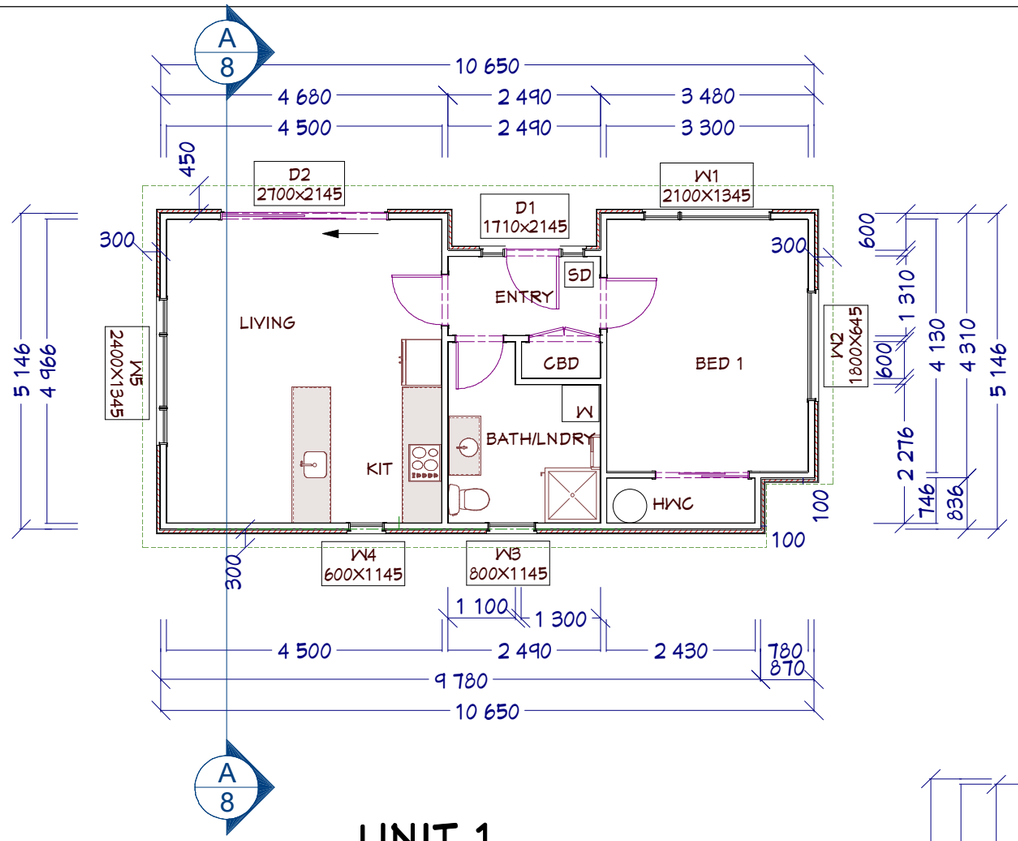
DATE: 17/06/2024

SHEET: 2B

APPROVED BUILDING CONSENT | Dunedin City Council
ABA-2024-1755

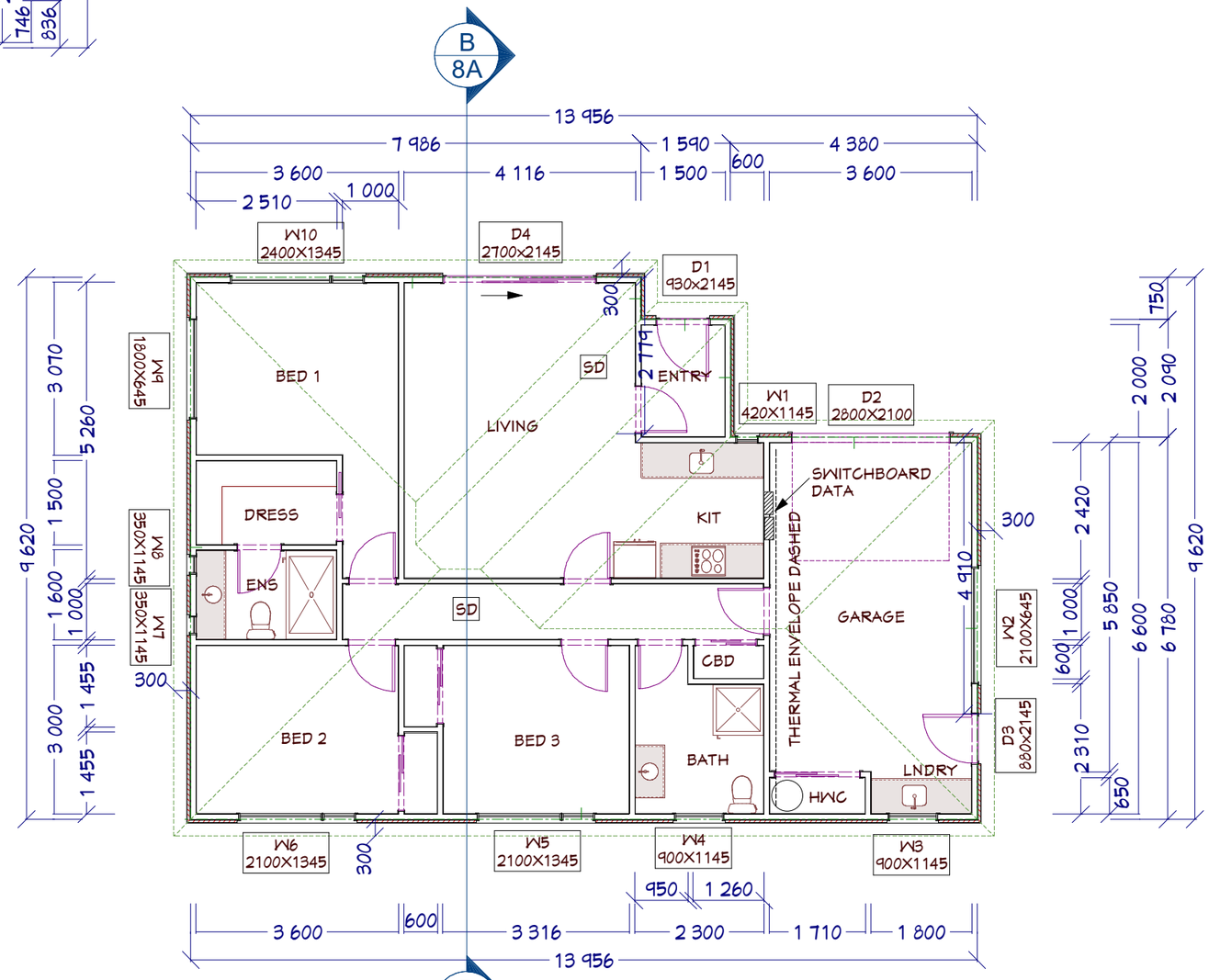
LIGHTING:
ANY RECESSED DOWNLIGHTS TO BE CA RATED
LIGHTING TO BE PROVIDED TO OUTSIDE OF MAIN ENTRY, MIN 20 LUX AT FLOOR LEVEL

VENTILLATION:
EXTRACT FANS OVER COOKTOP, BATHROOMS,LAUNDRY
DUCT TO EXTERIOR VIA SOFFIT
BATHROOM & LAUNDRY FANS- MIN 25l/s
COOKTOP EXTRACTOR-MIN 50l/s



UNIT 1

SURFACES:
KITCHEN FLOOR- VINYL
BATHROOM FLOOR- VINYL
WALLS- SEMI-GLOSS
ENAMEL PAINT ON GIB AQUALINE
ENSUITE FLOOR- TILE
WALLS- SEMI-GLOSS ENAMEL
PAINT ON GIB AQUALINE
LAUNDRY WALLS- SEMI-GLOSS
ENAMEL PAINT ON GIB AQUALINE
FLOOR-VINYL TO SPLASH
AREA
BATH/ENS CEILINGS- SEMI-GLOSS
ENAMEL PAINT ON GIB AQUALINE
BENCH TOPS- HI PRESSURE LAMINATE
PAVING AT EXT. DOORS- EXPOSED
AGREGATE CONCRETE/GRIP TREAD
DECKING



SD SMOKE ALARM

FOR WINDOW LOCATIONS SEE FRAMING PLAN SHEET 3A

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JOB TITLE:
2 NEW DWELLINGS FOR 88 INVESTMENTS LTD

SITE: 15 INGLIS ST MOSGIEL

LEGAL DESCRIPTION: LOT 3 DP 6240

DRAWING: FLOOR PLAN

SCALE: 1:100

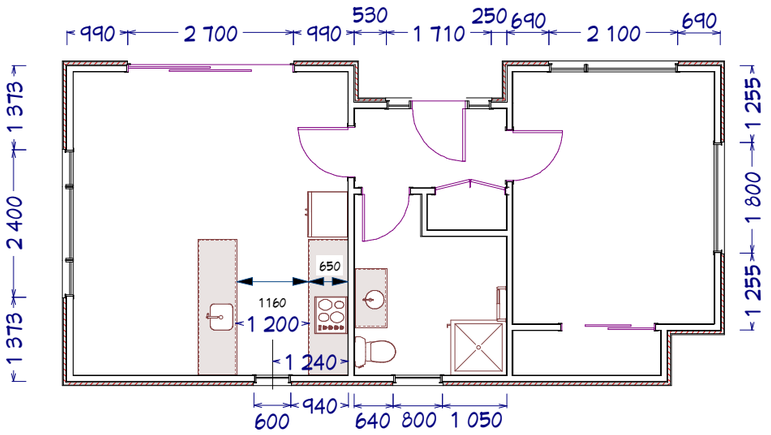
AMENDMENT:

JOB REF: 2403

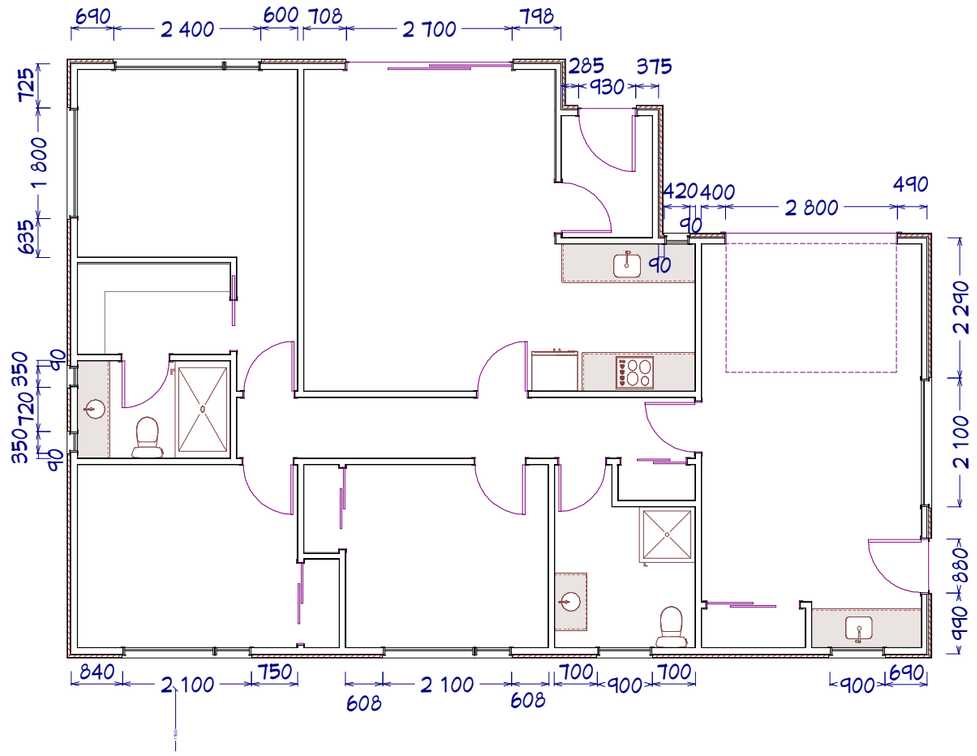
DATE: 17/06/2024

SHEET: 3

UNIT 1



UNIT 2



DIMENSIONS ARE FRAMING TRIM SIZE

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JOB TITLE:
2 NEW DWELLINGS FOR 88 INVESTMENTS LTD

SITE: 15 INGLIS ST MOSGIEL

LEGAL DESCRIPTION: LOT 3 DP 6240

DRAWING: FRAMING PLAN

JOB REF: 2403

SCALE: 1:100

DATE: 17/06/2024

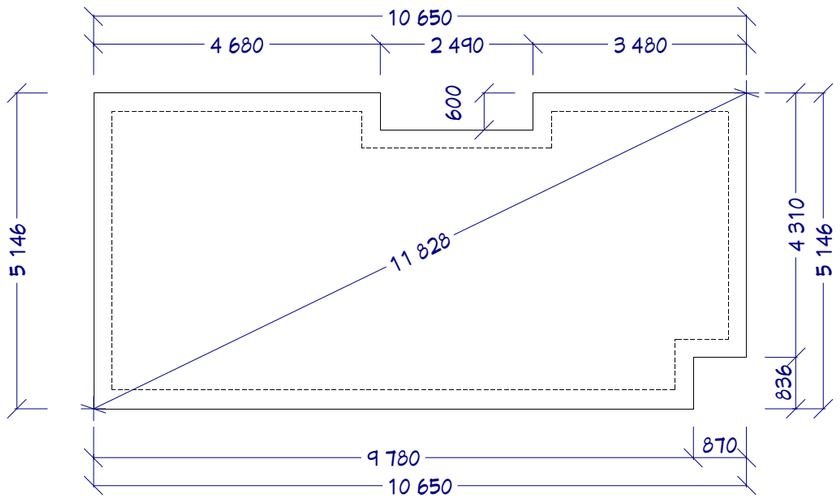
AMENDMENT:

SHEET: 3A

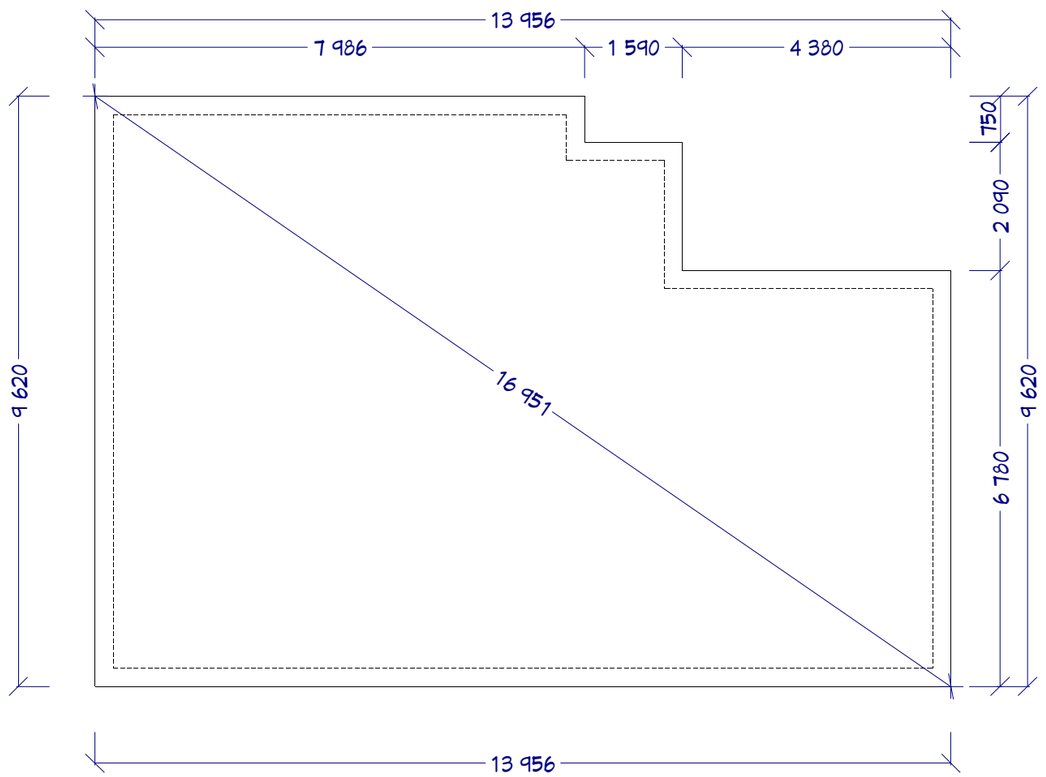
FOUNDATION IS WAFFLE RAFT TO ENGINEERS DESIGN

MEANS OF COMPLIANCE:
B1/VM1

UNIT 1



UNIT 2



NO FRAME OVERHANG ALLOWED FOR
DIMENSIONS ARE OVER PLATES

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ALL CONSTRUCTION TO COMPLY WITH NZBC REGULATIONS. ALL MATERIALS TO BE FIXED IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
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ROOF: light
CLADDING: LIGHT
WIND ZONE: HIGH
EQUAKE ZONE: 1
EXPOSURE ZONE: B
SNOW LOAD: 1.0KPA

CONTRACTOR MUST CONFIRM ALL DIMENSIONS ON SITE

JOB TITLE:
2 NEW DWELLINGS
FOR 88 INVESTMENTS LTD

SITE:
15 INGLIS ST
MOSGIEL

LEGAL DESCRIPTION:
LOT 3 DP 6240

DRAWING: FOUNDATION PLAN
JOB REF: 2403
SCALE: 1:100
DATE: 17/06/2024
AMENDMENT:
SHEET: 4

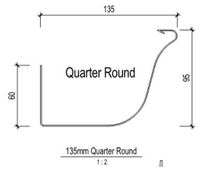

Table 14: **Steel trapezoidal profiled roofing – 0.4 mm BMT and profile height 27 mm minimum(1), and minimum 5-rib profiles**
Maximum spans and fixing patterns. Refer to Paragraph 8.4.6

Purlin spacings (metres)		Wind zones		
End span	**Intermediate span**	**Low and Medium**	**High and Very High**	**Extra High**
0.4	0.6	T2	T2	T1
0.6	0.9	T2	T1	T1
0.8	1.2	T2	T1	T1
1.2	1.8	SED	SED	SED

NOTE: T1 fixing pattern is – Fix every crest...
T2 fixing pattern is – Hit 1, miss 1...
SED Specific Engineering Design
(1) For profile heights and pan widths outside this range, refer to supplier's literature for fixing patterns and spans

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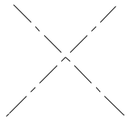
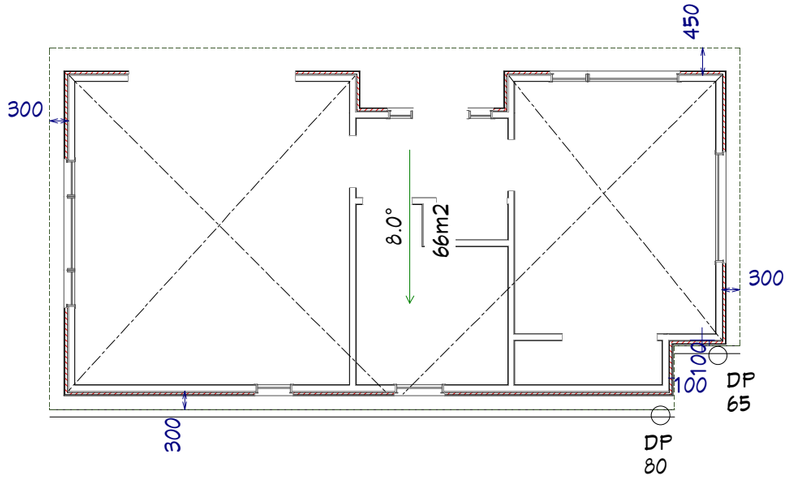
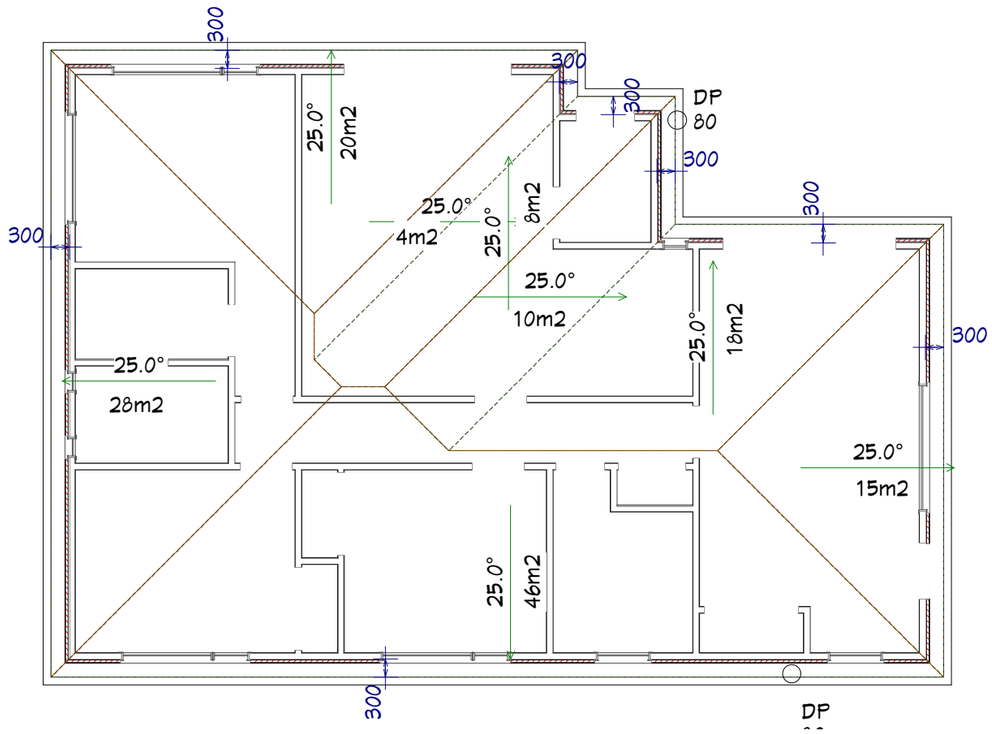
ROOF STRAP BRACE



UNIT 1



UNIT 2



BEAM 1
90X90 POST, LOXO CLADDING
RAKING SOFFIT TO PORCH

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ROOF: light
CLADDING: LIGHT
WIND ZONE: HIGH
EQUAKE ZONE: 1
EXPOSURE ZONE: B
SNOW LOAD: 1.0KPA

CONTRACTOR MUST CONFIRM ALL DIMENSIONS ON SITE

JOB TITLE: **2 NEW DWELLINGS FOR 88 INVESTMENTS LTD**

SITE: 15 INGLIS ST MOSGIEL

LEGAL DESCRIPTION: LOT 3 DP 6240

DRAWING: ROOF PLAN

SCALE: 1:100

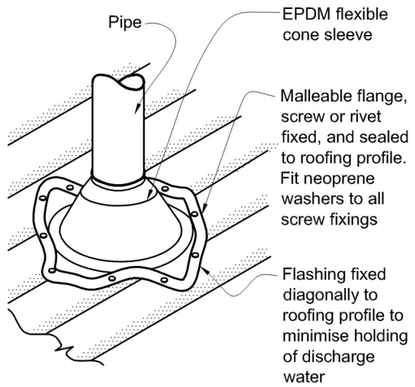
AMENDMENT:

JOB REF: 2403

DATE: 17/06/2024

SHEET: 5

Figure 53: Flashing for small pipes
Paragraphs 8.3.10, 8.4.17, 9.6.8.5 and 9.6.9.6



NOTE:
(1) Max. roof pitch for this flashing 45°, minimum pitch 10° if base of flange covers one or more complete troughs.
(2) For pipes up to 85 mm diameter.

Figure 43: Ridge to hip flashings
Paragraphs 8.4.11 and 8.4.12

NOTE: *Flashing* cover varies according to *wind* zone - refer Table 7.
For other ridge to hip flashings refer to New Zealand Metal Roofing and Wall Cladding Code of Practice.

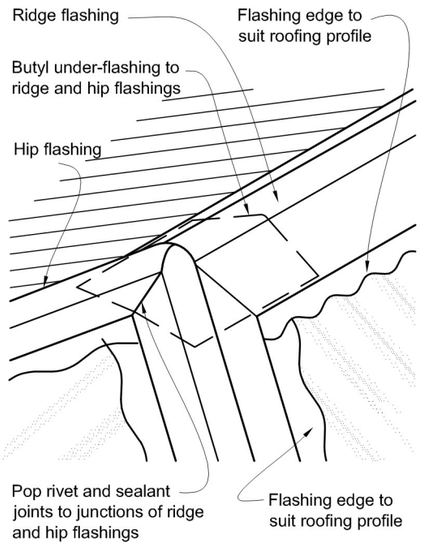


Figure 51: Valley gutters for profiled metal
Paragraphs 4.3, 4.5, 8.1.6.2 and 8.4.16

NOTE: (1) Refer to Table 8 for maximum roof catchment areas for *valley gutters*.
(2) Minimum width of *valley gutter* may reduce to 160 mm, providing roof catchment area is in accordance with Table 8. In this case, cover of roof cladding over gutter shall be reduced to 60 mm to provide a clearance gap of 40 mm.

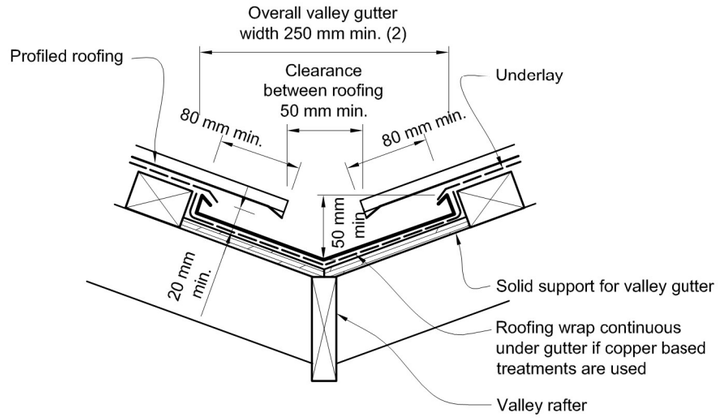
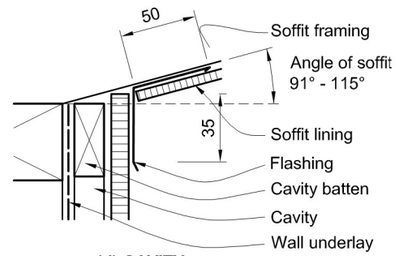


Figure 8A: Soffit/wall junction
Paragraphs 5.3, 8.1.3.1, 8.4.6, 9.7.5, 9.8.6



(d) CAVITY

(AT ENTRY PORCH)

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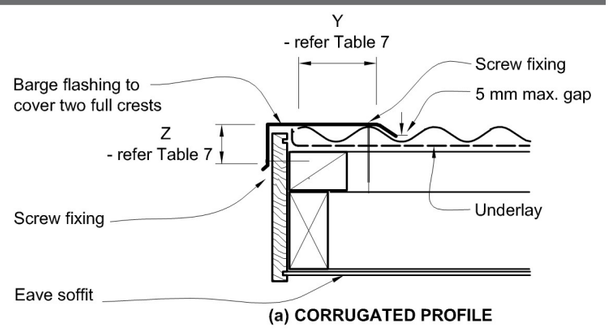
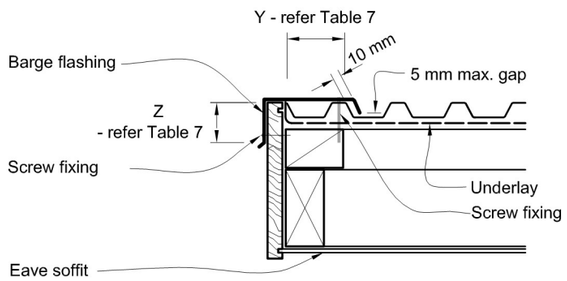
Figure 47: Barge flashings for profiled metal
Paragraphs 8.4.11, 8.4.12, Table 7

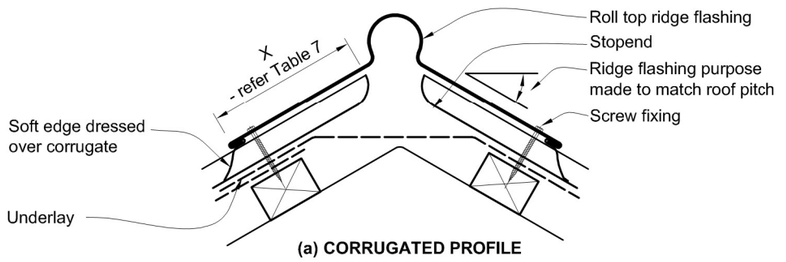


(a) CORRUGATED PROFILE

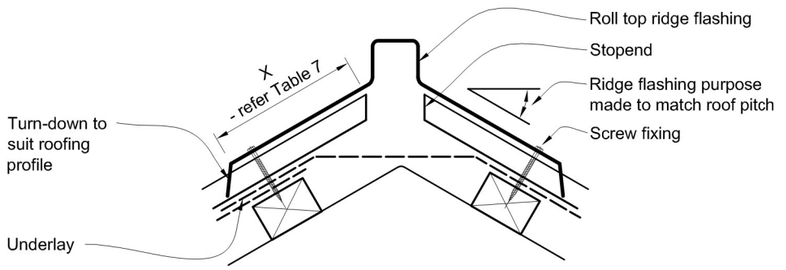


(b) TRAPEZOIDAL PROFILE

Figure 46: Ridge and hip flashings for profiled metal
Paragraphs 4.4, 4.5, 8.4.11, 8.4.12, Table 7



(a) CORRUGATED PROFILE



(b) TRAPEZOIDAL PROFILE

FROM TABLE 7
FOR HIGH WIND WITH 25 DEG PITCH

X = 130mm
Y = 2 CRESTS
Z = 50mm

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ROOF: light
CLADDING: LIGHT
WIND ZONE: HIGH
EQUAKE ZONE: 1
EXPOSURE ZONE: B
SNOW LOAD: 1.0KPA

CONTRACTOR MUST CONFIRM ALL DIMENSIONS ON SITE

JOB TITLE: 2 NEW DWELLINGS FOR 88 INVESTMENTS LTD

SITE: 15 INGLIS ST MOSGIEL

LEGAL DESCRIPTION: LOT 3 DP 6240

DRAWING: ROOF FLASHINGS

SCALE:

AMENDMENT:

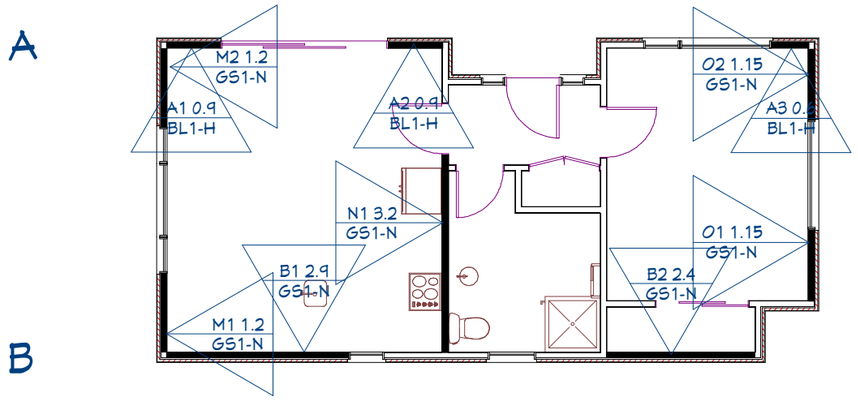
JOB REF: 2403

DATE: 17/06/2024

SHEET: 5A

CONNECT ALL TOP PLATE BUTT JOINTS WITH 6kn NAIL PLATE
OR OVERLAP TOP PLATES AND NAIL PATTERN AS PER NZS 3604-2011 FIG 8.16

UNIT 1



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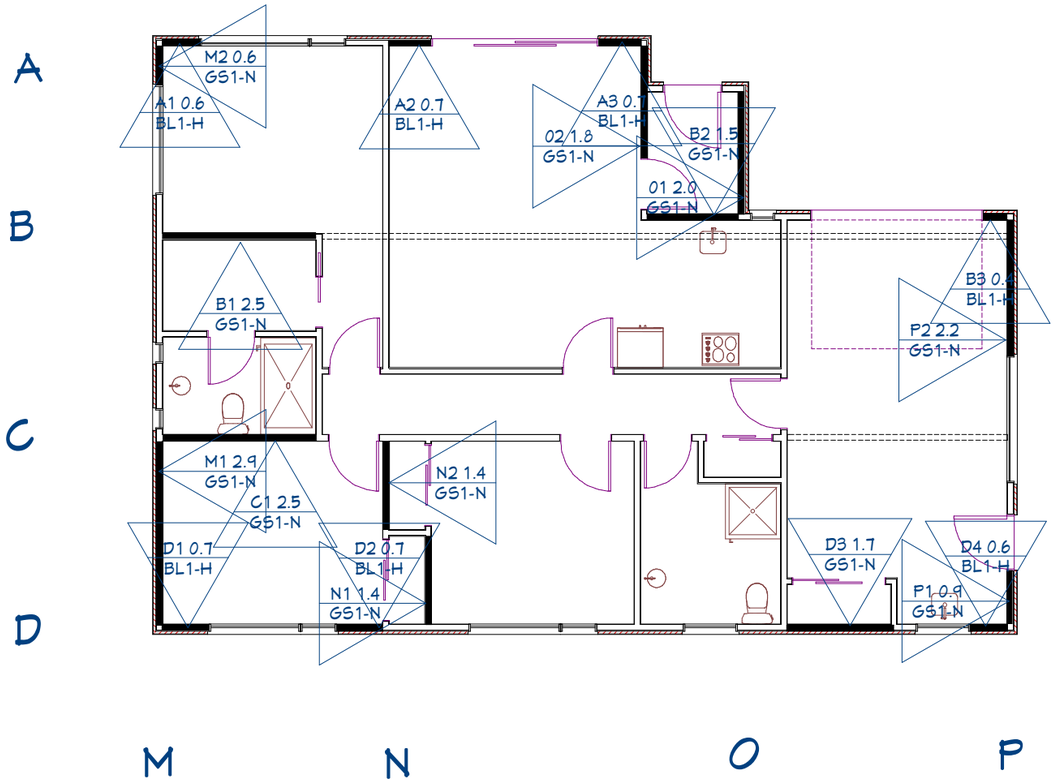
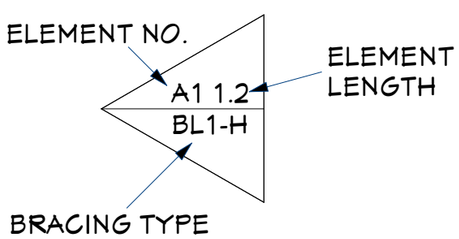


90x35 under truss bottom chord or 90x45 on edge above truss chord or truss chord
connect to top plate each end with 6Kn connection



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ROOF: light
CLADDING: LIGHT
WIND ZONE: HIGH
EQUAKE ZONE: 1
EXPOSURE ZONE: B
SNOW LOAD: 1.0KPA

CONTRACTOR MUST CONFIRM ALL DIMENSIONS ON SITE

JOB TITLE: 2 NEW DWELLINGS FOR 88 INVESTMENTS LTD

SITE: 15 INGLIS ST MOSGIEL

LEGAL DESCRIPTION: LOT 3 DP 6240

DRAWING: BRACING PLAN

SCALE: 1:100

AMENDMENT:

JOB REF: 2403

DATE: 17/06/2024

SHEET: 6

GIB EzyBrace® Systems specification BL1-H

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

WALL FRAMING
Wall framing to comply with;

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

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

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

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

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

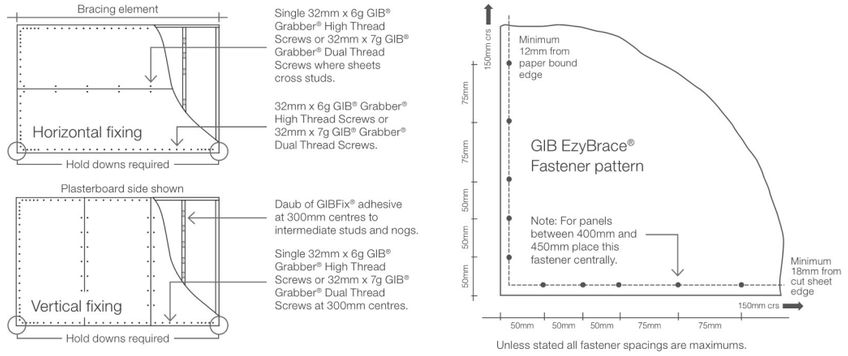
WALL LINING
- A layer of 10mm or 13mm GIB Braceline®.
- Sheets can be fixed vertically or horizontally.
- Sheet joints shall be touch fitted.
- Use full length sheets where possible.

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

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

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

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



Unless stated all fastener spacings are maximums.

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

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ABA-2024-1755

GIB EzyBrace® Systems specification GS1-N

Specification code	Minimum length (m)	Lining requirement
GS1-N	0.4	Any 10mm or 13mm GIB® Standard plasterboard to one side only

WALL FRAMING
Wall framing to comply with;

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

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

BOTTOM PLATE FIXING
Timber floor
Pairs of hand driven 100 x 3.75mm nails at 600mm centres; or three power driven 90 x 3.15mm nails at 600mm centres.

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

External Wall Bracing Lines: In accordance with the requirements of NZS 3604:2011 for external wall bottom plate fixing.

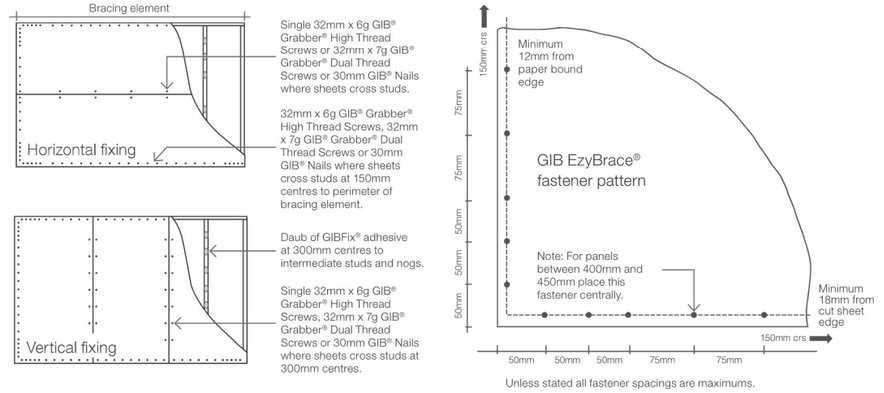
WALL LINING
- Any 10mm or 13mm GIB® plasterboard lining.
- Sheets can be fixed vertically or horizontally.
- Sheet joints shall be touch fitted.
- Use full length sheets where possible.

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

FASTENING THE LINING
Fasteners
32mm x 6g GIB® Grabber® High Thread Screws, 32mm x 7g GIB® Grabber® Dual Thread Screws or 30mm GIB® Nails. If using the GIBFix® Angle use only 32mm x 7g GIB® Grabber® Dual Thread Screws.

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

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



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ROOF: light
CLADDING: LIGHT
WIND ZONE: HIGH
EQUAKE ZONE: 1
EXPOSURE ZONE: B
SNOW LOAD: 1.0KPA

CONTRACTOR MUST CONFIRM ALL DIMENSIONS ON SITE

JOB TITLE:
2 NEW DWELLINGS
FOR 88 INVESTMENTS LTD

SITE: 15 INGLIS ST MOSGIEL

LEGAL DESCRIPTION: LOT 3 DP 6240

DRAWING: BRACING FIXINGS GIB

SCALE:

AMENDMENT:

JOB REF: 2403

DATE: 17/06/2024

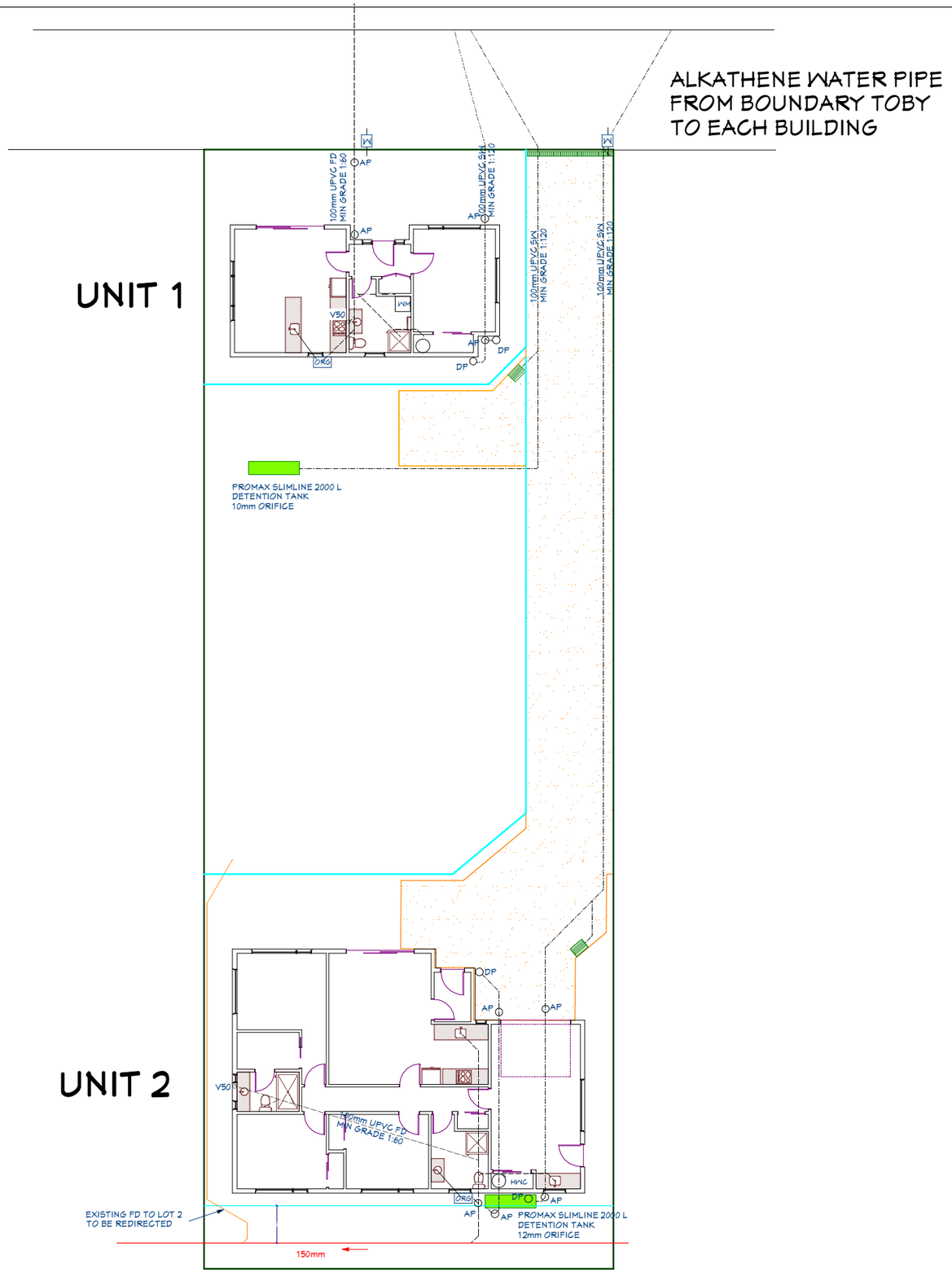
SHEET: 6A

UNIT 1

FIXTURE LOAD:	
KITCHEN	3
BATHROOM	6
WM	5
TOTAL	14

UNIT 2

FIXTURE LOAD:	
KITCHEN	3
BATHROOM	6
ENSUITE	6
LAUNDRY	5
TOTAL	20



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WIND ZONE: HIGH
EQUAKE ZONE: 1
EXPOSURE ZONE: B
SNOW LOAD: 1.0KPA

CONTRACTOR MUST CONFIRM ALL DIMENSIONS ON SITE

JOB TITLE:
2 NEW DWELLINGS FOR 88 INVESTMENTS LTD

SITE: 15 INGLIS ST MOSGIEL

LEGAL DESCRIPTION: LOT 3 DP 6240

DRAWING: DRAINAGE PLAN

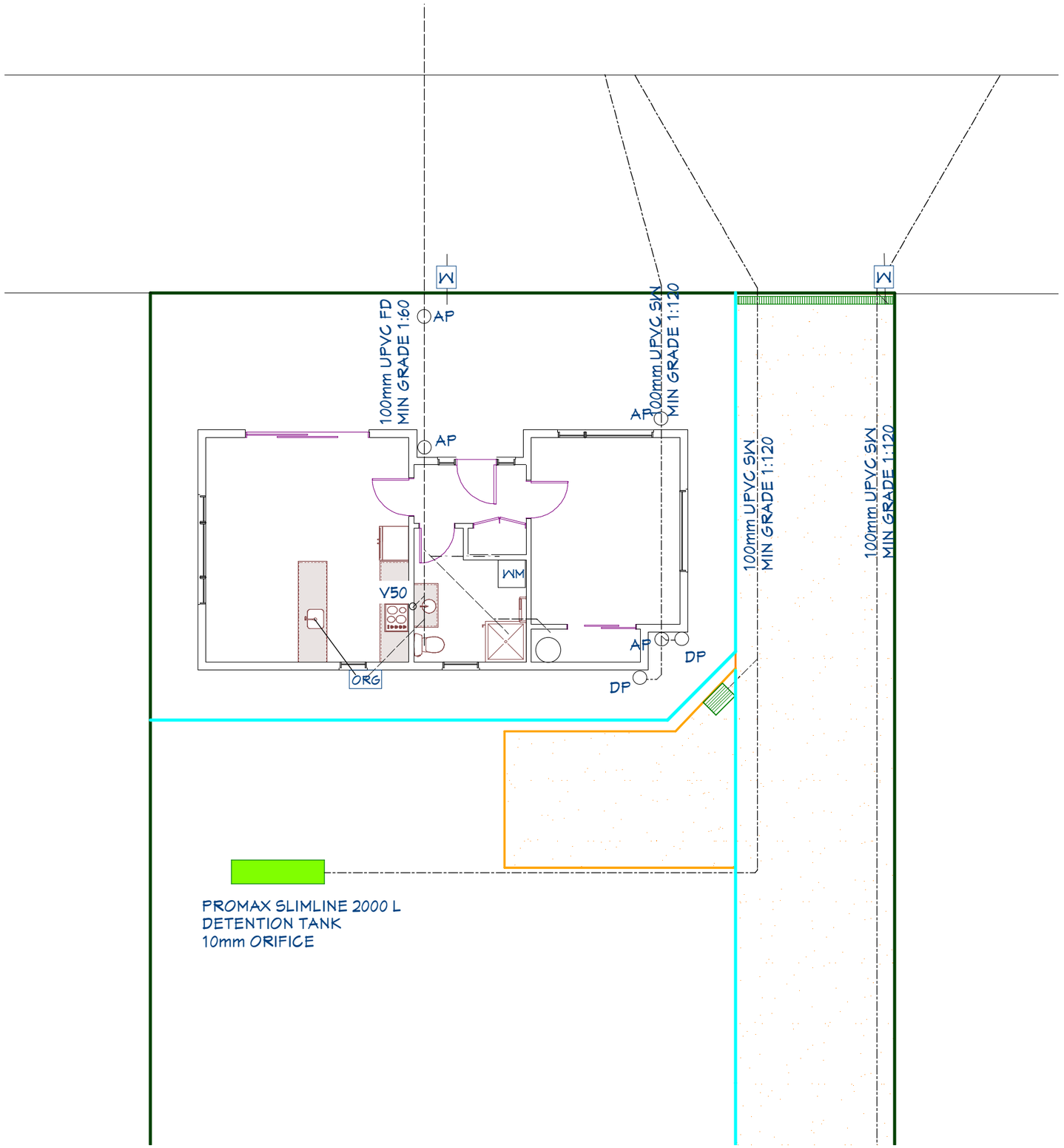
SCALE: 1:200

AMENDMENT:

JOB REF: 2403

DATE: 17/06/2024

SHEET: 7



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WIND ZONE: HIGH
EQUAKE ZONE: 1
EXPOSURE ZONE: B
SNOW LOAD: 1.0KPA

CONTRACTOR MUST CONFIRM ALL DIMENSIONS ON SITE

JOB TITLE:
2 NEW DWELLINGS FOR 88 INVESTMENTS LTD

SITE: 15 INGLIS ST MOSGIEL

LEGAL DESCRIPTION: LOT 3 DP 6240

DRAWING: DRAINAGE PLAN LOT 1

JOB REF: 2403

SCALE: 1:100

DATE: 17/06/2024

AMENDMENT:

SHEET: 7A

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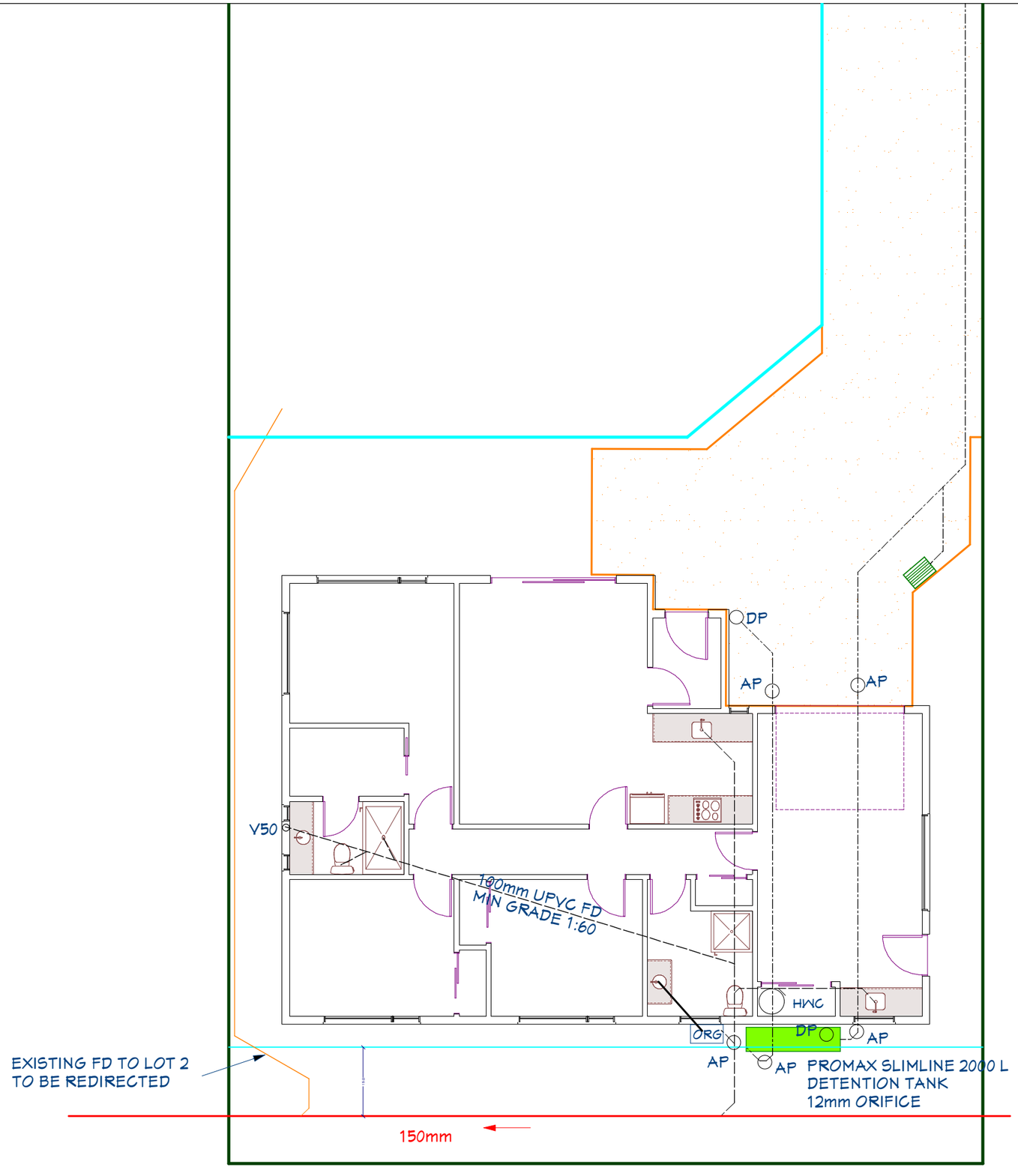

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ROOF: light
CLADDING: LIGHT
WIND ZONE: HIGH
EQUAKE ZONE: 1
EXPOSURE ZONE: B
SNOW LOAD: 1.0KPA

CONTRACTOR MUST CONFIRM ALL DIMENSIONS ON SITE

JOB TITLE:
2 NEW DWELLINGS FOR 88 INVESTMENTS LTD

SITE: 15 INGLIS ST MOSGIEL

LEGAL DESCRIPTION: LOT 3 DP 6240

DRAWING: DRAINAGE PLAN LOT 3

SCALE: 1:100

AMENDMENT:

JOB REF: 2403

DATE: 17/06/2024

SHEET: 7B

STORMWATER DRAINS:
100mm uPVC TO AS/NZS 1260
MIN GRADIENT 1:120 TO E1/AS1

ALL DOWNPIPES UPVC TO AS/NZS 1254
80mm UNLESS NOTED OTHERWISE.

SANITARY PLUMBING AND DRAINAGE:
UPVC TO AS/NZS 1260
100mm MIN 1:60 GRADE, 80mm MIN 1:60 GRADE, 65mm MIN 1:25 GRADE
TO G13/AS3 ASNZS3500.2

LEAK TEST:
Water test all below ground PVC drainage pipework in accordance with AS/NZS 2032 section 11

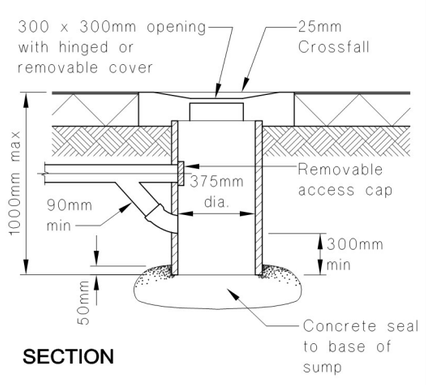
DISCHARGE PIPES:
TO KIT. SINK, SHOWERS, BATH, LAUNDRY TUB & BASINS: 40mm uPVC TO AS/NZS 1260
MIN GRADE 1:40

WATER SUPPLIES:
TO NZBC G12:AS1
25mm Alkathene to AS/NZS from boudary toby to dwelling.
Hot & Cold water pipes POLYBUTYLENE to AS/NZS 2642 Parts 1,2 & 3 OR COPPER to NZS 3501
Pipe sizing to G12/AS1 table 4
All pipework outside thermal envelope to be insulated
Use Closed cell foam polymer, min 13mm thick pipe insulation
Insulation to all hot water pipes between HWC and outlets

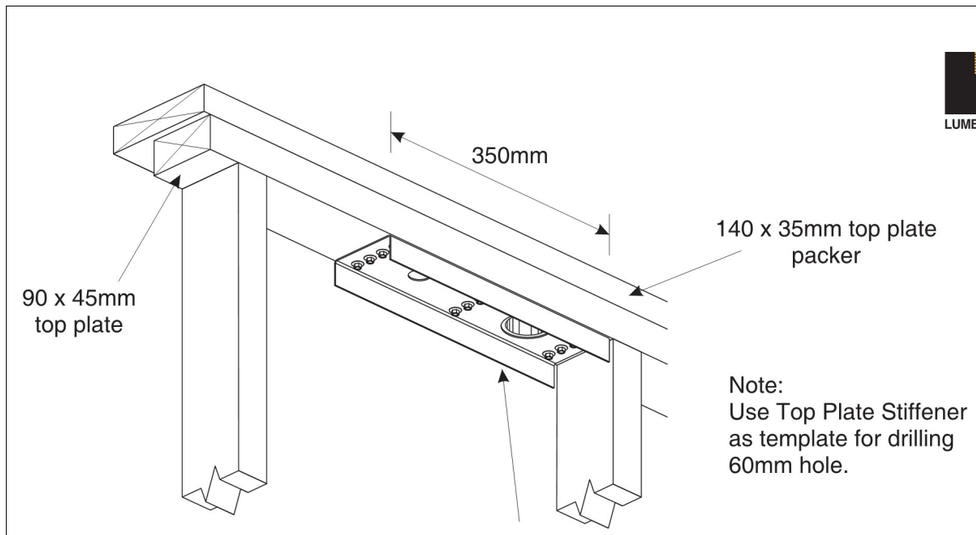
LEAK TEST:
Test all water supply pipework prior to concealment by subjecting to pressure of 1500kPa for 15 minutes and visually inspect for leaks

HWC 250L MAINS PRESSURE to NZS4606 WITH TEMPERING VALVE TO OUTLET
HWC must meet MEPS standard in accordance with NZS 4305

Figure 8: Type-one Surface Water Sump
Paragraph 3.6.2



SECTION

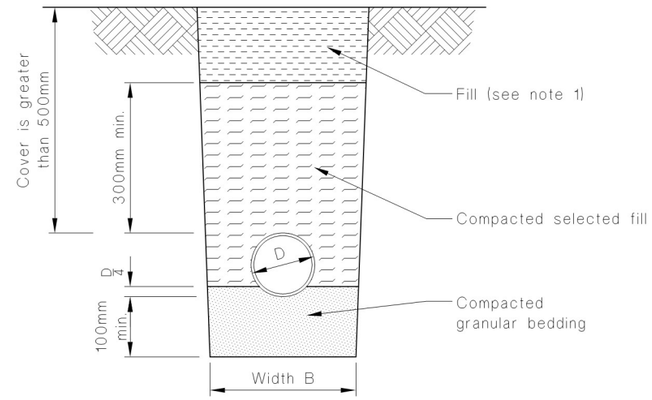


Note:
Use Top Plate Stiffener as template for drilling 60mm hole.

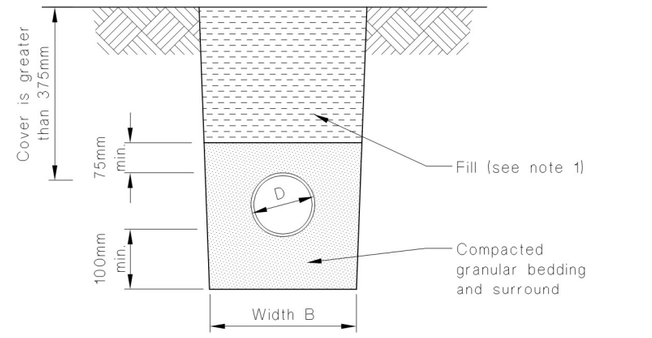
Fix up into top plate and into packer with 3 rows of 4 x Type 17-14g x 75mm Hex Head Screws (supplied). It may be advisable to drill pilot hole for each screw to assist installation.

TOP PLATE STIFFENER AT VENT PIPE

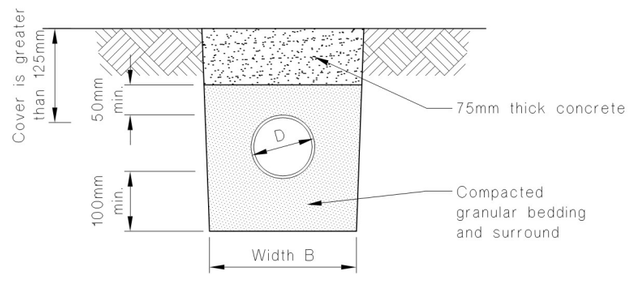
Figure 13: Bedding and Backfilling
Paragraphs 3.9.2, 3.9.4 and 3.9.5



(a) Cover greater than 500 mm
Bedding type 'B' of NZS 4452



(b) Cover greater than 375 mm
Bedding type 'D' of NZS 4452



(c) Cover greater than 125 mm

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

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ROOF: light
CLADDING: LIGHT
WIND ZONE: HIGH
EQUAKE ZONE: 1
EXPOSURE ZONE: B
SNOW LOAD: 1.0KPA

CONTRACTOR MUST CONFIRM ALL DIMENSIONS ON SITE

JOB TITLE: 2 NEW DWELLINGS FOR 88 INVESTMENTS LTD

SITE: 15 INGLIS ST MOSGIEL

LEGAL DESCRIPTION: LOT 3 DP 6240

DRAWING: DRAINAGE NOTES

SCALE:

AMENDMENT:

JOB REF: 2403

DATE: 17/06/2024

SHEET: 7C

Figure 14: **Seismic Restraint of Storage Water Heaters 90 – 360 litres**
Paragraph 6.11.4

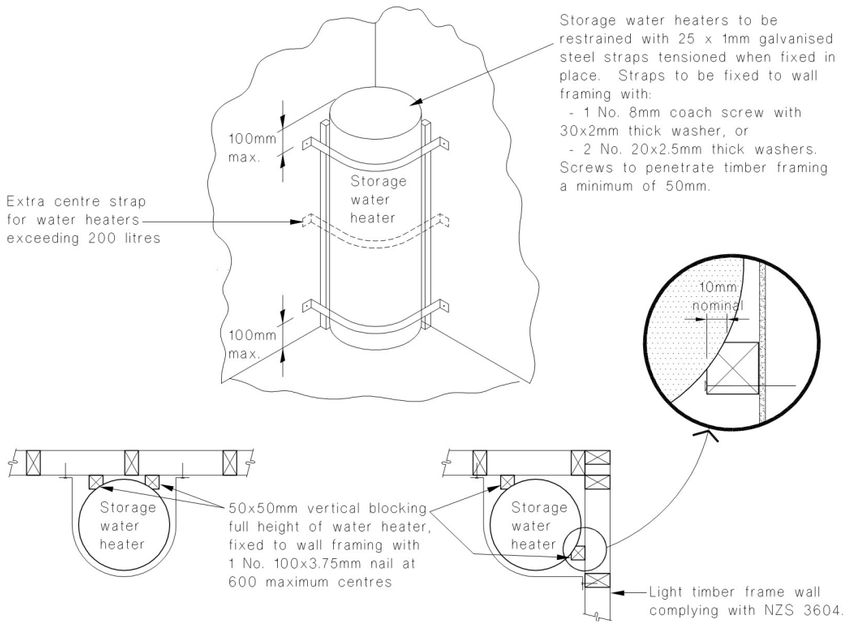


Figure 8: **Mains Pressure Storage Water Heater System (unvented)**
Paragraphs 6.1.2 and 6.2.1 b)

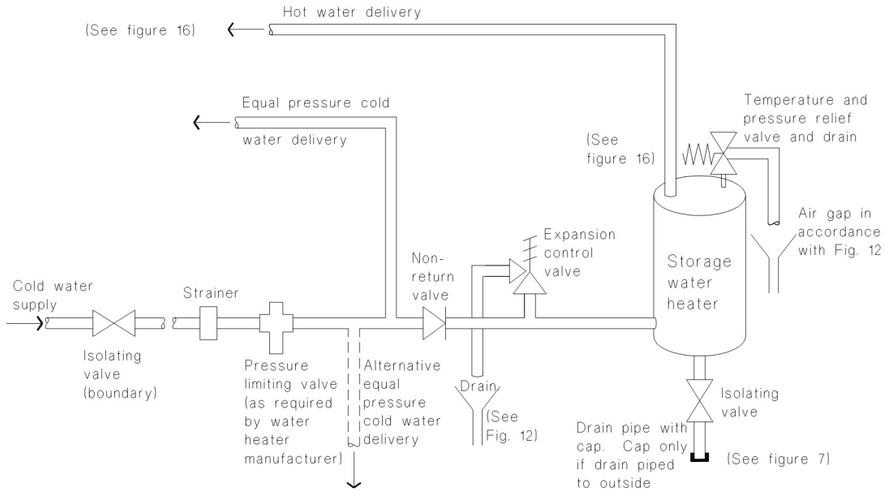
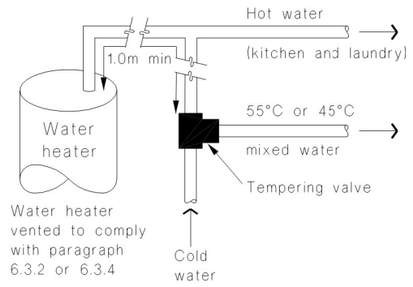
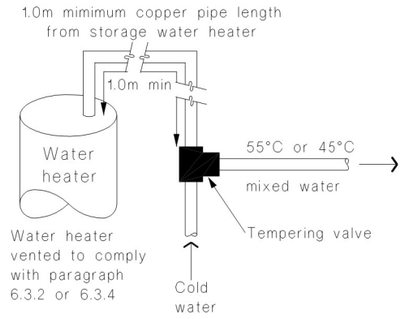


Figure 16: **Tempering Valve Installation**
Paragraph 6.14.2 a)



(a) With untempered water to laundry and kitchen fixtures and appliances



(b) Where all hot water is tempered

Note:
1. For optimum system efficiency the tempering valve, for other than a mains pressure system, may be located as low as practicable to achieve the manufacturer's recommended head, at the tempering valve.
2. 1.0m minimum copper pipe length from storage water heater.

HWC INSTALLED ON SAFE TRAY
CWE VIA TUNDISH TO TRAY
PRV IN COPPER VIA TUNDISH TO TRAY
TRAY VIA TRAP TO LATERAL

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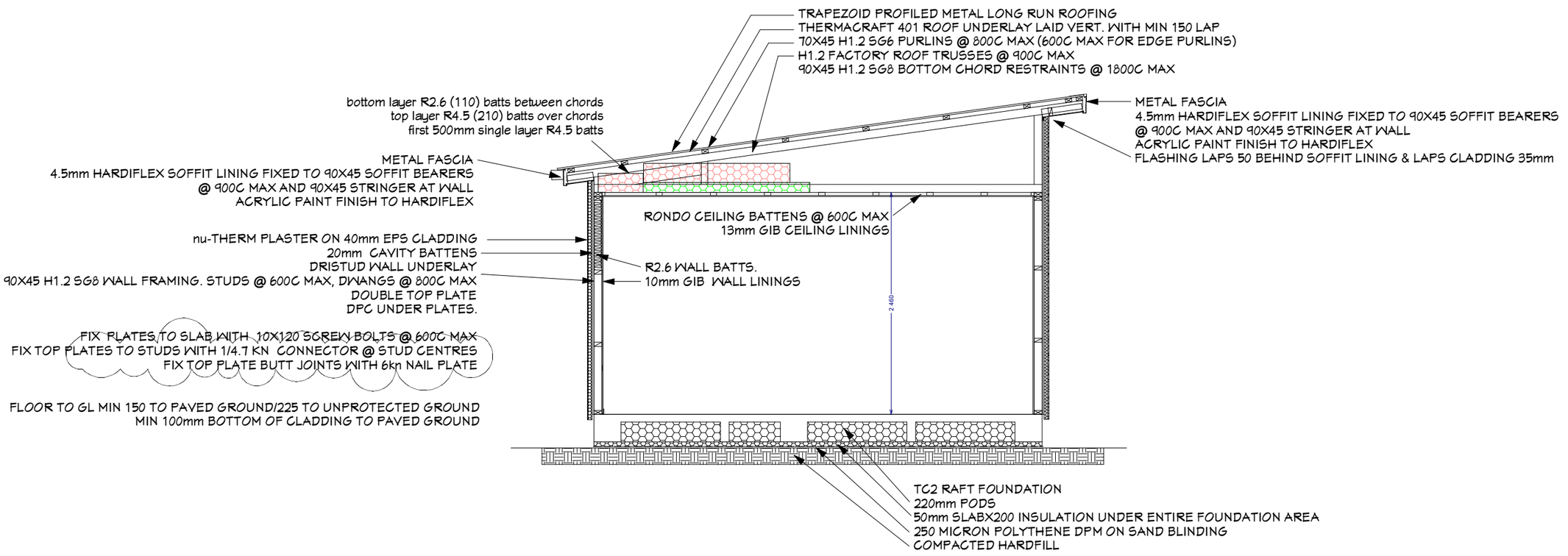
SHOULD THERE BE ANY OMMISSION, DOUBT OR AMBIGUITY AS TO THE MEANING OF ANY PART OF THE DRAWINGS & SPECIFICATIONS, CONTACT THE DESIGNER BEFORE CONTINUING FURTHER WORK.

ROOF: light
CLADDING: LIGHT
WIND ZONE: HIGH
EQUAKE ZONE: 1
EXPOSURE ZONE: B
SNOW LOAD: 1.0KPA

CONTRACTOR MUST CONFIRM ALL DIMENSIONS ON SITE

JOB TITLE: 2 NEW DWELLINGS FOR 88 INVESTMENTS LTD
SITE: 15 INGLIS ST MOSGIEL
LEGAL DESCRIPTION: LOT 3 DP 6240
DRAWING: HWC
SCALE:
AMENDMENT:
JOB REF: 2403
DATE: 17/06/2024
SHEET: 7D

MEANS OF COMPLIANCE:
TRUSSES-B1/VM1
PURLINS-B1/AS1
WALL FRAMING-B1/AS1
FOUNDATION/FLOOR-B1/VM1



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ROOF: light
CLADDING: LIGHT
WIND ZONE: HIGH
EQUAKE ZONE: 1
EXPOSURE ZONE: B
SNOW LOAD: 1.0KPA

CONTRACTOR MUST CONFIRM ALL DIMENSIONS ON SITE

JOB TITLE:
2 NEW DWELLINGS FOR 88 INVESTMENTS LTD

SITE: 15 INGLIS ST MOSGIEL

LEGAL DESCRIPTION: LOT 3 DP 6240

DRAWING: X SECTION AA UNIT 1

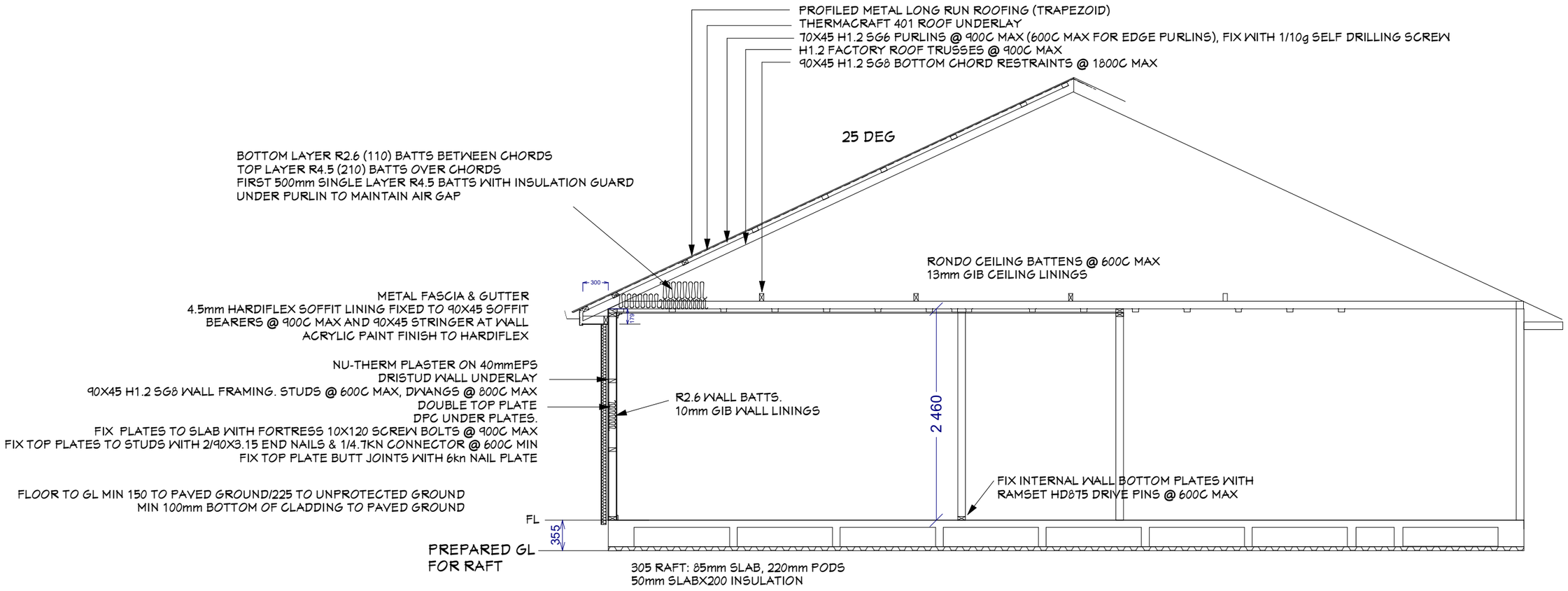
JOB REF: 2403

SCALE: 1:50

DATE: 12/11/2024

AMENDMENT: 12/11/24: top plate connector note amended

SHEET: 8



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ROOF: light
CLADDING: LIGHT
WIND ZONE: HIGH
EQUAKE ZONE: 1
EXPOSURE ZONE: B
SNOW LOAD: 1.0KPA

CONTRACTOR MUST CONFIRM ALL DIMENSIONS ON SITE

JOB TITLE:
2 NEW DWELLINGS FOR 88 INVESTMENTS LTD

SITE: 15 INGLIS ST MOSGIEL

LEGAL DESCRIPTION: LOT 3 DP 6240

DRAWING: X SECTION BB UNIT 2

SCALE: 1:50

AMENDMENT:

JOB REF: 2403

DATE: 17/06/2024

SHEET: 8A

Figure 86: Windows and doors for rusticated weatherboards on cavity
Paragraph 9.4.7

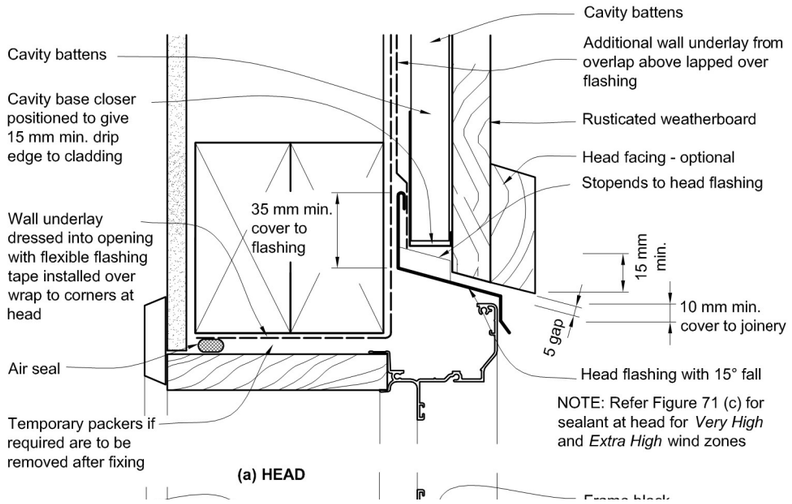
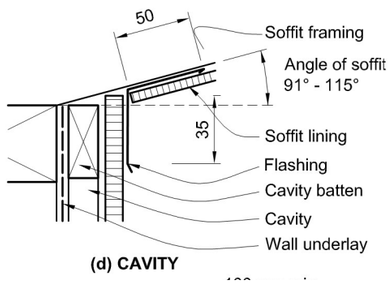


Figure 8A: Soffit/wall junction
Paragraphs 5.3, 8.1.3.1, 8.4.6, 9.7.5, 9.8.6



COMMENT:
External air pressures in higher wind zones can transfer to interior linings, and exceed recommended loadings prescribed by some lining manufacturers. Rigid underlays will protect linings from undue air pressure loadings, and help ensure cavity depths are maintained for the proper functioning of the drained cavity.

9.1.8 Drained cavities

Based on the risk score for an external wall calculated as per Paragraph 3.1, a wall cladding may require the inclusion of a drained cavity. Where a drained cavity is required, it shall meet the requirements of Paragraphs 9.1.8 to 9.1.9.4.

COMMENT:
Cavities manage occasional ingress of water past the cladding, but should not act as gutters or drains.

9.1.8.1 Limitations

This Acceptable Solution is limited to systems where:

a) Cavity battens are fixed, by the cladding fixings, to the wall framing,

b) Claddings are fixed through the cavity battens into the wall framing, and

c) The drained cavity behind claddings, except in masonry veneer, is not vented at the top.

Systems where the cladding is fixed into the cavity batten only are outside the scope of this Acceptable Solution.

9.1.8.2 Requirements

Where a drained cavity is required, it shall:

a) Be installed over a wall underlay, either flexible or rigid, that:
   i) complies with Table 23, and
   ii) is fixed to wall framing,

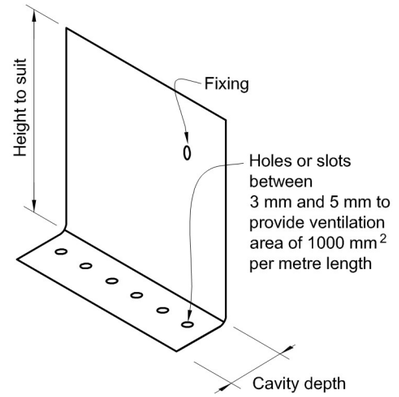
b) Be formed using vertical cavity battens,

c) Restrict air movement between the drained cavity and:
   i) floor, wall and roof framing,
   ii) attic roof space, and
   iii) subfloor space,

d) Be drained and open to the exterior at the bottom of cavities,

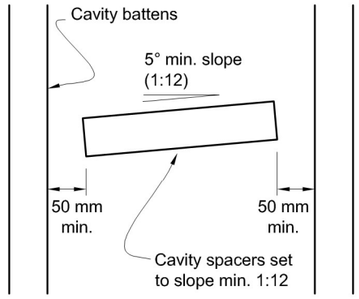
e) Use vermin-proofing at the cavity base as per Paragraph 9.1.8.3 and Figure 66,

Figure 66: Cavity base closer/vermin proofing
Paragraph 9.1.8.2



NOTE: To be used in *drained cavities* at the base of walls and above window head and inter-storey *flashings*.

Figure 67: Cavity spacers
Paragraphs 9.1.8.2 and 9.1.8.4



NOTE: Spacing of *cavity spacers* will vary to suit individual *cladding* fixings.

f) Use cavity spacers as shown in Figure 67, where fixing is required between cavity battens. Alternative cavity spacers to those described in Paragraph 9.1.8.2 are permitted. Refer to Paragraph 9.1.8.4 f).

COMMENT:
Solid horizontal cavity spacers risk obstruction of air flow in cavities and risk bridging moisture across the cavity.

9.1.8.3 Vermin-proofing

Vermin-proofing shall be provided above window and door heads and at the base of the drained cavity. Figure 66 provides one example of an appropriate cavity closer.

Aluminium, stainless steel or uPVC in accordance with Paragraph 4.1 shall be used where vermin-proofing material is not readily accessible or replaceable.

Vermin-proofing shall:

a) Provide holes or slots between 3 mm and 5 mm,

b) Provide an area of opening of 1000 mm² per lineal metre of wall, and

c) Be positioned to allow a minimum drip edge to the wall cladding of:
   i) 10 mm at the base of walls, and
   ii) 15 mm above window and door head flashings.

COMMENT:
It is important the openings in vermin-proofing are kept clear and unobstructed in order to maintain draining and venting of the cavity. The closure shown is only one option for vermin-proofing. Provided openings are as specified, other dimensions can vary, so allowing the use of other shapes such as channels and right-angles.

9.1.8.4 Cavity battens and jamb battens

Cavity battens shall:

a) Be nominal 20 mm (between limits of 18 mm and 25 mm in thickness),

b) Be a minimum 45 mm wide,

c) Be fixed, by the cladding fixings, through the wall underlay into the framing,

d) If timber, comply with B2/AS1,

e) If polystyrene, comply with Paragraph 9.9.3.1, and be protected from any incompatible vapours from timber treatment.

Cavity battens and/or cavity spacers that meet E2/VM1 Class 1 testing and B2/AS1, permit air circulation are allowed. The Class 1 test must include a horizontal cladding joint supported on a cavity spacer batten of a proposed type.

Jamb battens shall:

f) be nominal 20 mm (between limits of 18 mm and 25 mm in thickness), minimum 45 mm wide, and of timber complying with B2/AS1. Refer to Figure 72A.

DEPARTMENT OF BUILDING AND HOUSING

APPROVED BUILDING CONSENT | Dunedin City Council
ABA-2024-1755

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ROOF: light
CLADDING: LIGHT
WIND ZONE: HIGH
EQUAKE ZONE: 1
EXPOSURE ZONE: B
SNOW LOAD: 1.0KPA

CONTRACTOR MUST CONFIRM ALL DIMENSIONS ON SITE

JOB TITLE: 2 NEW DWELLINGS FOR 88 INVESTMENTS LTD
SITE: 15 INGLIS ST MOSGIEL
LEGAL DESCRIPTION: LOT 3 DP 6240
DRAWING: RUSTICATED WEATHERBOARDS UNIT 1
SCALE:
AMENDMENT:
JOB REF: 2403
DATE: 17/06/2024
SHEET: 9

WIND ZONE DETERMINATION

WIND REGION	A
LEE ZONE	NO
GROUND ROUGHNESS	OPEN
SITE EXPOSURE	EXPOSED
TOPOGRAPHICAL CLASS	T1
WIND ZONE	HIGH

FIXING SCHEDULE FOR WIND HIGH WIND ZONE

STUD TO TOP PLATE	SEE TRUSS CERT
TRUSS TO TOP PLATE	SEE TRUSS CERT
LINTEL TO TRIMMING STUD	SEE TRUSS CERT
PURLINS HIGH UPLIFT AREAS	1/10g SELF DRILLING SCREW, 80mm LONG

FIXINGS-MATERIAL & DURABILITY

ABOVE FLOOR STRUCTURAL ELEMENTS (50 YEARS):
H1.2 timber framing-bright steel

WALL PLATE TO CONCRETE SLAB (50 YEARS):
Proprietry hot dipped galvanised

ROOF PROFILED METAL (15 YEARS):
Class 4 coated steel or proprietry hot dipped galvanised

WALL BARRIER:
Class 4 coated steel or proprietry hot dipped galvanised

ALUMINIUM WINDOW REVEALS (15 YEARS):
hot dipped galvanised steel

EXTERIOR FINISHING TIMBER (15 YEARS):
Hot dipped galvanised steel

GYPSUM PLASTERBOARD (15 YEARS):
Plated or hot dipped galvanised steel

SPOUTING BRACKETS TO METAL FASCIA (15 years):
Class 4 coated steel or proprietry hot dipped galvanised

BRICK TIES:
470G/M2 GALVANISED ON MILD STEEL

CAVITY BATTENS
hot dip galv

CEDAR WB
stainless steel or silica bronze

FLASHING MATERIALS EXPOSURE ZONE B

ROOF & WALL CLADDING FLASHINGS ACCESSABLE WITHOUT REMOVING CLADDING:
0.55 Gauge factory painted zinc coated or galvanised steel to AS/NZS 2728 type 6

WINDOW HEAD FLASHINGS:
Aluminium powder coated

TIMBER TREATMENT

ENCLOSED WALL AND ROOF FRAMING TIMBER H1.2

EXTERIOR FINISHING TIMBER H3.1 WITH ACRYLIC PAINT FINISH

CAVITY BATTENS H3.2

Table 4.2 – Galvanizing of steel components other than nails and screws (see 4.4.2)

Component	Standard	Protection required
Bolts in any location that require galvanizing (see table 4.1)	AS/NZS 4680 and AS 1214	600 g/m^2 average
Nail plates used in sheltered locations Nail plates used in exposed locations	AS 1397 AS/NZS 4680	Z275 pre-galvanized sheet 390 g/m^2
Brackets used in sheltered locations Brackets used in exposed locations	AS/NZS 4680 AS/NZS 4680	390 g/m^2 600 g/m^2
Nail plates used in roof spaces	AS 1397	Z275 pre-galvanized sheet
Wire dogs in any location that require galvanizing (see table 4.1)	AS/NZS 4534	150 g/m^2 (Zn + 5 % Al)

4.4.3 Nails

The materials for nails and screws shall be as given in table 4.3.

Table 4.3 – Steel items such as nails and screws used for framing and cladding (see 4.4.3)

Building location	Nail or screw use				
	Cladding that acts as bracing (50-year durability)	Non-structural cladding (15-year durability)	Framing in "Closed" areas(1) including roof spaces	Framing in "Sheltered" areas(1)	Framing in "Exposed" areas(1)
Zone D	Stainless steel(2) or silicon bronze or protected galvanized steel(3)	Galvanized steel(4)	Mild steel(5)	Galvanized steel(5)	Stainless steel(2)
Zones B & C	Galvanized steel(4)	Galvanized steel(4)	Mild steel(5)	Galvanized steel(5)	Galvanized steel(5)

(1) For definitions of "closed", "sheltered", and "exposed" see table 4.1 and figure 4.3(a) and (b).
(2) Stainless steel nails shall be minimum Type 304 and shall have annular grooves to provide similar withdrawal resistance to hot-dipped galvanized nails.
(3) Protection of galvanized steel nails shall consist of putty and an exterior painting system consisting of a primer undercoat and 2 top coats of oil-based or acrylic paint.
(4) Where the cladding is a corrosive timber, such as western red cedar or redwood, or is treated with copper-based ACQ or CuAz preservatives, use stainless steel (2) or silicon bronze.
(5) Steel fixings in timber treated with copper-based preservatives shall be as per 4.4.4.
(6) Irrespective of the above, nails and screws shall be compatible with any fixing plate that is used with them.
(7) Nails and screws and other fixings into piles within 600 mm of the ground shall be stainless steel.
(8) Galvanized nails shall be hot-dipped galvanized to a minimum of 320 g/m^2; galvanized screws shall be mechanically zinc plated in accordance with AS 3566: Part 2, Class 4.
(9) Type 304 stainless steel is sufficient to comply with NZBC requirements, but may have surface rust. Type 316 may be used where appearance is a consideration but exceeds the requirements of the NZBC.

Table 4.1 – Protection required for steel fixings and fastenings excluding nails and screws(1) (see 4.4.1)

ZONES	FIXING FASTENING	ENVIRONMENT		MATERIAL
ALL ZONES	Nail plates	CLOSED AND ROOF SPACES		Continuously coated galvanized steel(2)
	Wire dogs & bolts			Hot-dipped galvanized steel(2)
	All other structural fixings	CLOSED		Mild steel (uncoated, non-galvanized)(3)
ZONE D	All structural fixings	SHELTERED(4) AND EXPOSED		Type 304 stainless steel(5)
ZONES B AND C	Treated timber pile connections more than 600 mm from the ground and all subfloor connections	Subfloors vented 7000 mm^2 or less	SHELTERED(4)	Hot-dipped galvanized steel(2)
		Subfloors vented more than 7000 mm^2	EXPOSED	Type 304 stainless steel(5)
	Treated timber pile connections within 600 mm of the ground	SHELTERED(4) AND EXPOSED		Type 304 stainless steel(5)
	All other structural fixings, except fabricated brackets(6)	SHELTERED(4)		Hot-dipped galvanized steel(2)
		EXPOSED		Type 304 stainless steel(5)

(1) Items described in this table are steel fasteners required to last not less than 50 years, used for joining timber, such as nail plates, bolts, brackets, wire dogs and similar, but not including nails or screws (which are described in table 4.3).
(2) All galvanizing weights to steel shall be as given in table 4.2.
(3) Steel fixings in timber treated with copper-based timber preservatives shall be as per 4.4.4.
(4) "Sheltered" shall be that above a 45° line drawn from the lower edge of a projecting weathertight structure such as a floor, roof or deck. "Exposed" shall be below that 45° line. See figure 4.3(a) and (b).
(5) Type 304 stainless steel is sufficient to comply with NZBC requirements, but may have surface rust. Type 316 may be used where appearance is a consideration but exceeds the requirements of the NZBC.
(6) "Fabricated brackets" shall be made from 5 mm (minimum thickness) mild steel and shall be hot-dipped galvanized.

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CLADDING: LIGHT
WIND ZONE: HIGH
EQUAKE ZONE: 1
EXPOSURE ZONE: B
SNOW LOAD: 1.0KPA

CONTRACTOR MUST CONFIRM ALL DIMENSIONS ON SITE

JOB TITLE: 2 NEW DWELLINGS FOR 88 INVESTMENTS LTD

SITE: 15 INGLIS ST MOSGIEL

LEGAL DESCRIPTION: LOT 3 DP 6240

DRAWING: GENERAL NOTES

SCALE:

AMENDMENT:

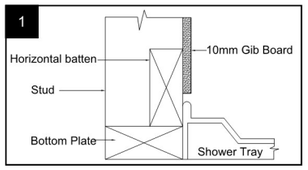
JOB REF: 2403

DATE: 17/06/2024

SHEET: 10

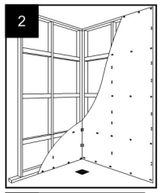
Installing the Shower Tray

1



To achieve optimum results when installing the shower it is important that the floor and walls are level and plumb.
As a guide - for every 1 mm that the floor is out of level, adjustment of the enclosure will be reduced by 2mm. If the floor is out of level by 5mm there may be insufficient adjustment in the door set during installation. Under no circumstance should the tray be packed, the tray must be fully supported. To level a concrete floor use leveling compounds. For timber floors, either sand or use leveling compounds

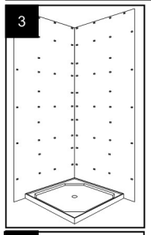
2



Have the Plumber install the shower fittings
Use 10mm Wet Wall Gib Board to line the walls and double nail to the studs/nogs at 200mm centres. **Do not Gib stop, seal, sand or paint the Gib Board surface as this will affect adhesion of the wall liner to the Gib Board.**
The hole cutout in the floor for the waste must be backfilled to ensure the tray is fully supported. For concrete floors backfill with concrete or a similar solid fill material. For timber floors either add additional nogs or use a leveling compound.

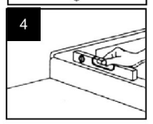
IMPORTANT: Warranty will be void if the tray is not fully supported

3



Place the shower tray in position and using a pencil mark the tray's profile on the Gib board.
Cut away the Gib Board 10mm above the pencil line. Place the tray into the rebate and check that the front face of the tray's upstand does not protrude further than the Gib board surface. (This may be a result of the two walls not being set 90 degrees to each other). If the upstand protrudes further than the Gib board face the tray will need to be rebated further into the bottom plate

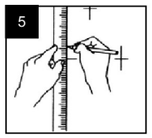
4



Check that the tray it is level and that the waste outlet aligns with the waste that has already been installed in the floor. (If tray is not level refer to Step No.1)
Peel the protective masking away from the sides & the upstand of the tray. Leave the masking in place over the floor area.
Remove the tray and apply a construction adhesive such as "Liquid Nails" to the rings on the underside of the tray. Apply a bead of silicone sealant to the face of the Bottom plates (prevents possible squeaking). Place the tray back into position.

The tray should now be left for 24hrs to allow cure of the construction adhesive

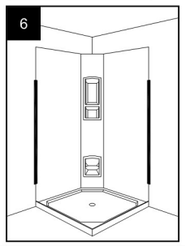
5



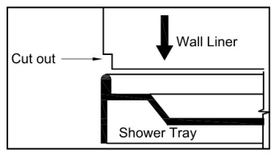
Installing the Wall Liner

Carefully measure and mark the positions of any plumbing fittings on the wall lining.
Carefully drill holes in the wall liner. Refer to Cutting and Drilling details at the end of these instructions

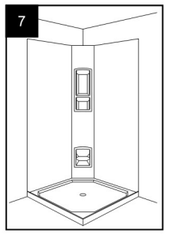
6



Trial fit the wall liner by taping it temporarily in position. If for any reason the wall liner requires cutting to the bottom corners use a fine tooth hacksaw. Any edges may be finished off by sanding with a medium grit sandpaper



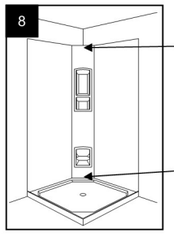
7



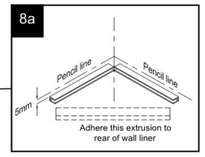
With the wall liner in position mark around its perimeter with a pencil.
Remove the wall liner then wipe down the Gib board surfaces and the rear of the wall liner with a clean cloth to remove any dirt, dust and any contaminants.
Check that there are no nails or screws protruding from the wall

Special instruction for Cezanne, Millennium & Platinum walls

8



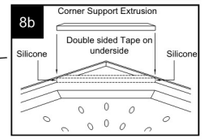
8a



Mark the Gib board where the wall liner cuts across the rear corner and fit the two 170mm support extrusions (supplied with the liner) 5mm below the pencil line as shown

Attach the third 170mm support extrusion to the rear of the wall liner 5mm down from the top

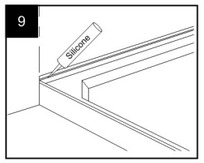
8b



Fit the bottom diagonal support extrusion to the tray. This should be set at 45º across the corner and double sided taped in position, this will support the diagonal lower edge of the wall liner.
Seal the extrusion junctions to the tray using silicone **Refer to the section on "Detail application of silicone NG"**

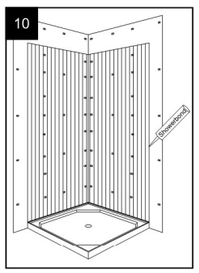
Installing the Wall Liner – All types

9



Apply a generous & continuous bead of Silicone NG sealant along the top front edge of the shower tray upstand. If fitting a Millennium or Platinum wall liner also apply a continuous bead across the top of the diagonal wall support extrusion.(8b) **Refer to the section on "Detail application of silicone NG"**

10



Using the Showerbond adhesive supplied (Warning : Do not use any other adhesives as warranty will be voided).

Starting 10 mm in from the edge of the wall liner apply a 5-6 mm vertical bead of adhesive, continue to apply adhesive in vertical lines at approximately 50 mm centres.
Place the wall liner in position and apply firm pressure over the entire area of the wall liner to ensure complete contact has been made with the beads of adhesive. **Wall liner must be fitted within 15 minutes of applying the Showerbond to avoid premature curing.**
If fitting a Millennium or Platinum Wall liner install the triangular plastic corner infill to the wall support extrusions (8a) using silicone. Once in place seal the perimeter with silicone to prevent moisture entering the cavity
To the top edge of the wall lining seal with a paintable sealant such as Selleys "No More Gaps"
It is recommended that 3 sided wall liners be braced in position. Bracing should remain in position for a minimum of 18 hrs.
The shower door set can now be installed.

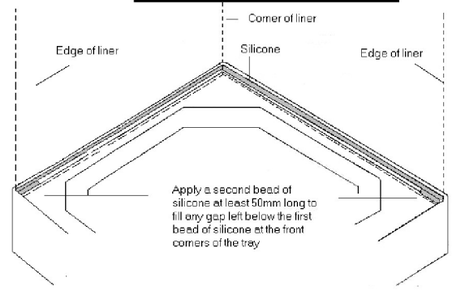
Allow the adhesives and sealants to cure for a minimum of 24hrs

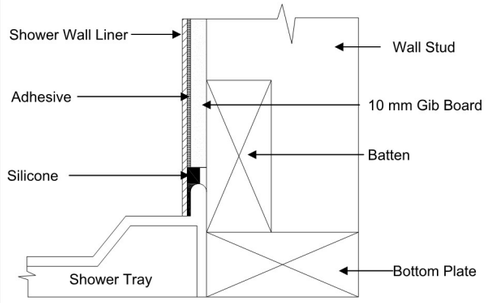
DETAILED APPLICATION OF SILICONE NG

NOTE

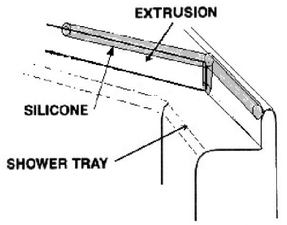
No silicone should be visible from the inside of the shower

Silicone Application





Corner Support Extrusion
Millennium & Platinum Corner Moulded Only



In line with BRANZ recommendation, we suggest that a sealant such as "Selleys No More Gaps" be applied to the top of the acrylic liner. This is to prevent any moisture penetrating down behind the lining.

If the acrylic is to be cut, use a fine tooth hacksaw and very carefully cut the acrylic.
To smooth edges off use a fine tooth file or a medium grade sand paper. For a high sheen finish, use an abrasive cleaner such as Brasso to burnish.
Small holes can be drilled using a twist drill with the cutting edge backed off with an oilstone (the sharp edge dulled) to prevent 'grabbing'. For larger holes, use a fine tooth hole-saw.

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ALL CONSTRUCTION TO COMPLY WITH NZBC REGULATIONS. ALL MATERIALS TO BE FIXED IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
THE DRAWINGS SHOW THE EXTENT OF THE WORK BUT THERE IS NO WARRANTEE EXPRESSED OR INFERRED THAT EACH AND EVERY DETAIL IS SHOWN.
SHOULD THERE BE ANY OMMISSION, DOUBT OR AMBIGUITY AS TO THE MEANING OF ANY PART OF THE DRAWINGS & SPECIFICATIONS, CONTACT THE DESIGNER BEFORE CONTINUING FURTHER WORK.

ROOF: light
CLADDING: LIGHT
WIND ZONE: HIGH
EQUAKE ZONE: 1
EXPOSURE ZONE: B
SNOW LOAD: 1.0KPA

CONTRACTOR MUST CONFIRM ALL DIMENSIONS ON SITE

JOB TITLE: 2 NEW DWELLINGS FOR 88 INVESTMENTS LTD

SITE: 15 INGLIS ST MOSGIEL

LEGAL DESCRIPTION: LOT 3 DP 6240

DRAWING: ACRYLIC SHOWER

SCALE:

AMENDMENT:

JOB REF: 2403

DATE: 17/06/2024

SHEET: 11