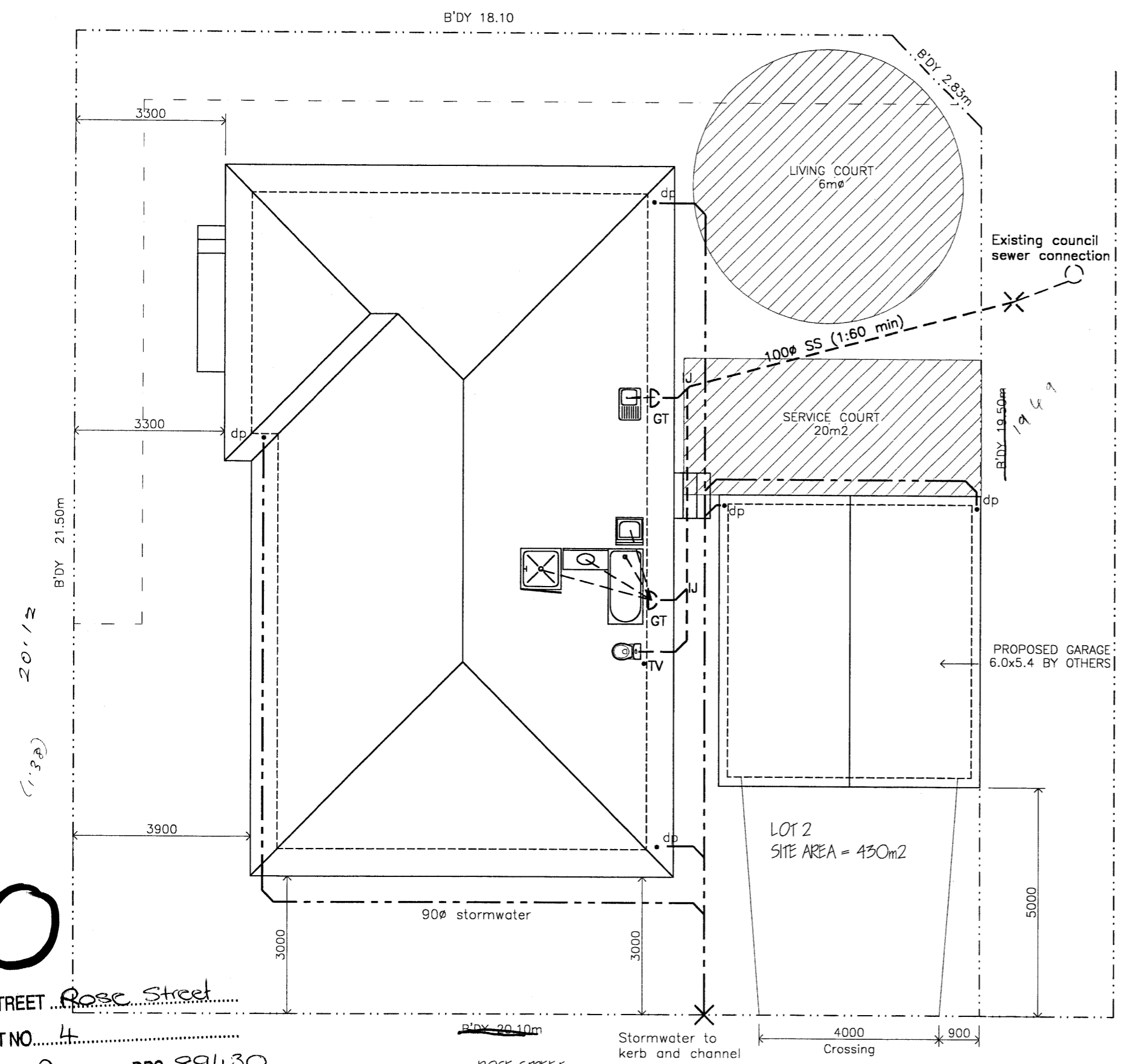
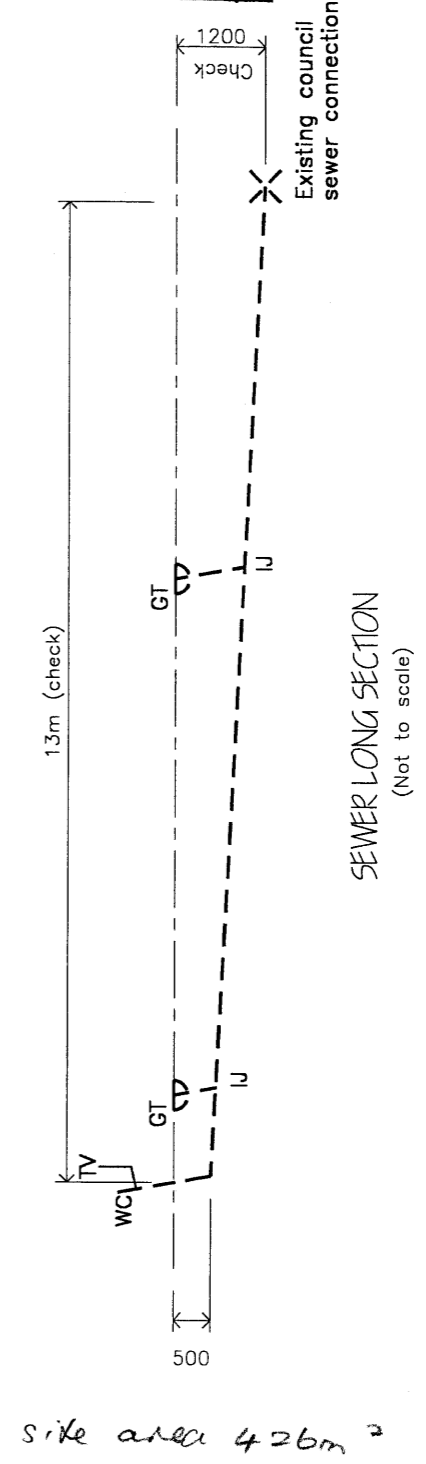


10

STREET Rose Street  
 ST NO. 4  
 LOT. 2 DPS 89430  
 CONSENT No 2004/10575  
 DETAILS New dwg with detached Garage.



HAMILTON CITY COUNCIL  
**APPROVED**  
 SUBJECT TO CONDITIONS  
 TO BE KEPT ON SITE



site area 426m<sup>2</sup>

**PARADISE HOMES LTD**

P.O.Box 12236 - Chartwell  
 110 Thomas Road, HAMILTON  
 Ph: (07) 855 5821  
 Fax: (07) 855 5604

Registered  
  
 Master Builders

Proposed Dwelling for:  
 Thomson  
 Lot 2  
 Rose Street  
 Hamilton

Drawing Name:  
 SITE AND DRAINAGE PLAN

Notes:

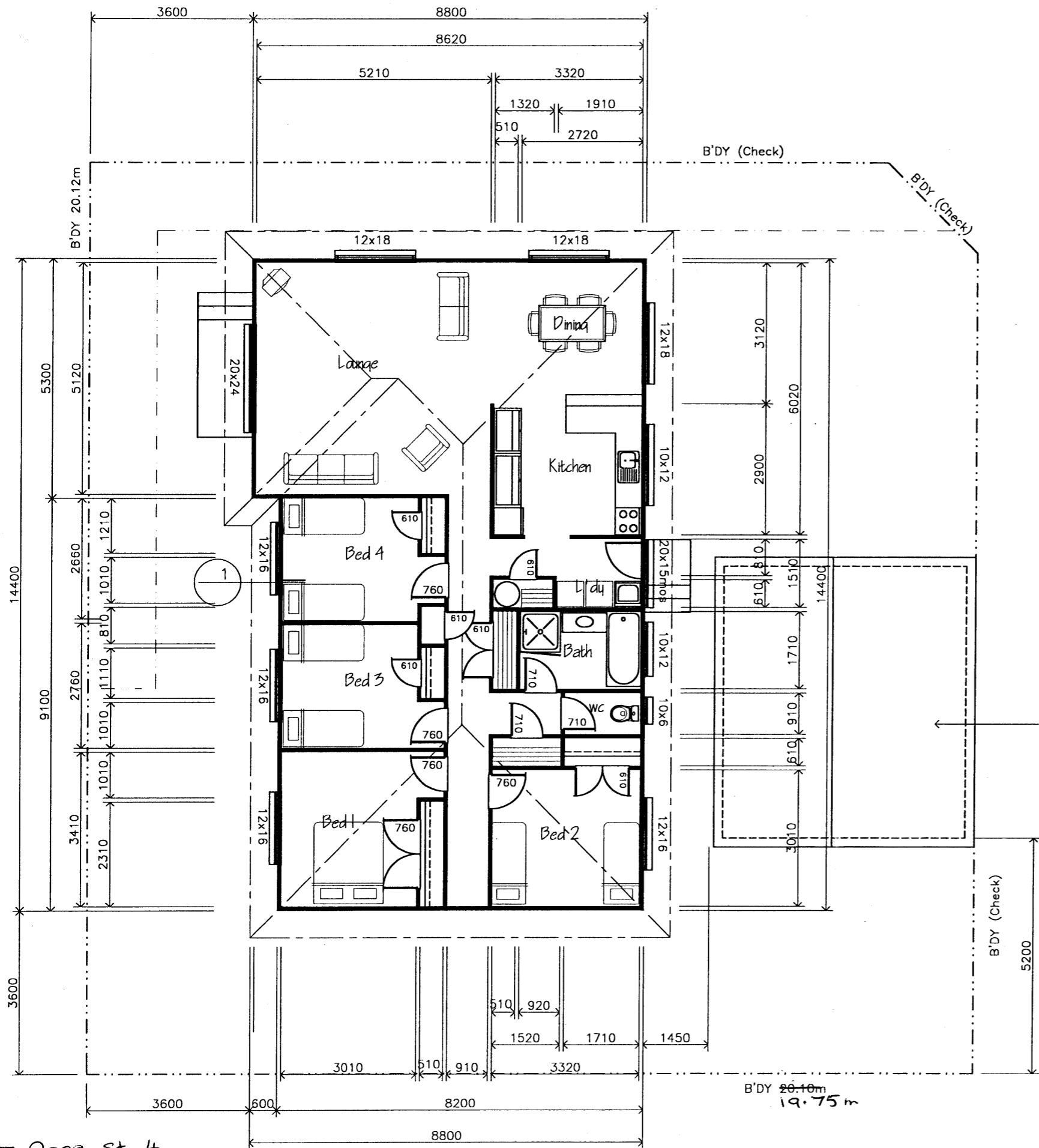
Date:  
 August 2004

Amendments:

Scale:  
 1:100

Draw. No.:  
 5

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**TIMBER TREATMENT:**

H 1.1  
 - Intermediate floor joists  
 - Internal wall framing  
 - Roofing and ceiling framing

H 1.2  
 - Exterior wall framing  
 - Subfloor framing (except piles H5)  
 - Skillion roof framing with lined soffit

H 3.1  
 - Cavity battens  
 - Wet area's  
 - Painted posts and beams  
 - Enclosed balcony ply, joist  
 - Balustrade framing  
 - Enclosed lintels, and posts supporting enclosed balcony

H 3.2  
 - Fence pailings, rails not in ground contact  
 - External rafters and beams  
 - Slatted decking joists and bearers

PROPOSED GARAGE  
6.0x5.4 BY OTHERS

HAMILTON CITY COUNCIL  
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**PARADISE  
HOMES LTD**



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 110 Thomas Road, HAMILTON  
 Ph: (07) 855 5821  
 Fax: (07) 855 5604



*Proposed Dwelling for:*

Thomson  
 Lot 2  
 Rose Street  
 Hamilton

*Drawing Name:*

FLOOR PLAN

*Notes:*

All dimensions are to wall framing, which = 90mm  
 All soffit o/h not dimensioned to be 600mm from face of framing

Floor Area = 121m<sup>2</sup>

*Date:*

Sept 2004

*Amendments:*

16/09/04 Section size

*Scale:*

1:100

*Draw. No.:*

1a

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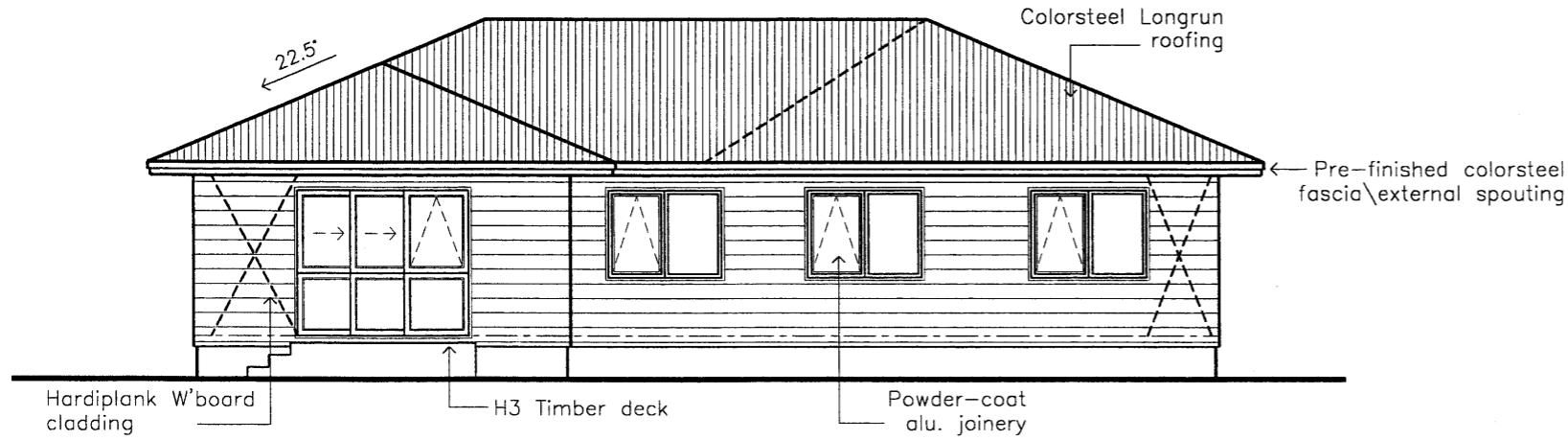
STREET Rose St 4  
 CONSENT No. 2004/10575

ROSE STREET

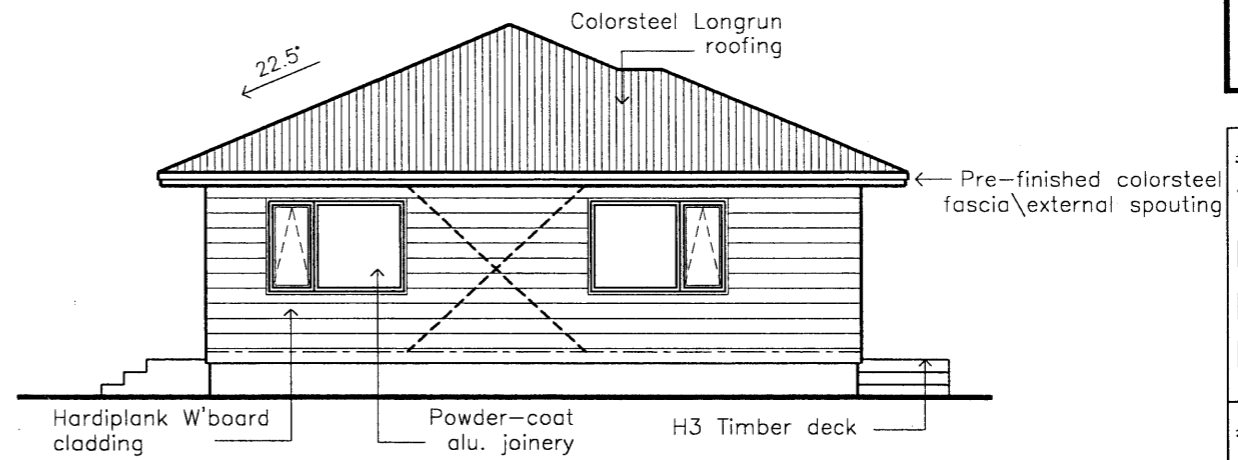
**PARADISE  
HOMES LTD**



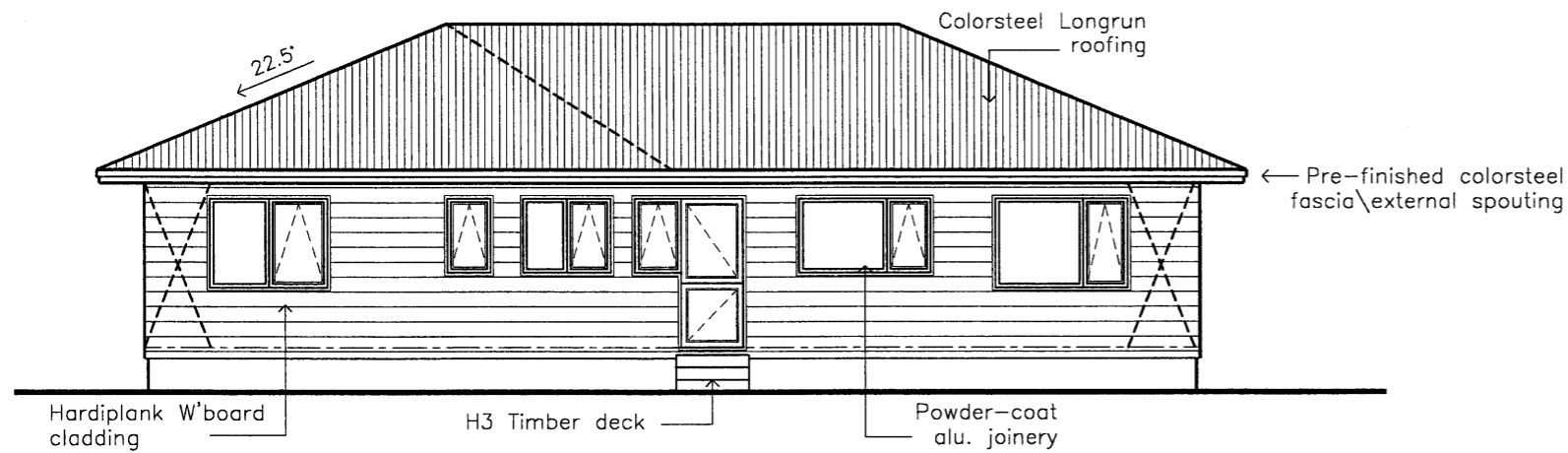
P.O.Box 12236 - Chartwell  
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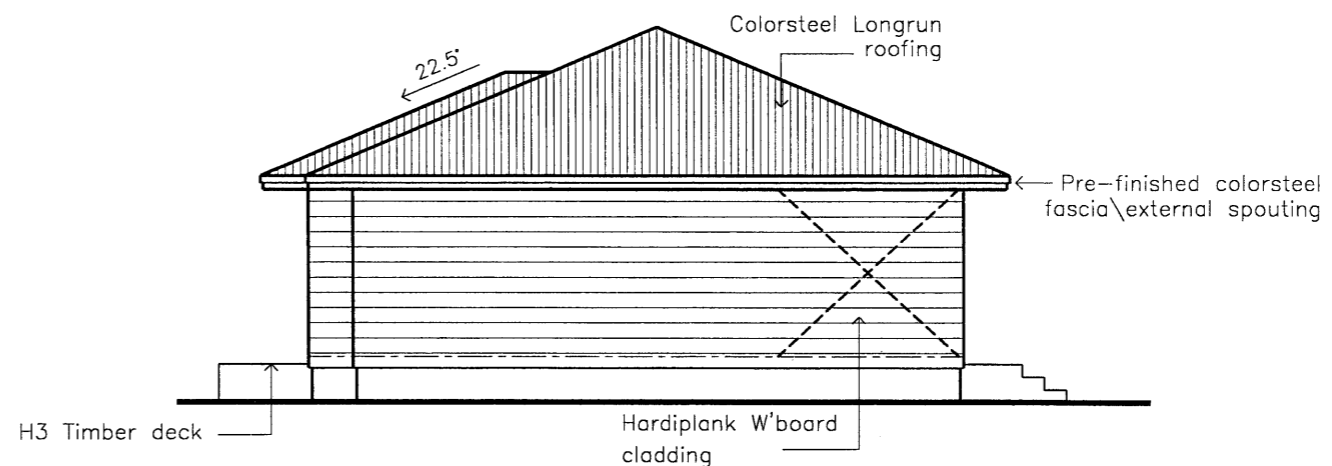
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

*Proposed Dwelling for:*

Thomson  
Lot 2  
Rose Street  
Hamilton

*Drawing Name:*

ELEVATIONS

*Notes:*



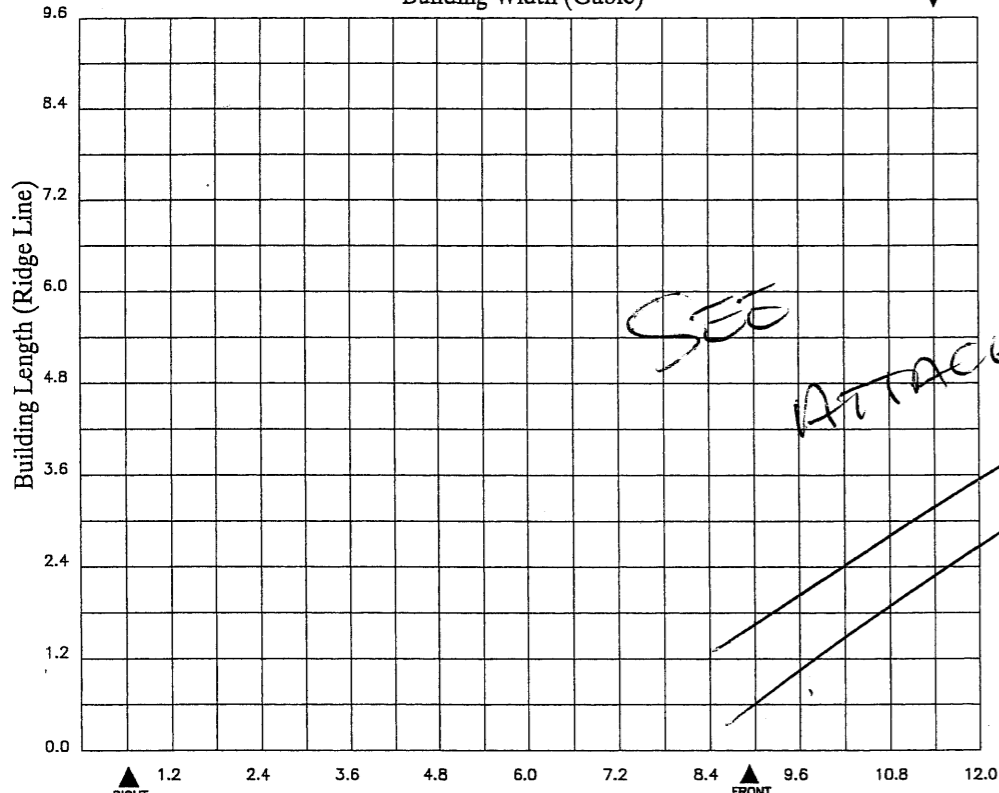
STREET Rose St 4  
CONSENT No 2004/10575

<i>Date:</i>	August 2004
<i>Amendments:</i>	
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<i>Draw. No.:</i>	2
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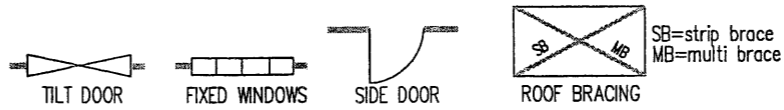
CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING • ALL DIMENSIONS IN MM UNLESS STATED

# FLOOR PLAN

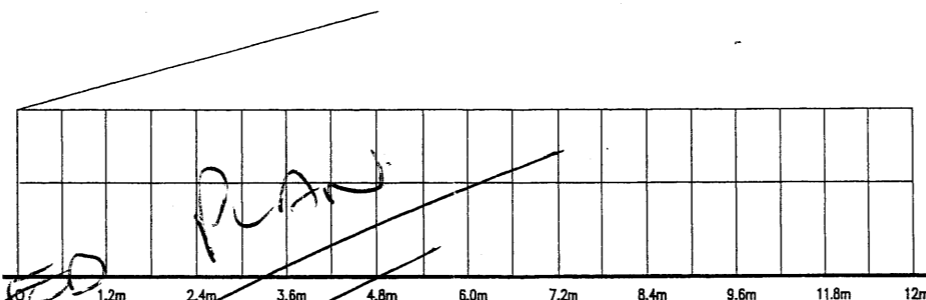
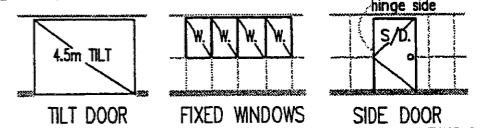
Building Width (Gable)



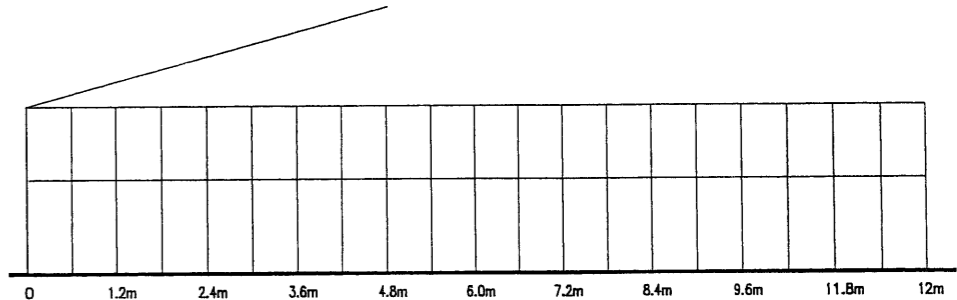
## LEGEND Plan



## LEGEND Elevation



Front Elevation



Rear Elevation



Left Elevation

Right Elevation

## BUILDING DATA

Length  m Width  m Area  m<sup>2</sup>

STUD HEIGHT 2.1m  2.4m  2.7m  3.0m

CLADDING Versaclad  Superclad  Other

WIND ZONE Low  Med.  High  V.High

FLOOR Concrete  Timber

ROOF PITCH 15°  20°  25°  other

### NOTES:

Construction to comply with NZS3604:1999 and the New Zealand Building Code. Refer to Producer Statement VB2000. Copyright: These drawings must not be reproduced without express permission of Versatile Buildings Ltd.

### GENERAL

All work to comply with the New Zealand Building Code. This specification and drawings shall be read in conjunction with Versatile Buildings Ltd/Mitek Producer Statement for Design, dated July, 2002. VB2000 Series

### FOUNDATIONS

Concrete floor shall be 20mPa, 100mm thick. Footing as detailed.

### WALL FRAMING

All timber shall be machine gauged and treated to T.P.A. specification H1.2 or C.F. MGP 10 framing. Studs shall be 90x35 frames at 600 ctrs and housed into plates. Lay 'Supercoarse' D.P.C. under all plates. Refer nail Producer Statement VB2000 Sheet 4 for timber grade options and specification. Fix hardware in accordance with Producer Statement VB2000 Sheets 4 & 5.

### ROOF FRAMING

Purlins shall be 90mm x 45mm on edge at 1500 max ctrs fixed to Gangnail 15 degree trusses. Fix purlins, trusses and ridge braces as detailed in Producer Statement VB2000, Sheets 14 & 15. For raking ceiling (skillion roof) refer VB2000 page 13.

### SIDE ENTRY OPENING LINTELS

LVL Beams size/span as per Producer statement VB2000 Sheet 4, Fixing details VB2000 Sheet 9

### ROOFING

Shall be steel longrun rib roofing, fixed with 65/75mm weatherseal spiral shank nails, over building paper on Ultra-Violet fast lashing.

### WALL CLADDING

Fix in accordance with NZ 3604 & as wall bracing fixing specification

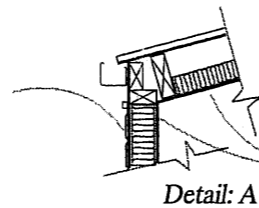
### ROOF BRACING

For all buildings fix Lumberlok roof plane strap bracing in accordance VB2000 Producer Statement, Sheet 17. For 2.7 & 3.0m stud, refer VB2000 Sheet 8

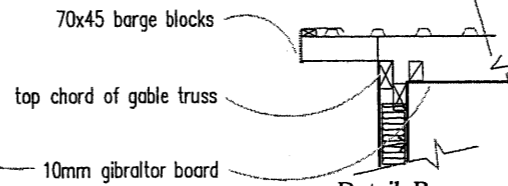
### WALL BRACING

Fix Bracing per VB2000 Sheet 7, Bracing Panel locations and fixing refer: 'Wall Bracing: 600 Series, Feb '04 Ver 1.4

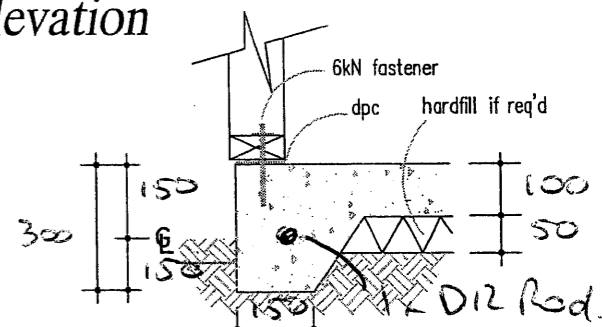
steel cladding over building paper over 90x35 H1.2 studs @ 600 ctrs over min. R2.2 insulation over 10mm Gib. board.



Detail: A



Detail: B



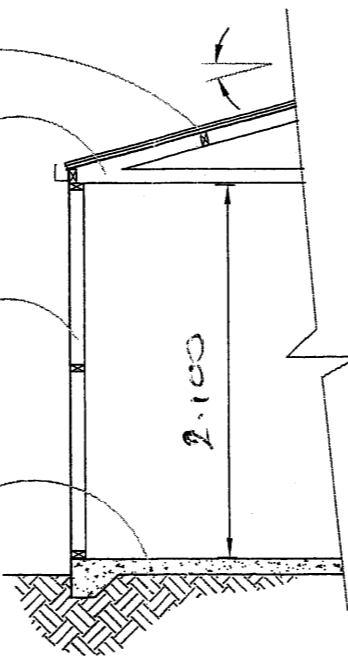
FOUNDATION DETAIL n.t.s. (typical)

longrun rib roofing on 90x45 dry frame purlins cut between trusses

90x35 dry frame trusses at 1800mm effective centres

90x35 H1.2 or (chem-free option) studs at 600mm centres

100mm concrete slab 20mPa at 28 days



GARAGE SECTION

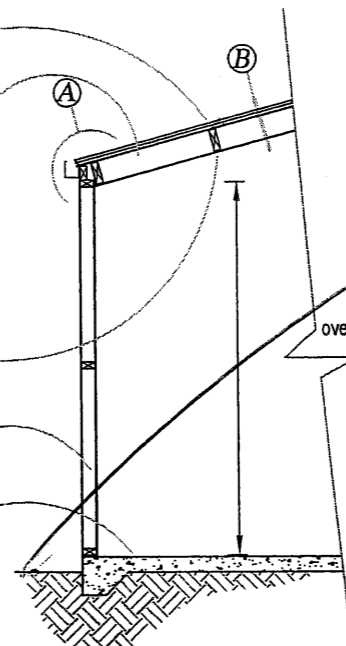
longrun rib roofing on breather type building paper over R2.6 batts

90x35 dry frame trusses at 1800mm effective centres

3.6m & 4.2m spans use 200x50 purlins @ 1100mm ctrs max. up to a span of 3.0m. Use 150x50 purlins @ 1100mm ctrs max.

90x35 H1.2 studs at 600mm centres

100mm concrete slab 20mPa at 28 days



LINED ROOM SKILLION CEILING OPTION

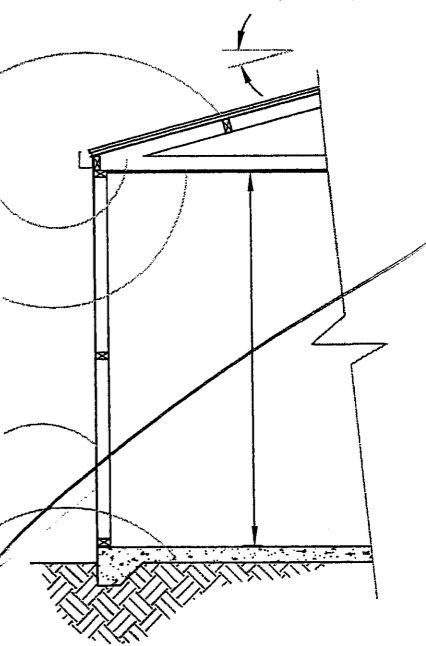
longrun rib roofing on 90x45 dry frame purlins cut between trusses

90x35 dry frame trusses at 1200mm effective centres

10mm Gib board over Rondo 301 Steel ceiling battens @ 450mm max. ctrs over over min. R2.6 ceiling insulation

90x35 H1.2 studs at 600mm centres

100mm concrete slab 20mPa at 28 days



LINED ROOM FLAT CEILING

SPECIFICATIONS



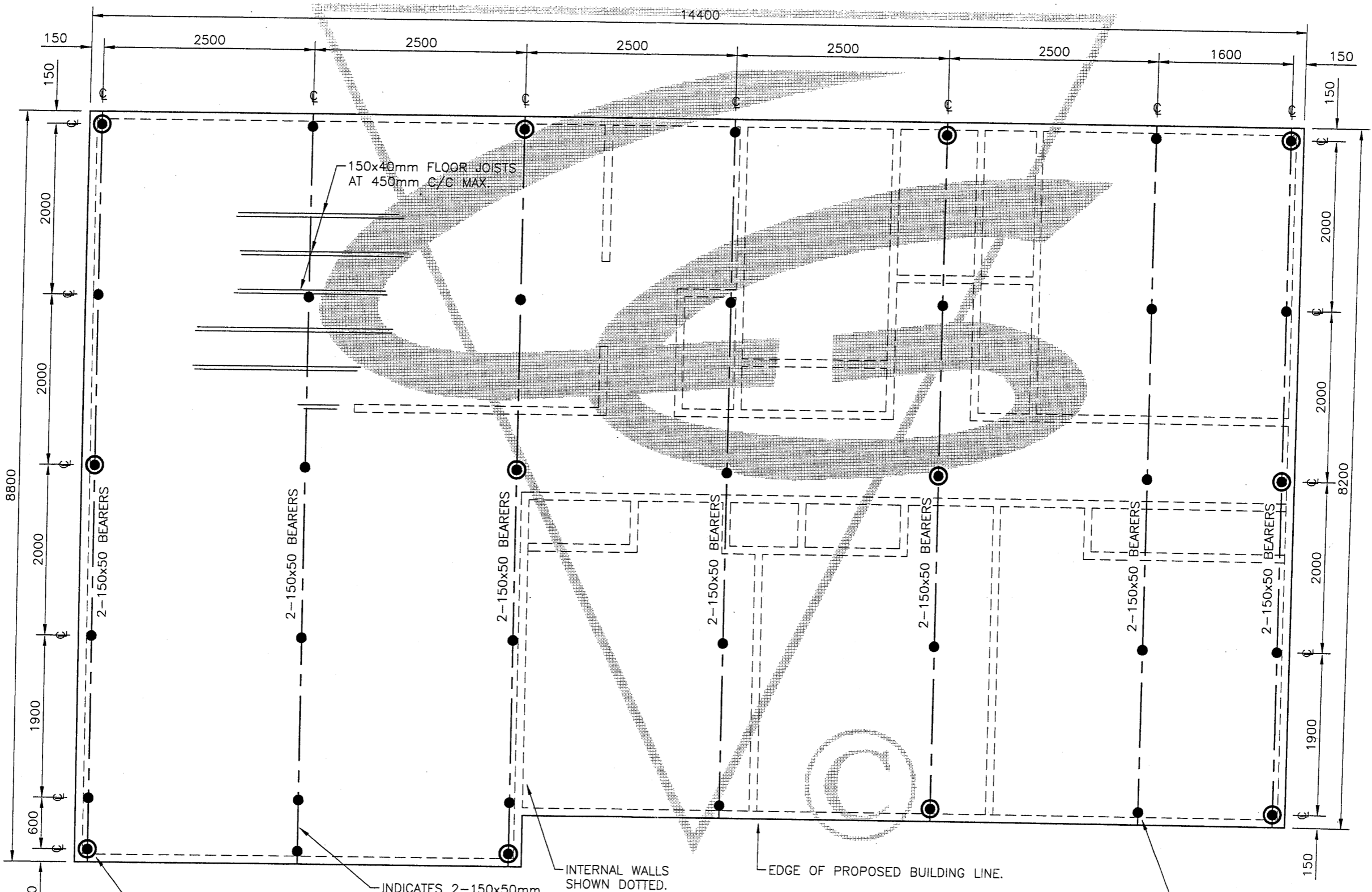
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PROJECT TITLE Proposed Garage For:  
 STREET Rose St 4  
 CONSENT No 2004/10575

DRAWING TITLE Construction Details, 600 Series  
 VERSATILE BUILDING

SCALE: 1:100 DATE: Feb '04  
 DRAWN: V.B. Ltd FILE: VG-136A

SHEET: 1  
 OF:



STREET *Rose St 4*

CONSENT No *2004/10575*

INDICATES LOCATION OF ANCHOR PILES, REFER SHEET L02 FOR FOUNDATION DETAILS.

INDICATES 2-150x50mm TIMBER BEARERS.

INTERNAL WALLS SHOWN DOTTED.

EDGE OF PROPOSED BUILDING LINE.

INDICATES 140 SED PILES OR 125mm SQUARE TIMBER PILES, REFER SHEET L02 FOR PILE FOUNDATION DETAILS.



**LYALL GREEN CONSULTANTS LTD**  
 BUILDING CONSULTANTS  
 109 ROSTREVOR STREET, P.O. BOX 5254,  
 HAMILTON, NEW ZEALAND.  
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 e-mail info@lyallgreenconsultants.co.nz

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 LOT 2, ROSE STREET  
 HAMILTON

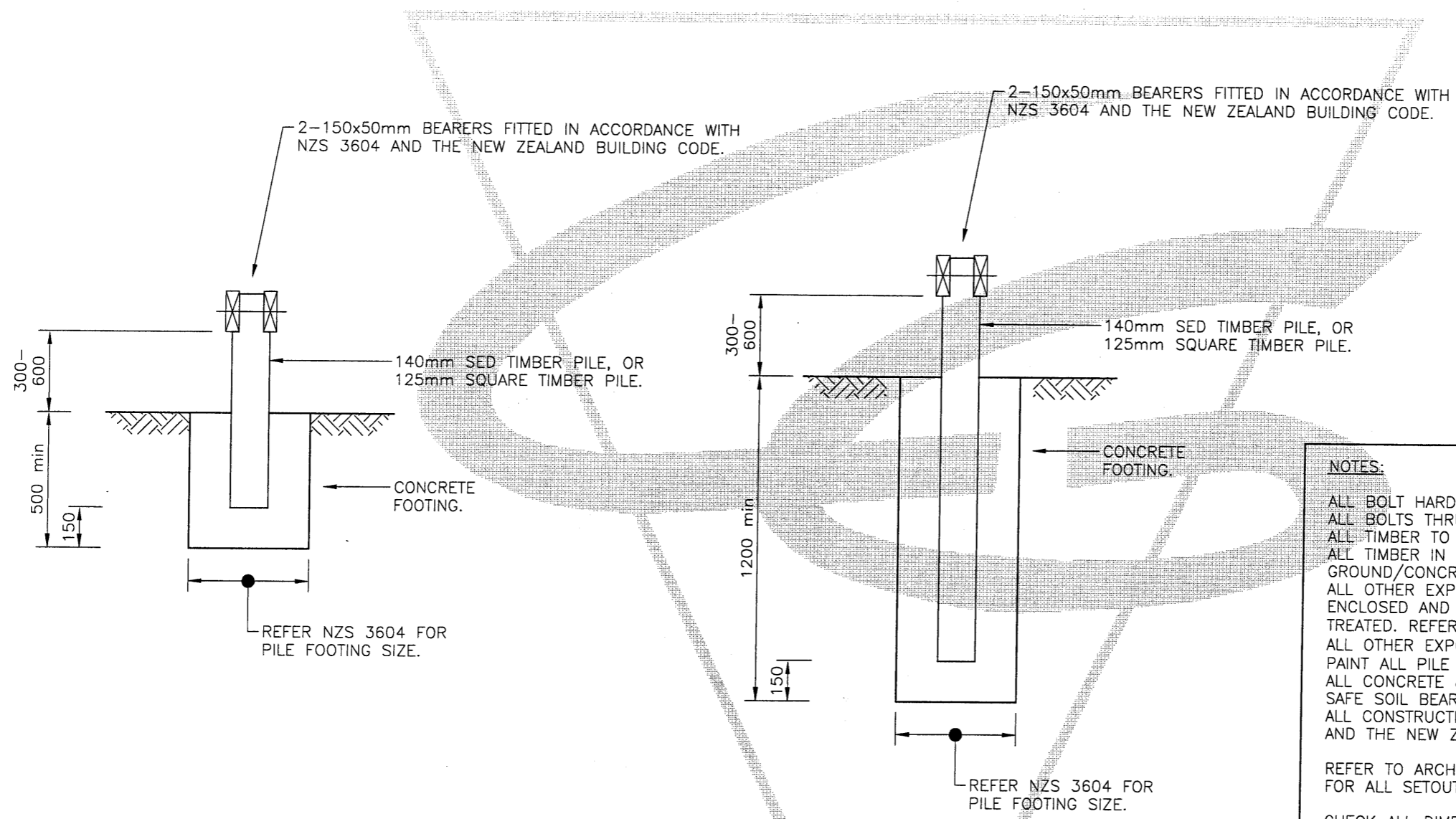
**HAMILTON CITY COUNCIL**  
**APPROVED**  
 SUBJECT TO CONDITIONS  
 TO BE KEPT ON

FOUNDATION AND FLOORING SETOUT PLAN

SCALE: (original sheet size A3) 1:50	CONTRACT: 204152	DRAWING: <b>L01</b>	REV. -
DRAWN: S.G.	DATE: 9/2004	© Copyright Lyall Green Consultants Ltd	

NOTE: Contractor to check and verify dimensions, setout and levels prior to commencing work.  
 ROMALPA CLAUSE: Ownership of this drawing is retained by Lyall Green Consultants Ltd.

Steven Green, Lyall Green Consultants Ltd 09/09/2004 09:42 pm 204152 L01.dwg



1 STANDARD TIMBER PILE DETAIL

2 ANCHOR PILE FOUNDATION DETAIL

**NOTES:**  
 ALL BOLT HARDWARE TO BE HOT DIP GALVANIZED.  
 ALL BOLTS THRU TIMBER TO HAVE 40x2mm WASHERS.  
 ALL TIMBER TO BE No1 GRADE FRAMING TIMBER.  
 ALL TIMBER IN CONTACT WITH GROUND/CONCRETE TO BE H5 TREATED.  
 ALL OTHER EXPOSED TIMBER TO BE H3.2 TREATED.  
 ENCLOSED AND PAINTED TIMBER FRAMING TO BE H3.1 TREATED. REFER TO BRANZ TREATED TIMBER GUIDE.  
 ALL OTHER EXPOSED TIMBER TO BE H3.2 TREATED.  
 PAINT ALL PILE CUT ENDS WITH 2 COATS OF ENSEAL.  
 ALL CONCRETE & GROUT TO BE 17.5 MPa @ 28 DAYS.  
 SAFE SOIL BEARING PRESSURE TO BE 60kPa.  
 ALL CONSTRUCTION TO COMPLY WITH NZS 3604, AND THE NEW ZEALAND BUILDING CODE.

REFER TO ARCHITECTURAL DRAWINGS FOR ALL SETOUT DIMENSIONS.

CHECK ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS BEFORE COMMENCING WORK.

HAMILTON CITY COUNCIL  
**APPROVED**  
 SUBJECT TO CONDITIONS TO BE KEPT ON SITE

STREET Rose St 4  
 CONSENT No 2004/10575

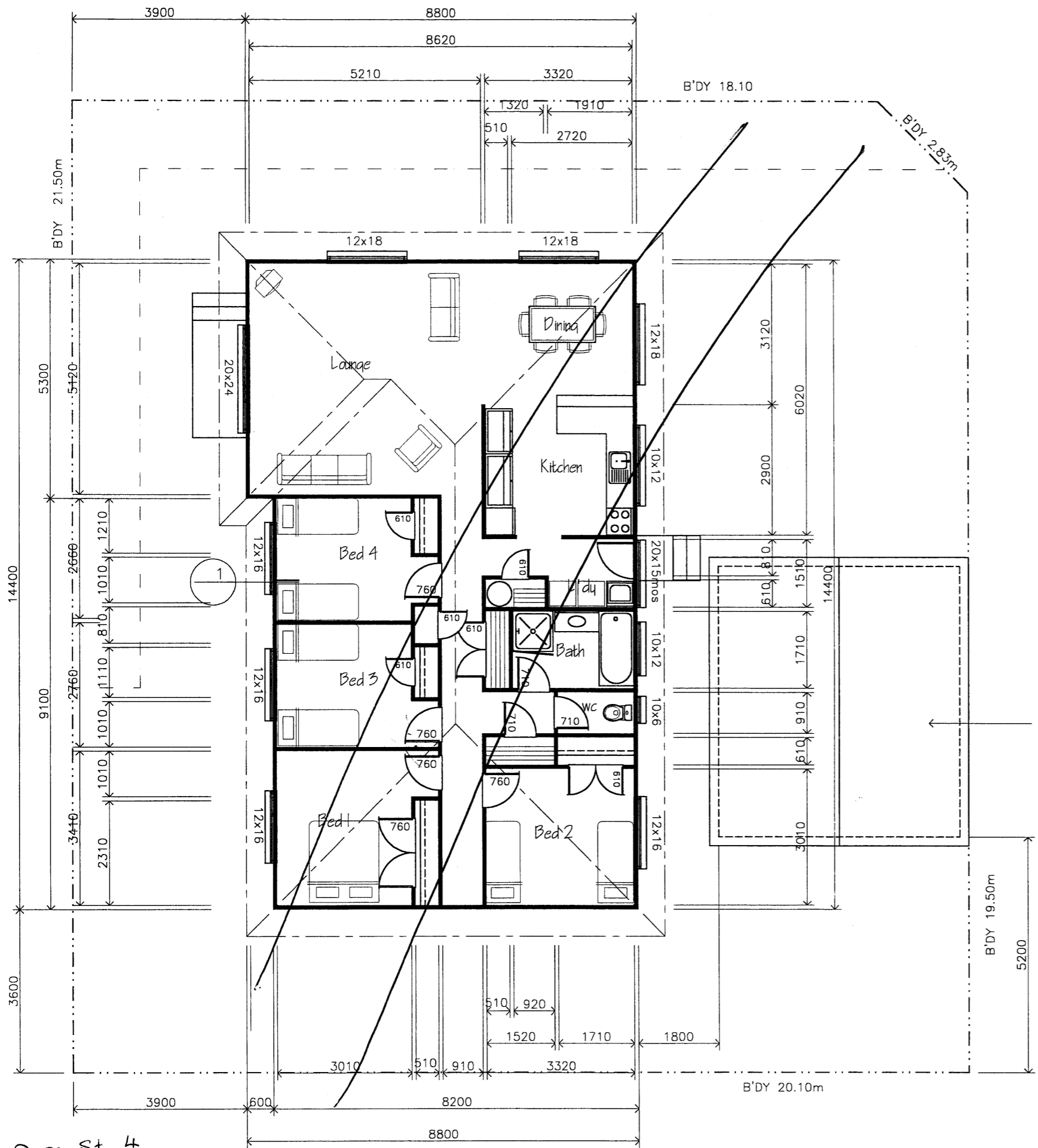
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 109 ROSTREVOR STREET, P.O. BOX 5254,  
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 ph (07) 839-6300 fax (07) 839-4664  
 e-mail info@lyallgreenconsultants.co.nz

PARADISE HOMES LTD  
 LOT 2, ROSE STREET  
 HAMILTON

FOUNDATION SECTIONS AND DETAILS

SCALE: (original sheet size A3) 1:20	CONTRACT: 204152	DRAWING: <b>L02</b>	REV. -
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**TIMBER TREATMENT:**

**H 1.1**

- Intermediate floor joists
- Internal wall framing
- Roofing and ceiling framing

**H 1.2**

- Exterior wall framing
- Subfloor framing (except piles H5)
- Skillion roof framing with lined soffit

**H 3.1**

- Cavity battens
- Wet area's
- Painted posts and beams
- Enclosed balcony ply, joist
- Balustrade framing
- Enclosed lintels, and posts supporting enclosed balcony

**H 3.2**

- Fence pailings, rails not in ground contact
- External rafters and beams
- Slatted decking joists and bearers

PROPOSED GARAGE 6.0x5.4 BY OTHERS

**HAMILTON CITY COUNCIL**  
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**PARADISE HOMES LTD**



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 110 Thomas Road, HAMILTON

Ph: (07) 855 5821  
 Fax: (07) 855 5604



*Proposed Dwelling for:*

Thomson  
 Lot 2  
 Rose Street  
 Hamilton

*Drawing Name:*

FLOOR PLAN

*Notes:*

All dimensions are to wall framing, which = 90mm

All soffit o\h not dimensioned to be 600mm from face of framing

Floor Area = 121m<sup>2</sup>

*Date:*

August 2004

*Amendments:*

*Scale:*

1:100

*Draw. No:*

1

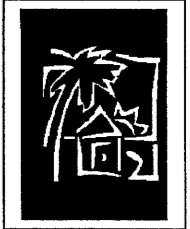
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STREET Rose St 4  
 CONSENT No. 2004/10575

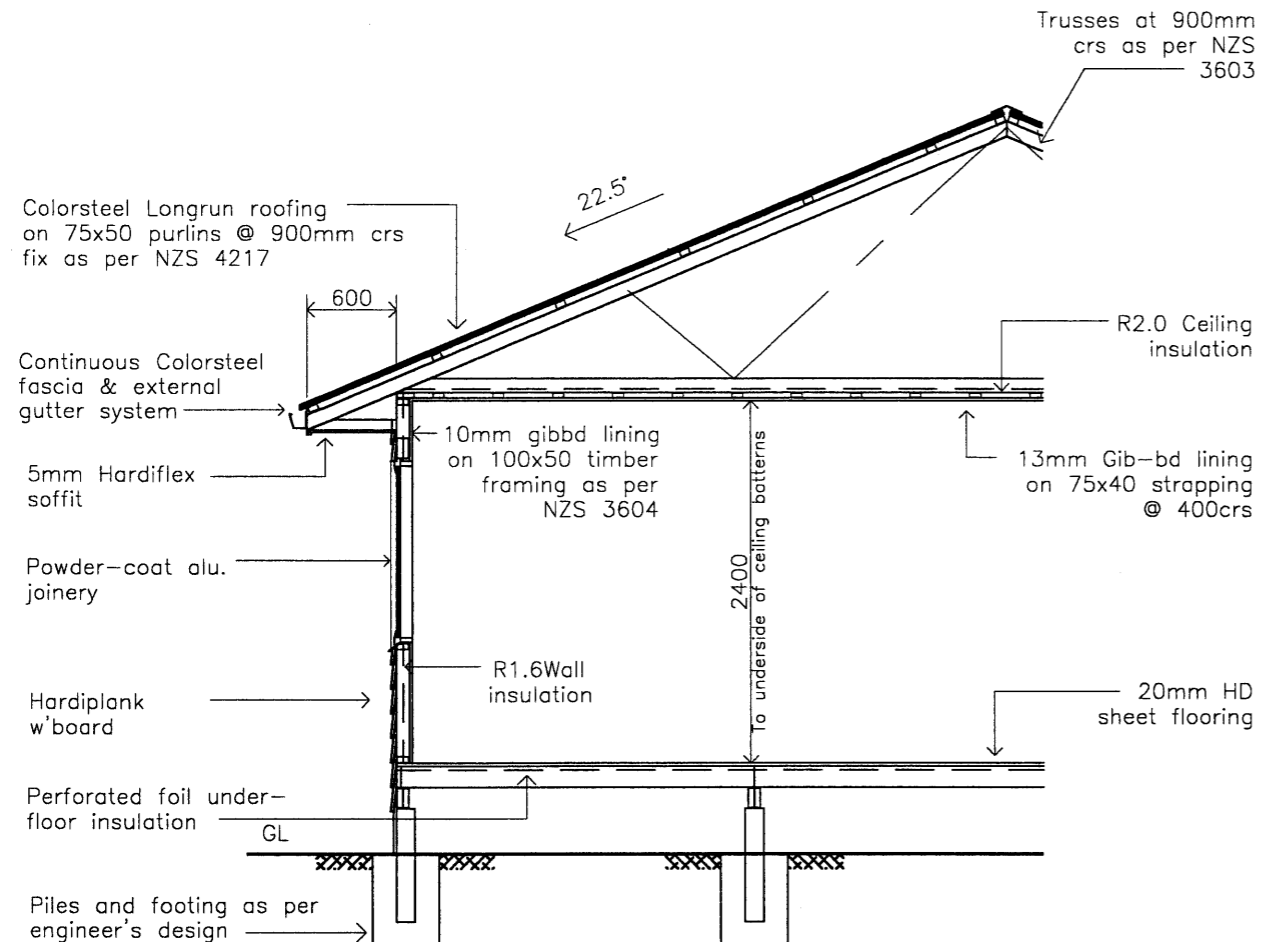
ROSE STREET

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Fax: (07) 855 5604



Cross Section 1-1

Purlin to top cord fixing:

Periphery Roof Area (All wind zones) = 0.2xwidth from roof planes edge. Purlins to be fixed with 2/100x3.75 skewed nails + wire dog.

Main Roof Area (Low wind zone only) = Purlins to be fixed with 2/100x3.75 skewed nails or 2/90x3.15 driven nails.

TIMBER TREATMENT:

H 1.1

- Intermediate floor joists
- Internal wall framing
- Roofing and ceiling framing

H 1.2

- Exterior wall framing
- Subfloor framing (except piles H5)
- Skillion roof framing with lined soffit

H 3.1

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- Fence pailings, rails not in ground contact
- External rafters and beams
- Slatted decking joists and bearers

Proposed Dwelling for:

Thomson  
Lot 2  
Rose Street  
Hamilton

Drawing Name:

CROSS SECTION

Notes:

Date:

August 2004

Amendments:

Scale:

1:50

Draw. No:

3

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STREET Rose St 4  
CONSENT No 2004/10575



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*Proposed Dwelling for:*

Thomson  
Lot 2  
Rose Street  
Hamilton

*Drawing Name:*

BRACING PLAN

*Notes:*

*Date:*

August 2004

*Amendments:*

*Scale:*

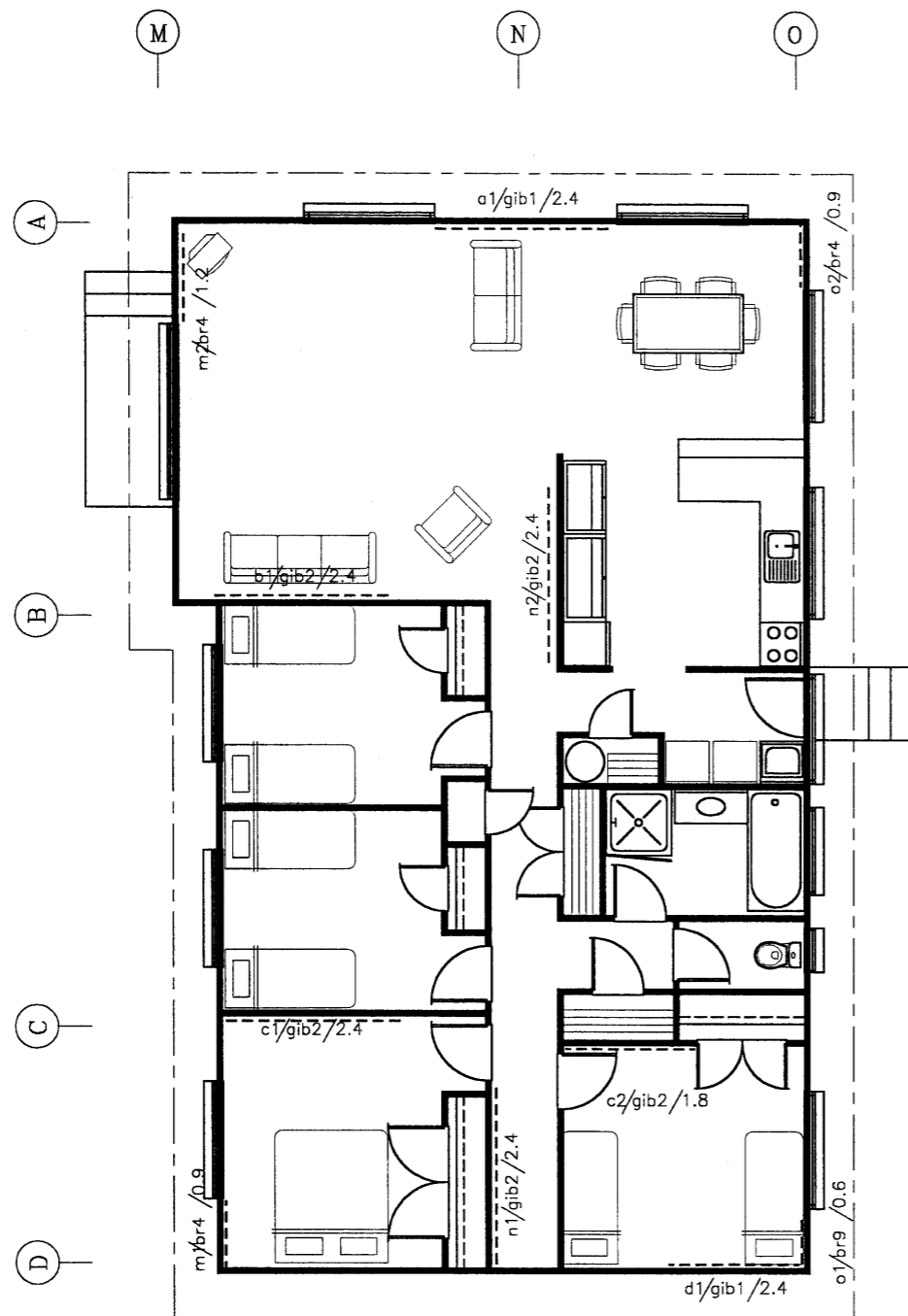
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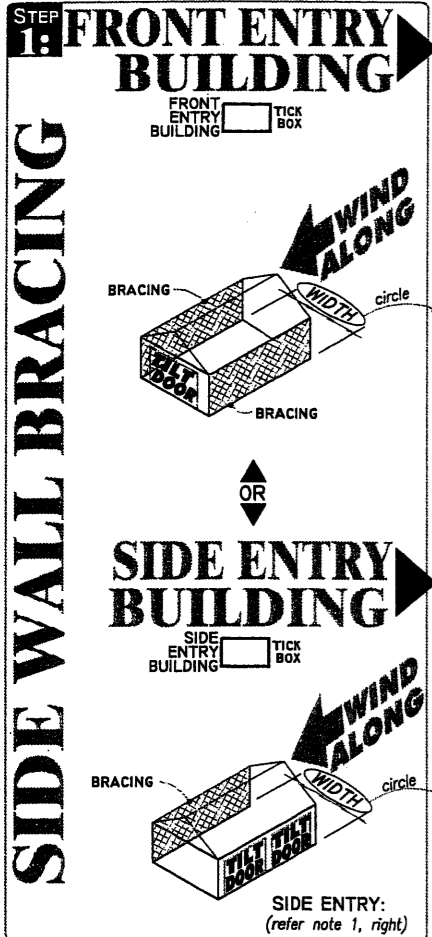
HAMILTON CITY COUNCIL  
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KEY:

Bracing:

No.  $\uparrow$   $\uparrow$   $\uparrow$  Length  
Type

STREET Rose St 4  
CONSENT No 2004/10575



### STEP 2a: BRACING DEMAND FOR WIND DIRECTION. ALONG RIDGE LINE

WALL WIDTH	LOW	MED.	HIGH	V.HIGH
3.0m	38	46	66	85
3.8m	42	55	79	102
4.2m	49	64	93	119
4.8m	56	73	106	136
5.4m	63	83	119	153
6.0m	70	92	132	170
6.8m	77	101	146	187
7.2m	84	110	159	204
7.8m	91	119	172	221
8.4m	98	129	185	238
9.0m	105	138	198	255

WRITE IN BOX: A: 63

WRITE FIGURE HERE & WRITE FIGURE HERE: 63

WALL B.U.'S REQ'D: 63

CIRCLE SELECTED

### STEP 2a: BRACING DEMAND FOR WIND DIRECTION. ALONG RIDGE LINE

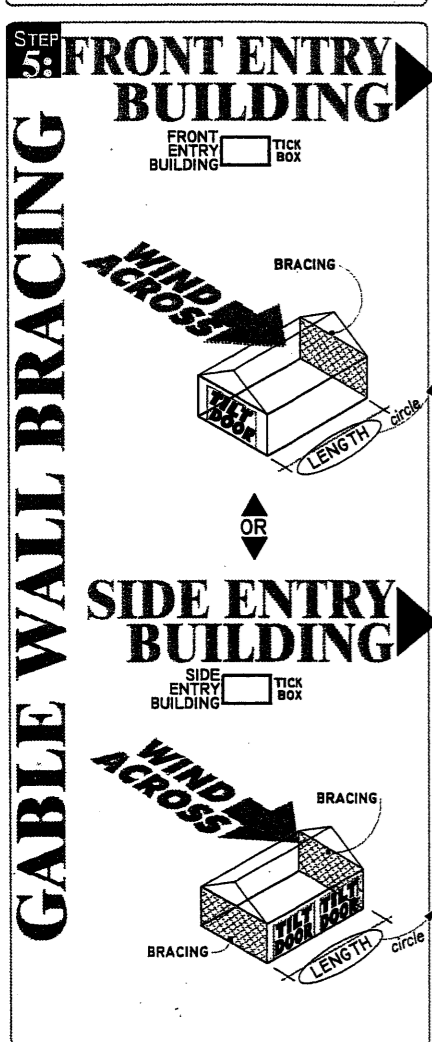
WALL WIDTH	LOW	MED.	HIGH	V.HIGH
3.0m	70	92	132	170
3.8m	84	110	159	204
4.2m	98	129	185	238
4.8m	112	147	212	272
5.4m	126	165	238	306
6.0m	140	184	265	340
6.8m	154	202	291	374
7.2m	168	220	318	408
7.8m	183	239	344	442
8.4m	197	257	370	476
9.0m	211	275	397	510

WRITE IN BOX A: 0

WRITE FIGURE HERE & WRITE FIGURE HERE: 0

WALL B.U.'S REQ'D: 0

CIRCLE SELECTED



### STEP 6a: BRACING DEMAND FOR WIND DIRECTION. ACROSS RIDGE LINE

WALL LENGTH	LOW	MED.	HIGH	V.HIGH
3.0m	49	65	95	119
3.8m	58	78	113	143
4.2m	68	91	132	166
4.8m	78	104	151	190
5.4m	87	117	170	214
6.0m	97	130	189	238
6.8m	107	143	208	261
7.2m	117	156	227	285
7.8m	126	168	246	309
8.4m	136	181	265	333
9.0m	146	194	284	356
9.8m	156	207	302	380
10.2	165	220	321	404
10.8	175	233	340	428
11.4	185	246	359	451
12.0	194	259	378	475

WRITE FIGURE HERE: 97

WRITE IN BOX: C: 97

WALL B.U.'S REQ'D: 97

CIRCLE SELECTED

### STEP 6a: BRACING DEMAND FOR WIND DIRECTION. ACROSS RIDGE LINE

WALL LENGTH	LOW	MED.	HIGH	V.HIGH
3.0m	24	32	47	59
3.8m	29	39	57	71
4.2m	34	45	66	83
4.8m	39	52	76	95
5.4m	44	58	85	107
6.0m	49	65	95	119
6.8m	53	71	104	131
7.2m	58	78	113	143
7.8m	63	84	123	154
8.4m	68	91	132	166
9.0m	73	97	142	178
9.8m	78	104	151	190
10.2	83	110	161	202
10.8	87	117	170	214
11.4	92	123	180	226
12.0	97	130	189	238

WRITE FIGURE HERE & WRITE FIGURE HERE: 0

WRITE IN BOX: D: 0

WALL B.U.'S REQ'D: 0

CIRCLE SELECTED

### STEP 3a: CLADDING: PRIMARY BRACING

CODE	RATING	QUANTITY	TOTAL
VV6-12	60 p/1200 x	=	
VV6-18	90 p/1800 x	=	
VS6-12	45 p/1200 x	3	135
VS6-18	68 p/1800 x	=	

CLADDING ACHIEVED: 135

BOX: A TOTAL BU'S REQ'D: 63

### STEP 3b: HARDWARE: SECONDARY BRACING

BRACING CODE	RATING	QUANTITY
VA6	70	
VT6	100	
VF7	30	
VT6 (pair of)	200	
VF5	80	
VF8	60	
VM6	150	
VF6	105	
VF5 (pair of)	160	
VF8 (pair of)	120	
VF6 (pair of)	210	
VPI (<500mm)	135	
VP2 (<500mm)	170	

HARDWARE ACHIEVED: 135

TOTAL BU'S ACHIEVED: 135

### STEP 3a: CLADDING: PRIMARY BRACING

CODE	RATING	QUANTITY	TOTAL
VV6-12	60 p/1200 x	=	
VV6-18	90 p/1800 x	3	270
VS6-12	45 p/1200 x	=	
VS6-18	68 p/1800 x	=	

CLADDING ACHIEVED: 270

BOX: B TOTAL BU'S REQ'D: 63

### STEP 3b: HARDWARE: SECONDARY BRACING

BRACING CODE	RATING	QUANTITY
VA6	70	
VT6	100	
VF7	30	
VT6 (pair of)	200	
VF5	80	
VF8	60	
VM6	150	
VF6	105	
VF5 (pair of)	160	
VF8 (pair of)	120	
VF6 (pair of)	210	
VPI (<500mm)	135	
VP2 (<500mm)	170	

HARDWARE ACHIEVED: 270

TOTAL BU'S ACHIEVED: 270

### STEP 7a: CLADDING: PRIMARY BRACING

CODE	RATING	QUANTITY	TOTAL
VV6-12	60 p/1200 x	2	120
VV6-18	90 p/1800 x	=	
VS6-12	45 p/1200 x	=	
VS6-18	68 p/1800 x	=	

CLADDING ACHIEVED: 120

BOX: C TOTAL BU'S REQ'D: 97

### STEP 7b: HARDWARE: SECONDARY BRACING

BRACING CODE	RATING	QUANTITY
VA6	70	
VT6	100	
VF7	30	
VT6 (pair of)	200	
VF5	80	
VF8	60	
VM6	150	
VF6	105	
VF5 (pair of)	160	
VF8 (pair of)	120	
VF6 (pair of)	210	
VPI (<500mm)	135	
VP2 (<500mm)	170	

HARDWARE ACHIEVED: 120

TOTAL BU'S ACHIEVED: 120

### STEP 7a: CLADDING: PRIMARY BRACING

CODE	RATING	QUANTITY	TOTAL
VV6-12	60 p/1200 x	=	
VV6-18	90 p/1800 x	=	
VS6-12	45 p/1200 x	=	
VS6-18	68 p/1800 x	=	

CLADDING ACHIEVED: 0

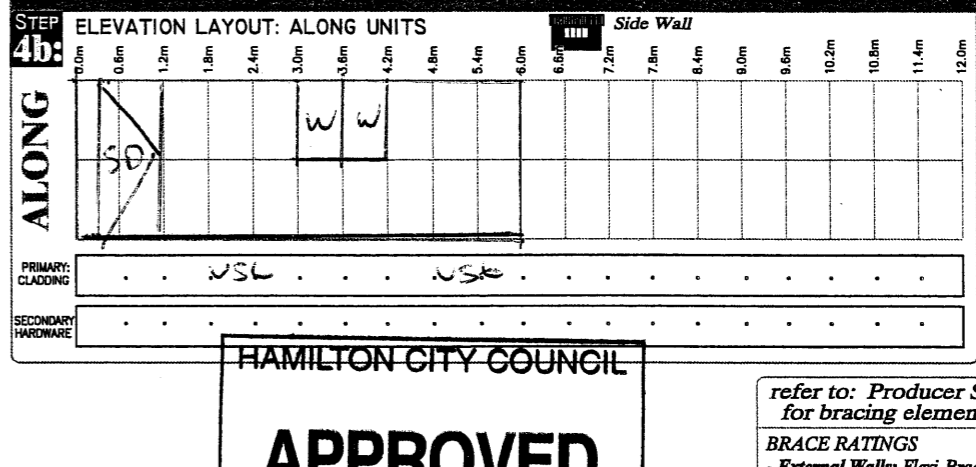
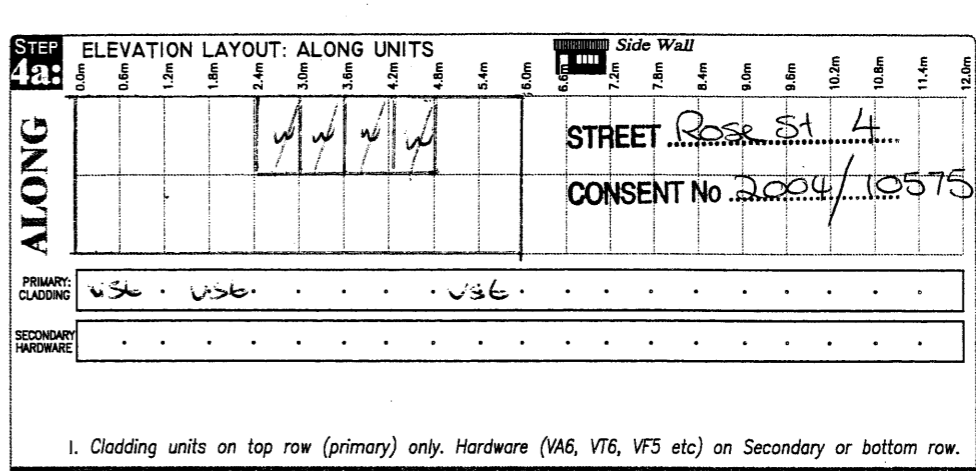
BOX: D TOTAL BU'S REQ'D: 0

### STEP 7b: HARDWARE: SECONDARY BRACING

BRACING CODE	RATING	QUANTITY
VA6	70	
VT6	100	
VF7	30	
VT6 (pair of)	200	
VF5	80	
VF8	60	
VM6	150	
VF6	105	
VF5 (pair of)	160	
VF8 (pair of)	120	
VF6 (pair of)	210	
VPI (<500mm)	135	
VP2 (<500mm)	170	

HARDWARE ACHIEVED: 0

TOTAL BU'S ACHIEVED: 0



HAMILTON CITY COUNCIL

**APPROVED**

SUBJECT TO CONDITIONS TO BE KEPT ON SITE

# 600 SERIES V2.0

LEGEND

- refer to: Producer Statement, VB2000, for bracing element & fixing details.
- BRACE RATINGS**
- External Walls: Flexi-Brace is the only secondary brace that can be used on its own without the combination of the cladding. In this case reduce the Flexi-Brace ratings to 80%. eg. aVF5 would be rated @ 64 BU's
  - Internal Walls:
    - A. Where internal walls are lined one side with plasterboard and combined with Flexi-Brace use the following values:
      - VF5 + plasterboard (1200mm) = 139BU's
      - VF7 + plasterboard (600mm) = 50BU's
    - B. Where internal walls are lined with sheet material other than plasterboard, ie customwood or plywood use the secondary brace ratings as quoted only to achieve the total BU's required.
- VS6 SUPERCLAD BRACING ELEMENT  
1.2 or 1.8 metre wide, full height  
Superclad bracing panel.
  - VV6 VERSACLAD BRACING ELEMENT  
1.2 or 1.8 metre wide, full height  
Versaclad bracing panel.
  - VA6 (pair) ANGLE BRACE (PAIRED)  
1 pair of let-in angle braces
  - VF7 1 SINGLE FLEXI-BRACE  
1x full height single panel.
  - VF5 1 SINGLE & 1 1/2 FLEXI-BRACE  
1x full height single panel, 1 half height single panel.
  - VF6 1 DOUBLE & 1 1/2 DBLE FLEXI-BRACE  
1x full height double panel, 1 half height double panel.
  - VF8 1 DOUBLE FLEXI-BRACE  
1x full height double panel, 1 half height double panel.
  - VPI PLY BRACE  
1x full height single flexi-brace and plywood, to outside face.
  - VP2 PLY BRACE  
1x full height single flexi-brace and ply to both faces.
  - VT6 CROSSED STRIP BRACE  
crossed strip-brace @ approx. 45°, with tensioner.
  - VT6 (pair) CROSSED STRIP BRACE (PAIRED)  
crossed strip-brace @ approx. 45°, with tensioner.  
Bottom plate connections must be 600mm+ apart.
  - VM6 CROSSED MULTI-BRACE  
crossed multi-brace @ approx. 45°, with tensioner. Refer sheet 8 for VM6 installation.

