



DRAWING STATUS

BUILDING CONSENT

ARCHITECTURAL SHEETS

Sheet #	Sheet Name	Rev	Issued date
A00.00	Cover	0	28.10.2026
A10.00	Site Plan - Existing	0	28.10.2026
A10.02	Site Plan	0	28.10.2026
A10.05	Preliminary and General.	0	28.10.2026
A10.06	Preliminary and General. Durability & Fixings	0	28.10.2026
A10.07	Preliminary and General. Plumbing & Drainage	0	28.10.2026
A10.08	H1 Calculation	0	28.10.2026
A10.10	General Floor Plans Existing	0	28.10.2026
A20.10	Overall Slab including plumbing & drainage	0	28.10.2026
A21.10	General Floor Plans Proposed	0	28.10.2026
A22.10	Bracing Plan	0	28.10.2026
A22.11	Bracing Details	0	28.10.2026
A22.12	GIB - EzyBrace	0	28.10.2026
A25.10	Overall Reflected Ceiling Plan	0	28.10.2026
A26.10	Roof Plan Proposed	0	28.10.2026
A30.00	Existing Elevations	0	28.10.2026
A30.10	Proposed Elevations - North & East	0	28.10.2026
A30.11	Proposed Elevations - South & West	0	28.10.2026
A40.10	Cross Section A-A & B-B	0	28.10.2026
A40.11	Cross Section C-C & D-D	0	28.10.2026
A60.00	Construction Details	0	28.10.2026
A60.01	Construction Details	0	28.10.2026
A60.02	Construction Details	0	28.10.2026
A60.03	Construction Details	0	28.10.2026
A60.04	Construction Details	0	28.10.2026
A60.05	Construction Details	0	28.10.2026
A60.06	Construction Details	0	28.10.2026

NOTES

2727

Cutler Extension

2 Bramble Close Wanaka - NZ

CLIENT

IN ASSOCIATION WITH

Notes:
Contractors are responsible for the verification of all dimensions on site and the architect is to be informed of any discrepancy. Do not scale from this drawing. Use figured dimensions only.

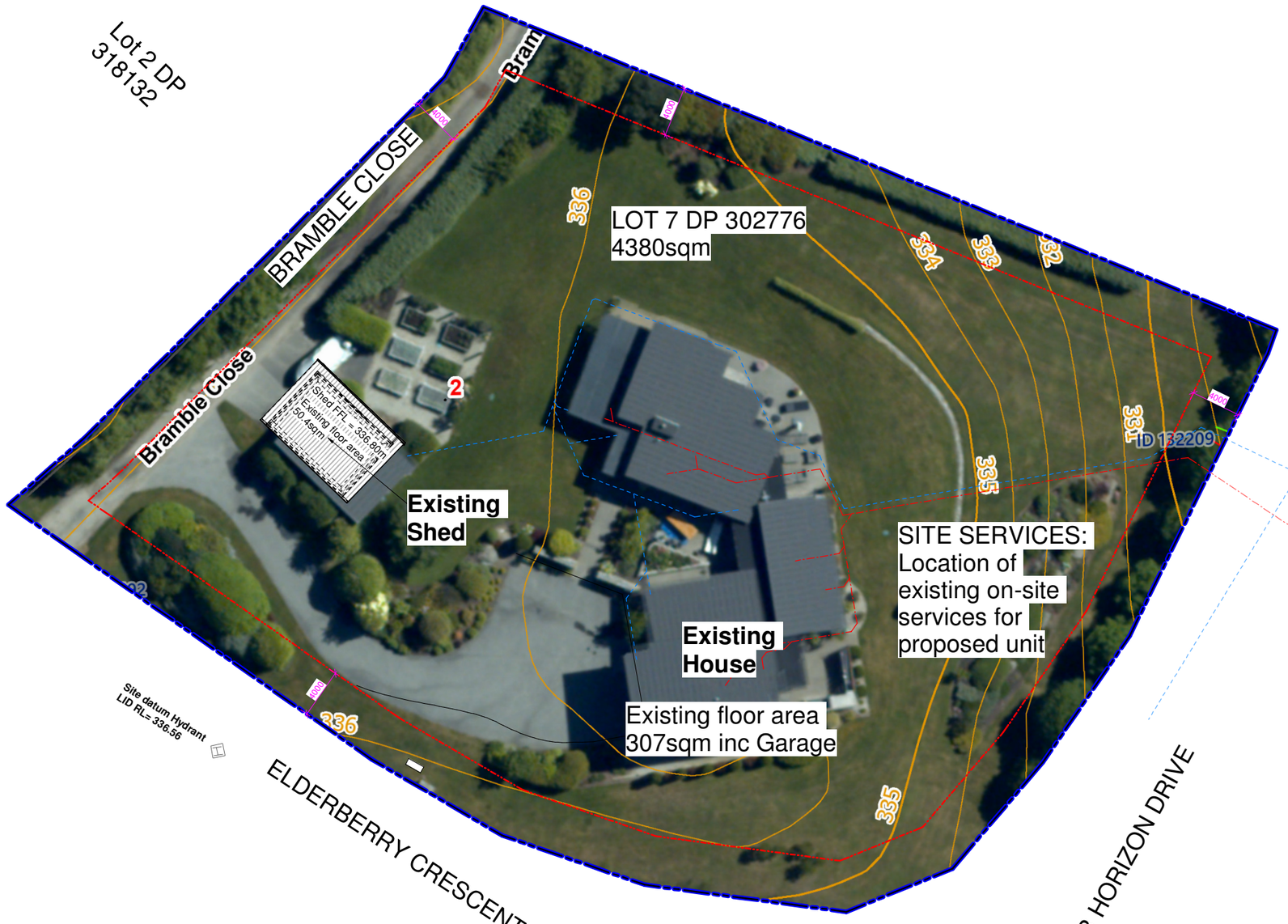
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Site Plan Existing

Scale 1:200 @ A1, 1:400 @ A3

DESIGN STATEMENT.

Building Importance Level:	N/A
Building Description:	91 Residential : Single Unit excluding bach
Wind Region:	A
Wind Zone:	High (44m/s)
Earthquake Zone:	Zone 3
Zone:	Large Lot Residential A
Ultimate Limit State (ULS):	N/A
Snow Load:	2.0kPa (N5)
Exposure Zone:	B
Rainfall Intensity:	75mm/hour
Climate Zone:	6

LEGAL DESCRIPTION

Val Ref No:	Lot 7 Deposited Plan 302776
Property address:	2 BRAMBLE CLOSE - WANAKA.
Certificate(s) of title:	10650
Owner:	John Cutler
Lot:	LOT 7
DP:	302776
Planning Zone:	Far Horizon Park
Area in hectares:	0.4380 ha
Existing House:	306.8m2
Shed:	50.4m2
Addition to Shed:	87m2
Total Building Coverage:	**444.2m2** (10.1%) Complies
Max Building Coverage 15%	657m2
Overall Site Area:	4380m2

GENERAL SCOPE

Project consists of a full refurbishment to the Shed at the driveway entry of the property into a sleeping zone with additional garage attached to existing structure.

Allow to Demolish existing southern wall of Metal tray vertical cladding and construct new timber frame garage structure with timber trusses, metal and timber cladding walls as per existing shed. (Refer to Sheet A10.01).

Claddings to match existing.

New bathroom fixtures and fittings, generally connecting to a new waste and water supply which connects further into existing connection at the existing house.

New concrete patio

Stormwater connection remains in place.

Refer to Sheet A10.07 and ensure all work complies with:

G1/AS1
G12/VM1 & AS1.
G13/VM1/VM2 & AS1/AS2.

Retain existing drains as located on Sheet A10.00.
Contractor to confirm location on site prior to commencing work on site.

Repaint Ceiling and existing doors and windows.

Replace all electrical fittings and rewire back to existing switch board, with all work complying with the Electricity (Safety) Regulations 2010, and in particular Standard AS/NZS 3000:2018.

Install new Smoke Detection (sd) system to comply with NZS 4514:2021. Locations as shown on plans A10.00 and A21.01

PRELIMINARY and GENERAL

REFER TO SHEETS A10.05, A10.06, A10.07 for ADDITIONAL INFORMATION.

Notes

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THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT DOCUMENTS.

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Revisions

0	Issued for Building Consent	28.10.2026
C	Issued for review	22.10.2026
B	Issued for review	21.10.2026
A	Developed Design Review	13/05/2026

Consultants

Drawing Status
BUILDING CONSENT

N
Ture North

Project Title
Cutler Extension

2 Bramble Close Wanaka - NZ

Job No.
2727

Drawing Title
Site Plan - Existing

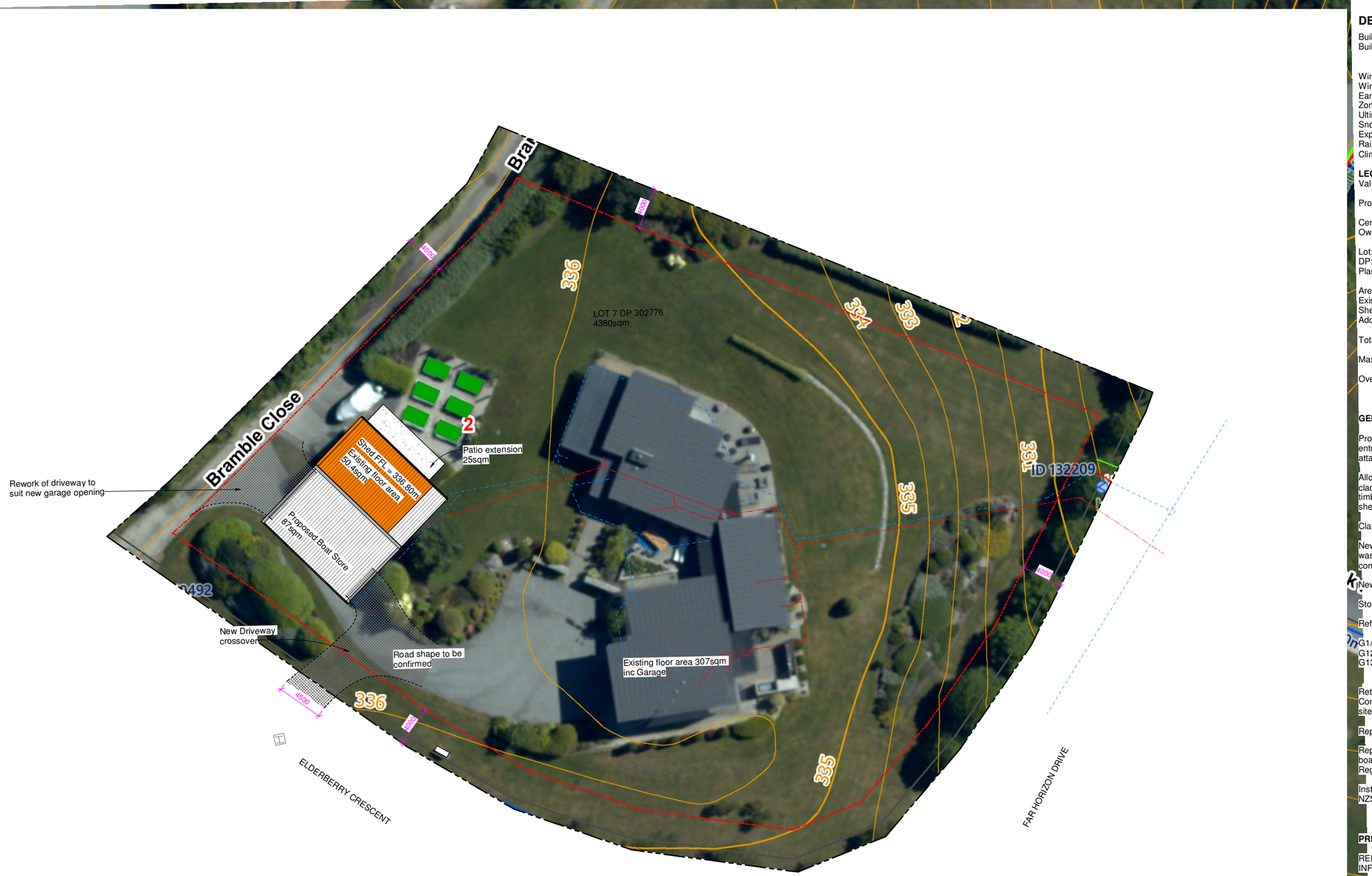
SCALE AT A1	As indicated
DATE	28.10.2026
DRAWN	C.Bruce
CHECKED	BGA
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Drawing No.
A10.00

Revision
0

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Site Plan Proposed

Scale 1:200 @ A1, 1:400 @ A3

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N
Ture North

Project Title
Cutler Extension

2 Bramble Close Wanaka - NZ

Job No.
2727

Drawing Title
Site Plan

SCALE AT A1	As indicated
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A10.02

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PROJECT SITE GENERAL CONDITIONS.

ABBREVIATIONS

AFFL above finished floor level
b/s both sides
CLR clear dimension between finished face
COS confirm on site.
c/w complete with
FFL finished floor level
FCL finished ceiling level
n/a not applicable
tba to be advised.

SITE ACCESS
Access to the site is limited to 2 BRAMBLE CLOSE, WANAKA.

WORKING AREA
Limited to the designated working areas on the site.
Final setout of Safety Barriers etc to be agreed with the CLIENT/OWNER before erection.

SITE FEATURES
Contractor to check access roads are suitable for construction traffic prior to using the roads. Any damage to or soiling of the roadways will need to be made good during the project and at the end of the works.
Check tree overhangs and landscaping features that encroach on the access ways and identify where potential damage may occur to trees and landscape features before using access ways.
Do not trim trees or any landscape feature without prior approval from the CLIENT/OWNER.

Locate all underground services.
Supply and Install Piped Water retention and Silt Fencing including sump, to suitable outfall.

REFERENCED DOCUMENTS

PLEASE REFER TO THE FOLLOWING DOCUMENTS WHICH FORM COMPLIANCE REQUIREMENTS FOR THE WORK.

NZBC F4/AS1: Safety from falling, 2.0 Construction site barriers
NZBC F5/AS1: Construction and demolition hazards, 1.0 Work-site barriers
Building Act 2004
Building Regulations 1992
OSH: Approved code of practice for the safe erection and use of scaffolding
OSH: Guidelines for the provision of facilities and general safety in the construction industry
Health and Safety in Employment Act 1992
Health and Safety in Employment Regulations 1995
New Zealand Building Code 1992
NZS 6803: Acoustics - Construction Noise
Resource Management Act 1991
Smoke Free Environments Act 1990

NOTICES AND APPROVALS

STATUTORY OBLIGATIONS
Comply with all statutory obligations and regulations of regulatory bodies controlling the execution of the works.

BUILDING CONSENT AUTHORITY AND NETWORK UTILITY APPROVALS
Attend on Building Consent Authority officers, statutory and network utility inspectors, as necessary to obtain approvals (in addition to building consent approval) for and the satisfactory completion of, the works.

NOTIFY NETWORK UTILITY OPERATORS
Notify all network utility operators of proposed works before commencing site operations. Ascertain location of services or confirm that none exist in the vicinity of the works. Take all necessary precautions to avoid damage to existing services.

TEMPORARY CONSTRUCTION, WORKS AND SERVICES.
Provide as necessary temporary sheds, offices, lunch rooms, sanitary accommodation and other temporary buildings required for storage, management of the works, for the use of workers while on site and as required by Acts and Regulations.

Provide Contractors Setdown and Establish a Emergency Assembly Area.
Include a Site Safety Notice Board which will identify Site Specific Hazards, Site Safety Rules and Site Foreman.
Include within the Site Office and on the Site itself, provisions for the Following Items:
Fire Extinguishers, Fire Sid, Fire Alarm, Site Power and Water.
Final Locations to be identified on the Site Safety Location Plan, which is to be submitted with the Tender.

SITE SAFETY PROTOCOLS
Establish and allow for all Site Safety Protocols and Management, including a Site Safety Plan.
Establish and allow for all Access to and from the Site, including all Traffic Management required.

HOARDINGS, GANTRIES, LIGHTING
Provide temporary fencing, hoardings, planked footways, guard rails, gantries and lighting as necessary to protect the public and others, for the proper execution of the works and to meet the requirements of territorial or other authority.
All Temporary and New Works is to Comply with NZBC:F5/AS1 Construction and Demolition Hazards in particular:
Paragraph 1.0 Work Site Barriers and 1.1 Site Fences and Hoardings.

WATER
Provide clean, fresh water for the works and make arrangements for distributing about the site.

TOILETS
No Toilets will be available for the use of the Contractors on Site. CONTRACTOR is to allow to provide own amenities.

ELECTRICITY
Separate site power supply is required as existing electrical services will be removed.
Nominate the person to install and be responsible for the complete temporary electrical installation. The name and designation of the person responsible is to be displayed prominently and close to the main switch or circuit breaker.

PROTECT EXISTING BUILDINGS
Protect existing buildings and other designated features which are to remain in position during the execution of the works.

PROTECT EXISTING TREES
Protect existing Neighbours trees, fences, gates, walls, gardens and other designated site features which are to remain in position during the execution of the works.
Note the Site itself is to be fully excavated and all items contained within the site are removed.

Construct a temporary fence at the outer edge of the drip line of trees to be protected. Comply with territorial authority requirements.

NOISE.
No Noisy work is to occur between the Hours of 5.00pm and 8.00am.

SITE DEMOLITION - GENERAL.

GENERAL
The contract includes the supply of all materials and equipment necessary for the demolition, removal of surplus material and terminating of services as described in the Architectural and Structural documentation.
The contractor shall confine their operations to the site areas.
Skips etc shall be contained within this area and an enclosed rubbish chute is to be constructed to minimize dust and debris.

SCOPE
Construct new garage extension up against the Existing Shed. Renovate Existing Shed into a two bedroom dwelling with bathroom and laundry.

SERVICES
NOTE ALL SERVICES ARE TO BE IDENTIFIED AND CHECKED WITH CLIENT/OWNER BEFORE TERMINATION / REMOVAL.

Electrical, plumbing and drainage and mechanical services that are identified for removal shall be disconnected, plant, equipment and fittings removed and left capped off or terminated in a safe and hygienic manner.

ASBESTOS
All materials that may contain asbestos (pipe insulation, fireproofing, ground, ceiling and wall materials etc) shall be handled and disposed of in strict accordance with the requirements of the local OSH inspectors.

CARPENTRY

GENERAL.
C1: All work is to comply with the NZBC 1992 and NZS 3604:2011 as well as any subsequent amendments, and to the satisfaction of the Territorial Authority.

C2: Confirm all setout dimensions on site before commencing construction.

C3: All trades shall visit site and make themselves fully conversant with all conditions concerning this scope of works and in particular to ascertain the full extent and nature of the works.

C4: Trades are to allow for scaffolding and any other equipment or necessary to carry out the works.

C5: All timber in contact with concrete or steel is to have DPC placed between.

C6: Allow to make good to all areas matching in with existing finishes.

C7 Allow to work in with all other trades.

C8: Allow to retain water tightness to all areas while under construction.

C9: Allow to fit dwangs where required for other trades especially where items are hung off walls etc.

C10: Allow to coordinate with client re any requirements for shelving or elements required to be fixed to the wall.

C11: Note check height of any new timber framing against table 8.4 NZS 3604:2011 & adjust accordingly.

FIXINGS LEGEND.
Refer to Sheet A10.06.

FLOOR STRUCTURE.
Refer to sheet A20.10 for overall foundation plan & deetails.

TIMBER LINTELS.
Any Timber Lintels unless otherwise noted, are to be designed to NZS 3604: 2011 and fixed in accordance with NZS 3604:2011 Fig 8.5 and 8.12 unless noted otherwise.

PAINTING

GENERAL.

The following documents cover the new Painting required to the New internal works.

BS8000 Workmanship on building sites.
NZS 7703 The painting of buildings.
AS 2312 Protection of iron and steel against exterior atmospheric corrosion.
NZ Painting Contractors Association (Inc) Painters Hazard Handbook.

PREPARATION
Prepare surfaces to NZS 7703 and coating manufacturer's recommendations.
Use paint strippers, cleaning agents, etching solutions, mould inhibitors, rust inhibitors, size stopping, knotting, and fillers to coating manufacturer's and NZS 7703 recommendations.
If any substrate material and surfaces are of such a standard that even with the preparation work called for in this section they cannot be brought up to a standard that will allow first class painting/clear finishing do not proceed.

Inform the Engineer of the defective area so that remedial work can be carried out.

Commencement of this work means that the substrate material and surfaces are accepted by the Contractor as satisfactory, with the preparation specified, for first class painting/clear finishing.

Any breakdown or damage of the primer to be sanded down to a sound surface. Proceed with re-priming immediately.
Brush down all surfaces immediately before application, to remove dust, dirt and loose material.

WORKMANSHIP
To conform with the best trade practice, which shall be deemed to include those methods, practices and techniques contained in NZS 7703 and the NZ Painting Contractors Association Specification manual.

Check that all materials to be used are recommended by their manufacturers for the particular surface and conditions of exposure, and that they are compatible with each other. Inform Engineer if they are not and obtain instructions before proceeding.

Before commencing work carefully remove all hardware, fixtures and fittings, set aside where they cannot be damaged or misplaced and replace on completion. Do not paint hinges.

Supply, lay and fix all dropsheets, coverings and masking necessary to protect adjoining, fixtures, fittings and spaces from paint drops, spots, spray and damage. Any that occurs to be made good at applicators expense.

Resene Ceiling Paint (wet areas)
To all ceilings, where scheduled, finish as for Resene One Line Specification 15i 2.1.
Colour to be confirmed with the Owner.

At the completion of the works in the contract, remove all debris, plant, scaffolding and other temporary work. Remove all paint spots, putty and oil stains and make good. Scrape off all glass and clean and polish on completion.

GUARANTEE
Guarantee this work under normal conditions of use against failure of materials and workmanship for five years from date of practical completion.

TILING

GENERAL.

The following documents cover the new tiled walls and floors to the Bathroom.

AS 2358 Adhesives for ceramic
AS 3740 Waterproofing of wet areas within residential buildings
AS 3958 Ceramic tiles PT 1 Guide to the installation of ceramic tiles
BS 5385 Ceramic tiling and mosaics in specific conditions
BS 5980 Adhesives for ceramic tiles
BS 6431 Ceramic floor and wall tiles
BS CP202 Code of practice for tile flooring and slab flooring
AS ISO 13007.1 Ceramic tiles - Grouts and adhesives: Terms, definitions and specifications for adhesives
AS ISO 13007.3 Ceramic tiles - Grouts and adhesives: Terms, definitions and specifications for grouts
BRANZ Good practice guide: Tiling

Documents listed above and cited in the following clauses are part of this specification and are the latest edition, including amendments, at the time of document issue.

WATERPROOFING

Apply the selected liquid waterproof membrane system to the membrane manufacturer's requirements and in accordance with AS 3740 and to BRANZ Good practice guide - Tiling, 7.0 Waterproofing interior wet areas.

Allow to supply and apply approved ARDEX waterproofing to all tiled floor and wall areas of Bathroom and Ensuite as detailed on the drawings. Waterproofing to be applied strictly in accordance with the manufacturers written instructions.

TILE INSTALLATION

Surface immediately prior to fixing tiles is to be clean and free from all loose material, chemicals, oils etc. Clean all recessed corners. The cleanliness of the substrate is critical to adhesion.
Rectify substrate so that when checked with a 3mm straight edge the gap under the straightedge does not exceed 3mm and the maximum rate of departure from a straight edge does not exceed 1.5mm in 300mm.

Lay tiles in true planes so that when checked with a 3m straightedge, the gap under the straightedge does not exceed 3mm.
Adjust tiles only within 10 minutes of fixing. Grout joints to be 3mm nominally.
Do not commence grouting for at least 24 hours after placing of tiles. Follow written instructions of the manufacturer.
Do not carry out tiling where the substrate temperature is below 5^0C or above 40^0C.
Starting work means that the tiler accepts the substrate as allowing work of the required standard.

GROUTING

Apply epoxy grouting mix to as large an area as can be worked before hardening commences. Apply with a squeegee.
Work back and forth over the area until the joints are completely filled. Remove surplus grout from the tiles with the aid of a damp (not wet) cloth and the joints then tooled to a slightly concave surface.
After grouting has dried polish with a clean dry cloth.
Note: In dry weather, grout joints after maintaining damp condition for three days by sponging down.
Allow floor to set after grouting a minimum of 48 hours before permitting foot traffic.

SETOUT

Set out is to be discussed with the Owner prior to commencement of work.

Co-ordinate with main contractor that the structural control joints line with the tile expansion joints.
Those must be ACCURATELY co-ordinated.

PROTECTION

Provide timber plywood sheeting to all areas where work over completed tile surfaces is being carried out.
Tape all joints between the plywood. Plywood shall be sufficiently thick to stop is warping and breaking the taped joints.
Prevent pedestrians and construction personnel from using new floor tiling areas until bedding and grouting has completely set and cured. Refer to the manufacturer's instruction for setting and curing times, which may be up to 10 days.

Provide approved, non-staining means of protection for the completed sealant installations where required to protect the work from mechanical, thermal, chemical, and other damage by other construction operations and traffic.

Maintain sealant protection securely in place until project completion.

CLEANING

Clean immediately any soiled surfaces next to sealant and leave work in a neat, clean condition. Remove excess sealant using recommended cleaners and solvents.
Remove all rubbish and surplus materials from the work of this section promptly as work proceeds and on completion.
On completion clean down with water avoiding the use of abrasive or detergent materials harmful to the tile installation.

SLIP RESISTANCE

Provide certificates and other evidence that the floor tiles comply with NZBC verification method D1/VM1 and acceptable solution D1/AS1.

GUARANTEES

Submit a 5-year written guarantee to the Owner on completion of works.

ELECTRICAL.

Confirm with Client all electrical requirements including switch and plug positions and lighting layout/selections.

All work must comply with the Electricity (Safety) Regulations 2010, and in particular Standard AS/NZS 3000:2018 (Wiring Rules), which covers all electrical installations, design, selection, and installation of equipment.

All electrical work must be certified and carried out by registered electricians. A Certificate of Compliance (CoC) is mandatory to confirm work is lawful, tested, and complies with safety standards.

FIRE ALARMS.

NZBC C/AS1 requires each household unit to be provided with a minimum of Type 1 domestic smoke alarm system in compliance with NZS 4514:2021 Interconnected smoke alarms for houses.

Smoke Alarms shall be located on or near the ceiling, and shall be located in all Bedrooms, Living Spaces, Hallways and Landings where applicable.

Where a Kitchen is seperated from Living Spaces and Hallways by doors, a heat alarm shall be installed.

Alarms are to be interconnected so that when one activates, all alarms in the Household will sound.

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Consultants

XXX Project Manager
XXX Structural Engineer
XXX Mechanical Engineer
XXX Fire Engineer
XXX Electrical Engineer

In Association With

Drawing Status
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Project Title
Cutler Extension

2 Bramble Close Wanaka - NZ

Job No.
2727

Drawing Title
Preliminary and General.

SCALE AT A1	1 : 1
DATE	28.10.2026
DRAWN	C.Bruce
APPROVED BY	BGA

Drawing No.
A10.05

Revision
0

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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 mm² or less	SHELTERED[4]	Hot-dipped galvanized steel[2]
		Subfloors vented more than 7000 mm²	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.

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/m² average
Nail plates used in sheltered locations Nail plates used in exposed locations	AS 1397 AS/NZS 4680	Z275 pre-galvanized sheet 390 g/m²
Brackets used in sheltered locations Brackets used in exposed locations	AS/NZS 4680 AS/NZS 4680	390 g/m² 600 g/m²
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/m² (Zn + 5 % Al)

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[6]	Stainless steel[2]
Zones B & C	Galvanized steel[4]	Galvanized steel[4]	Mild steel[5]	Galvanized steel[6]	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/m²; 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.

Where timber treatments are used

Level	Species		Building Element
Floor framing protected from weather but exposed to ground atmosphere			
H1.2	Radiata pine	Douglas fir	Jackstuds, subfloor braces, wall plates, floor joists to the subfloor, blocking, walings and battens, nogs and diagonal boards.
H1.2	Radiata pine	Douglas fir	Interior solid wood flooring for ground floors.
Enclosed roof framing and trusses			
H1.2	Radiata pine	Douglas fir	Sarking and framing not protected from solar-driven moisture through absorbent cladding materials.
H1.2	Radiata pine	Douglas fir	Enclosed flat roof framing and associated roof members.
H1.2	Radiata pine	Douglas fir	Enclosed skillion roof framing and associated roof members.
H1.2	Radiata pine	Douglas fir	Valley boards and boards supporting flashings for box gutters, roof penetrations and upstands to roof decks.
H1.2	Radiata pine	Douglas fir	All roof trusses, including gable end trusses, roof framing, ceiling and eaves framing, purlins and battens.
Enclosed wall framing protected from the weather			
H1.2	Radiata pine	Douglas fir	Framing and other members within or beneath a parapet.
H1.2	Radiata pine	Douglas fir	Framing and other members within enclosed decks or balconies (see H3.2 for cantilevered decks).
H3.2	Radiata pine		Framing and other members within enclosed cantilevered decks (including joist trimmers, nogs and blocking).
H1.2	Radiata pine	Douglas fir	Framing and other members supporting enclosed decks or balconies (including for cantilevered decks).
H3.1	Radiata pine		Battens used behind cladding to form a cavity (H3.1 treatments can be either solvent-based or boron. H3.1 boron treatments supplied grey primer- painted).
H1.2	Radiata pine	Douglas fir	All other exterior wall framing and other members including exterior and boundary joists.
Internal Wall Framing			
H1.2	Radiata pine	Douglas fir	Internal walls.
Mid-floor framing			
H1.2	Radiata pine	Douglas fir	All mid-floor framing, including boundary joists, ceiling framing and ceiling battens and double top plates.
Interior flooring			
H1.2	Pinus species	Douglas fir	Interior flooring.
Other framing			
None	Radiata pine	Douglas fir	Wall framing and roof framing (including trusses) protected from the weather, in unlined and unoccupied farm buildings and outbuildings, except buildings with high internal humidity, such as saunas, spas etc.
H3.2	Radiata pine		Framing exposed to the weather and above ground.
H4	Radiata pine		Framing exposed to the weather and above ground.
H5	Radiata pine		Framing, such as fence posts and landscape timbers, that is exposed to the weather and is in contact with the ground.

Note 1: For structural use of other species, refer to NZS 3602:2003 Tables 1 and 2.

Note 2: For non-structural use of radiata pine, Douglas fir and other species, refer to NZS 3602:2003 Table 3.

Note 3: A higher treatment level also satisfies the level specified in this table.

Table 7.5 – Nailing schedule for hand-driven and power-driven nails (see 7.6)

Joint	Hand-driven nails		Power-driven nails	
	Length (mm) x diameter (mm) and type	Number/ Location	Length (mm) x diameter (mm) and type	Number/ Location
Floor framing				
Boundary joist to end of each joist	100 x 3.75	2 (end nailed)	90 x 3.15	2 (end nailed)
Curtailed joist not exceeding 3 m long to trimmer	100 x 3.75	3 (end nailed)	90 x 3.15	5 (end nailed)
Curtailed joist to trimmer when half housed	100 x 3.75	2 (end nailed)	90 x 3.15	3 (end nailed)
Flitched joint in joist	100 x 3.75	4 (each end)	90 x 3.15	6 (each end)
Herringbone strutting to joist	60 x 2.8	2 (skewed)	60 x 2.8	2 (skewed)
Joist to plate on foundation walls	100 x 3.75	12 (skewed) per 1.5 m length	90 x 3.15	18 (skewed) per 1.5 m length
Joist to plate or bearer	100 x 3.75	2 (skewed)	90 x 3.15	3 (skewed)
Lapped joint in joist	100 x 3.75	2 (each side)	90 x 3.15	3 (each side)
Solid blocking between joists to plate bearer or stringer	100 x 3.75	4 (skewed)	90 x 3.15	6 (skewed)
Solid blocking to joist	100 x 3.75 or 75 x 3.15	2 (end nailed) 4 (skewed)	90 x 3.15	2 (end nailed)
Flooring				
Sheet decking (not exceeding 21 mm thick): (a) Supports at sheet edges	60 x 3.06 ring shanked galv. or 60 x 2.8	150 mm centres	60 x 2.8 ring shanked galv.	150 mm centres
(b) Intermediate supports		300 mm centres		300 mm centres
Strip flooring not exceeding 75 mm wide to floor joist	2½ x finished thickness	1	–	1
Strip flooring not exceeding 100 mm wide to floor joist	2½ x finished thickness	2	–	2

NOTE –
(1) Nail lengths and diameters are the minimum required.
(2) See 4.4 for required protective coatings for metal fasteners.

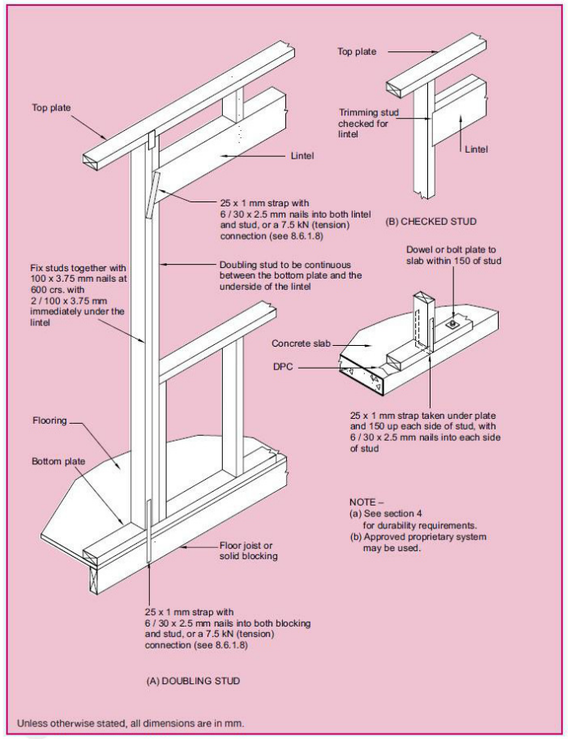
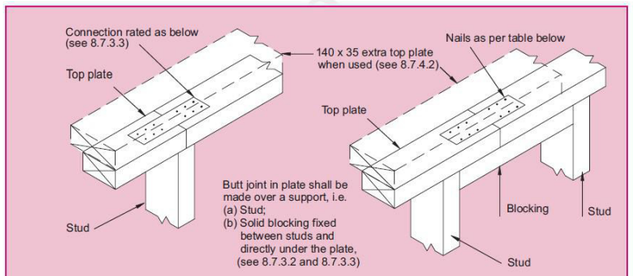


Figure 8.12 – Lintel fixing to prevent uplift (see 8.6.1.8 and table 8.14 (a) and (b))



Capacities of metal plate joints[2]	
Up to 3 kN	3 / 30 x 3.15 mm nails per side
Up to 6 kN	6 / 30 x 3.15 mm nails per side

Capacities of nailed joints[2]	
Up to 3 kN	3 / 100 x 3.75 mm nails per side
Up to 6 kN	6 / 100 x 3.75 mm nails per side

NOTE –
(1) See section 4 for durability requirements.
(2) Not required when extra top plate is used.

Unless otherwise stated, all dimensions are in mm.

Figure 8.15 – Connecting top plates in line – Walls containing bracing (see 8.7.3.3)

Table 8.19 – Nailing schedule for hand-driven and power-driven nails (see 8.8.6)

Joint	Hand-driven nails		Power-driven nails	
	Length (mm) x diameter (mm) and type	Number/ Location	Length (mm) x diameter (mm) and type	Number/ Location
Bottom plate to floor framing at:				
(a) External walls and internal wall bracing elements	100 x 3.75	2 at 600 mm centres	90 x 3.15	3 at 600 mm centres
(b) Internal walls (may be nailed to floor decking)	100 x 3.75	1 at 600 mm centres	90 x 3.15	1 at 600 mm centres
(c) Trimmer not exceeding 4.2 m long	100 x 3.75	4 (end nailed)	90 x 3.15	6 (end nailed)
Dwang to stud	75 x 3.15 or 100 x 3.75	2 (skewed) 2 (end nailed)	75 x 3.06 90 x 3.15	2 (skewed) 2 (end nailed)
Fishplate to straightened stud	60 x 2.8	4 each side of cut	60 x 2.8	4 (each side of cut)
Half joint in top plate	75 x 3.15	3	75 x 3.06	4
Lintel to trimming stud	75 x 3.15 or 100 x 3.75	4 (skewed) 2 (end nailed)	90 x 3.15	3 (end nailed)
Ribbon board to stud	100 x 3.75	2	90 x 3.15	3
Sill or header trimmer to trimming stud for:				
(a) Trimmer not exceeding 2.4 m long	100 x 3.75	2 (end nailed)	90 x 3.15	3 (end nailed)
(b) Trimmer not exceeding 3.0 m long	100 x 3.75	3 (end nailed)	90 x 3.15	5 (end nailed)
(c) Trimmers not exceeding 3.6 m long	100 x 3.75	4 (end nailed)	90 x 3.15	6 (end nailed)
Solid plaster batten to stud	60 x 2.8 (galv.)	500 mm centres	60 x 2.8 (galv.)	500 mm centres
Stud to plate	75 x 3.15 or 100 x 3.75	4 (skewed) 2 (end nailed)	75 x 3.06 90 x 3.15	4 (skewed) 3 (end nailed)
Top plate 140 mm x 35 mm to 90 mm x 45 mm and top plate to lintel	100 x 3.75	2 at 500 mm centres	90 x 3.15	3 at 500 mm centres
Trimming studs at openings, blocking and studs at wall intersections	100 x 3.75	600 mm centres	90 x 3.15	600 mm centres
Trimming stud to doubled stud immediately under lintel	100 x 3.75	2	90 x 3.15	2
Waling to stud	60 x 2.8	2	60 x 2.8	2

NOTE –
(1) Nail lengths and diameters are the minimum required.
(2) Refer to 4.4 for required protective coatings for metal fasteners.
(3) For studs up to 2.7 in length, 2 / 90 x 3.15 power-driven nails (end nailed) are sufficient.

NOTE STRUCTURAL ENGINEERING FIXINGS OVERIDE ARCHITECTURAL DOCUMENTATION WHEN THERE IS A CONFLICT BETWEEN FIXING DESIGN REQUIREMENTS.

REFER TO STRUCTURAL DOCUMENTS PRIOR TO INSTALLATION.

Notes

MAIN CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. DO NOT SCALE OFF DRAWINGS. IF IN DOUBT ASK.

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Revisions

0	Issued for Building Consent	28.10.2026
C	Issued for review	22.10.2026
B	Issued for review	21.10.2026
A	Developed Design Review	13/05/2026

Consultants

XXX Project Manager
XXX Structural Engineer
XXX Mechanical Engineer
XXX Fire Engineer
XXX Electrical Engineer

In Association With

Drawing Status
BUILDING CONSENT

Project Title
Cutler Extension

2 Bramble Close Wanaka - NZ

Job No.
2727

Drawing Title
Preliminary and General. Durability & Fixings

SCALE AT A1 1 : 1
DATE 28.10.2026
DRAWN C.Bruce
APPROVED BY BGA

Drawing No.
A10.06

Revision
0

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PLUMBING and DRAINAGE

All plumbing work shall conform to the New Zealand Building Code including but not limited to:

B2 Durability and B2/AS1.
E1 Surface Water and E1/VM1 & AS1/AS2.
E2 External Moisture and E2/AS1.
E3 Internal Moisture and E3/VM1 & AS1.
G12 Water Supplies and G12/VM1 & AS1.
G13 Foul Water and G13/VM1/VM2 & AS1/AS2.

MATERIALS
All materials shall be of the best quality and entirely suitable for there intended purpose.

Inferior materials will be rejected and must be removed from the site whether or not such materials have already been incorporated in the installation.
The Engineers decision on such matters shall be final and binding.

Pipes of the following types and grades shall be used throughout the work:

INTERNAL PIPEWORK

The complete hot & cold water installation shall be in compliance with NZBC G12 AS1 & NZS3501.

All new internal Domestic Hot & Cold water Services pipework shall be copper to match existing & be installed as per NZS 3501 in accordance with NZBC G12.7.

Flow rates to each outlet to be no less than those given in NZBC G12/AS1: Water supplies, table 3, Acceptable flow rates to sanitary fixtures, with pipe size as determined in table 4, Tempering valve and nominal pipe diameters.

Pipes shall be supported on hangers, clip supports, anchors etc together with all necessary pipe clips at intervals which will prevent sagging of pipes. Joints in all poly pipe shall be in accordance with the manufacturer's recommendations.

Encase all hot water pipes in insultube polyethylene insulation, which shall be installed and jointed as for manufacturer's instructions.

All Copper piping shall be of the seamless type fabricated from Grade 122A phosphorous deoxidised copper to BS 2871 and complying with NZS 3501 and NZS 3502 as appropriate.

All Copper piping shall have wall thicknesses not less than the thickness listed in NZS 3501 for the types of tubes specified. Flanged or screwed fittings shall be used at all connections to all equipment, valves, and similar fittings and shall be arranged to permit removal of any item of equipment without cutting pipework and without breaking any structure. Connections to copper pipework/fittings shall be either brazed or made using a pressfit system.

All joints in Copper piping shall be silver soldered in accordance with AS 1135, and AS 1585 and other codes as for the particular system involved.

EXTERNAL PIPEWORK

Where new External Pipework is required, it shall be AHI Gold Ribbon class D polythene pipe complete with polygrip joint fittings.

COLD WATER RETICULATION

Allow to temporarily stop off existing cold-water services to all fittings affected by the proposed works that are to be reconnected to new fittings.
Permanently stop off existing cold-water services behind wall linings or below floor level to fittings no longer required.
Allow to re-connect cold water supply to all new Bathroom and Ensuite fittings.

HOT WATER SUPPLY

Allow to connect all new fitting to the existing hot water supply. Allow for new tempering valve and any other valves required to bring the whole installation up to current standards.

Install complete with the necessary fittings to the manufacturer's requirements and in accordance with NZBC G12/AS1: Water supplies,

Existing Water Heater is retained. No additional work required.

Where any new or replacement Pipework is required, allow to use a take-off spigot to give separate branches to each fitting, lay out pipes with support spacing to NZBC G12/AS1: Water supplies, table 7 Water supply pipe work support spacing.

Fix firmly and buffer to eliminate noise and hammer, with preformed tee-connection take-offs and branches, and preformed bends, complete with all necessary valves and fittings.

WASTE PIPES BELOW FLOOR LEVEL.

In General, existing Waste pipes are retained. Any new replacement wastes shall be unplasticised PVC heavy duty pipe conforming to NZS 7641, sizes to match existing, and complete with all fittings.

ALL OTHER WASTE and VENT PIPES.

All other new waste and vent pipes unless otherwise shown shall be unplasticised PVC Garnite "S" complete with all fittings required. Provide cleaning eyes at all connections and bends on all accessible wastes only.

Allow to connect to existing drains or discharge into existing gulley traps. No pipes shall run along or down the outside of walls but shall be concealed within walls. All joints in PVC pipework shall be made using solvent weld or ring seal joints.

TRAPS.

If new Traps are required due to maintenance, they shall be PVC traps and shall be DUX fast fit polypropylene traps of sizes to match existing.

TAPS and FAUCETS.

Allow to fit taps and faucets to sanitary fittings as supplied by Owner. Taps shall be firmly secured without movement and bedded into sealant where necessary.

The plumbing sub-contractor is to work in with the Owner when selecting fittings to ensure compatibility with local water conditions.

SANITARY FITTINGS.

Allow to take delivery from Owner all sanitary fittings and fit in place to manufacturer's instructions. Fittings to include w.c. pan, vanity basins, Showers and Bath plus associated tapware.

Allow to connect to existing Drainage and Water Supply system. Existing Drainage System is based on G13 AS1/AS2.

EXTERNAL DRAINAGE

No new Drainage works required.

EXISTING SURFACE WATER & FOUL WATER DRAINAGE.

The Contractor shall allow to visit the site & locate the existing surface & foul water drainage & any other services & determine whether these will be affected by the extent of the new works.

Should these services be affected, the Contractor shall allow for all alterations to the existing drainage as necessary, apply for any amendments to the Granted Building Consent and identify the cost in any tender submission.

Any modifications to the existing drainage are to comply with the NZBC: 1992, and its subsequent amendments.

PIPE PENETRATIONS.

All New Pipe penetrations (if required) less than 85mm in diameter through the roof are to comply with NZBC E2/AS1.

Specifically Figure 8.4.12.3A: Flashing for small pipes. Figure 8.4.12.3B: Soaker flashing for pipe penetrations

FIXTURE DISCHARGE PIPE SIZES and DISCHARGE UNITS.

Sanitary fixture	Min pipe diameter	Minimum Gradient	Discharge Units
Bath:	40mm	1:40	4
Shower:	40 - 50mm	1:40	2
Toilet:	80 - 100mm	1:60	6
Tub:	40 - 50mm	1:40	5
Washing machine:	40mm	1:40	5
Dishwasher:	40mm	1:40	3
Wash hand basin:	40mm	1:40	1

DRAINAGE GRADIENT - NUMBER OF DISCCHARGE UNITS (NZBC G13/AS1).

Diameter (mm)	Max Discharge from any one floor	Vertical Stack (Note 1)	Gradient discharge pipes 1:20	1:30	1:40	1:50	1:60
32mm	1	1	1				
40mm	2	6	6	5	4		
50mm	5	15	15	10	8		
65mm	6	18	51	29	21		
80mm	13	40	65	39	27	20	16
100mm	65	195	376	248	182	142	115

1. Total loading at the base of the discharge stack.

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A	Developed Design Review	13/05/2026

Consultants

XXX
Project Manager
XXX
Structural Engineer
XXX
Mechanical Engineer
XXX
Fire Engineer
XXX
Electrical Engineer

In Association With

Drawing Status
BUILDING CONSENT

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Cutler Extension

2 Bramble Close Wanaka - NZ

Job No.
2727

Drawing Title
Preliminary and General. Plumbing & Drainage

SCALE AT A1 1 : 1
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DRAWN C.Bruce
APPROVED BY BGA

Drawing No.
A10.07

Revision
0

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Project Name

Cutler Extension

Client Name

John Cutler

Territorial Authority | **Climate Zone**

Queenstown-Lakes District Council | 6

H1/AS1 5th Edition Amendment 1 (can be used for building consents submitted until 26 November 2026)

H1/AS1 6th Edition (can be used for building consents submitted from 27 November 2025)

Proposed Building		Total heat loss (W/K):	262.3
		Glazing area to total wall area ratio:	12.7%
		Compliant:	Yes, the proposed building heat loss is less than the reference heat loss

Building element type	Description	Net area (m2)	Construction R-value	Heat loss (W/K)	
Slab-on-ground floor	Concrete Slab	131.8	1.13	116.6	--
Roof	Truss Roof	131.8	5.28	25.0	--
Window or glazed door	D1	4.64	0.5	9.28	--
Window or glazed door	D2	6.96	0.5	13.92	--
Window or glazed door	eD01	2.11	0.5	4.22	--
Window or glazed door	W1	2.32	0.5	4.64	--
Window or glazed door	W2	2.32	0.5	4.64	--
Window or glazed door	W3	2.162	0.5	4.32	--
Window or glazed door	W4	1.125	0.5	2.25	--
Window or glazed door	W5	1.56	0.5	3.12	--
Window or glazed door	eW01	1.78	0.5	3.56	--
Wall	North Wall	48.65	2.44	19.9	--
Wall	East Wall	33.7	2.44	13.8	--

Proposed Building		Total heat loss (W/K):	262.3
		Glazing area to total wall area ratio:	12.7%
		Compliant:	Yes, the proposed building heat loss is less than the reference heat loss

Building element type	Description	Net area (m2)	Construction R-value	Heat loss (W/K)	
Wall	South Waall	48.65	2.44	19.9	--
Wall	West Wall	41.2	2.41	17.1	--

Reference Building		Total heat loss (W/K):	284.8
Building element type	**Net area (m2)**	**Construction R-value**	**Heat loss (W/K)**
Wall	138.0	2.0	69.0
Roof	131.8	6.6	20.0
Slab-on-ground floor	131.8	1.7	77.5
Floor other than slab-on-ground	0.0	3.0	0.0
Window or door	59.2	0.50	118.3

Construction R-value Calculator

This webpage calculates the R-value of walls, roofs and suspended floors for most insulation material R-values. It uses the "isothermal planes" method, the same method as used in NZS4214:2006.

Some of the possible material combinations may not be suitable for actual constructions, i.e. EPS based claddings directly fixed on timber framing. Please make sure to select only appropriate material combinations.

If your construction is not listed, please send an e-mail to designnavigator@gmail.com with a description and a detail drawing (pdf) of it.

Please note that the wall R-value calculator is only valid for H1/AS1 **Edition 5** assessments.

H1/AS1 Edition 6 and H1/AS2 Edition 2 require the use of more accurate wall framing percentages (or a default value of 38%). These percentages can only be calculated if dimensions of walls and openings are known.

For some construction details there are also other important differences between the R-value calculations of the stand-alone calculator and the R-value calculations that are integrated in the DesNav H1 tool. In most cases the new R-values will be higher than the R-values from this stand-alone calculator. The affected construction details are listed here.

For H1/AS1 Edition 6 and H1/AS2 Edition 2 assessments please use the Design Navigator H1 compliance tool, which features an integrated wall framing area calculator.

Please select the element type. Then choose the construction details and enter the R-value of the insulation either directly in the text box or by choosing a product from the right panel.

Floors
Walls
Roofs

Date: 28/10/2026

Element Name (optional) 1.13 m²°C/W

Type: Floor: Slab Floor - H1/AS1 Edition 5 and H1/AS2 Edition 1
Slab Floor - H1/AS1 Edition 5 and H1/AS2 Edition 1

Table F Slab Insulation - H1 Acceptable Solutions and Verification Methods

Slab floor area [m²]: 131.8
Area Perimeter Ratio: 2.76
Underslab insulation: None Insulation :

Perimeter:

	*Length**	*Masonry Veneer Wall*	*External Wall Thickness**	*Edge Insulation*
- / +	47.7 m	☐	200 mm	☐

* required data. If empty the perimeter type will be ignored.

*R-value only valid for H/AS1 **Edition 5** and H1/AS2 **Edition 1** compliance calculations.*
Construction R-value calculated by DesignNavigator ©

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Construction R-value Calculator

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For H1/AS1 Edition 6 and H1/AS2 Edition 2 assessments please use the Design Navigator H1 compliance tool, which features an integrated wall framing area calculator.

Please select the element type. Then choose the construction details and enter the R-value of the insulation either directly in the text box or by choosing a product from the right panel.

Floors
Walls
Roofs

Date: 23/10/2026

Existing & new roof space 5.28 m²°C/W

Type: Roof: Timber framed truss Roof, flat Ceiling
Timber framed truss Roof, flat Ceiling view detail

external surface 0.03
Roofing : generic - Metal corrugate Iron with building paper
R-value: 0.01
Insulation : 0
Timber Frame & Cavity :
90mm rafters or joists @ 900mm, battens covered with insulation
Roof Frame Area: 5.0% *Cavity Area: 95.0%*
Roof space (still air) 0.11 | Framing : *R-value: 0.75* | Roof space (still air) 0.11 | Insulation : 7.0 | Insulation covering bottom chord ☐
Ceiling Lining : generic - gypsum Plasterboard 13mm
R-value: 0.06
internal surface 0.09
Non-IC-rated recessed downlights
Ceiling Area [m²]: 116.5 Number of downlights: 20 Clearance from lamp holder side [m]: 0

*R-value only valid for H/AS1 **Edition 5** and H1/AS2 **Edition 1** compliance calculations.*
Construction R-value calculated by DesignNavigator ©

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Construction R-value Calculator

This webpage calculates the R-value of walls, roofs and suspended floors for most insulation material R-values. It uses the "isothermal planes" method, the same method as used in NZS4214:2006.

Some of the possible material combinations may not be suitable for actual constructions, i.e. EPS based claddings directly fixed on timber framing. Please make sure to select only appropriate material combinations.

If your construction is not listed, please send an e-mail to designnavigator@gmail.com with a description and a detail drawing (pdf) of it.

Please note that the wall R-value calculator is only valid for H1/AS1 **Edition 5** assessments.

H1/AS1 Edition 6 and H1/AS2 Edition 2 require the use of more accurate wall framing percentages (or a default value of 38%). These percentages can only be calculated if dimensions of walls and openings are known.

For some construction details there are also other important differences between the R-value calculations of the stand-alone calculator and the R-value calculations that are integrated in the DesNav H1 tool. In most cases the new R-values will be higher than the R-values from this stand-alone calculator. The affected construction details are listed here.

For H1/AS1 Edition 6 and H1/AS2 Edition 2 assessments please use the Design Navigator H1 compliance tool, which features an integrated wall framing area calculator.

Please select the element type. Then choose the construction details and enter the R-value of the insulation either directly in the text box or by choosing a product from the right panel.

Floors
Walls
Roofs

Date: 28/10/2026

Wall type 1 2.44 m²°C/W

Type: Wall: Timber Frame with vented Cavity
Timber Frame with vented Cavity view detail

external surface 0.03
Cladding : generic - Weatherboard Rusticated or Shiplap
R-value: 0.16
Air Barrier : generic - Building paper
R-value: 0.01
Timber Frame & Cavity : 90mm, studs @ 600mm, dwangs @ 800mm
Wall Frame Area: 14.4% *Cavity Area: 85.6%*
15-90mm vented cavity (all R-values on ext. side of cavity will be halved), R: 0.08 | Framing : *R-value: 0.75* | 15-90mm vented cavity (all R-values on ext. side of cavity will be halved), R: 0.08 | Insulation : 2.8 | still Airgap: 20-90mm airgap (non-reflective) *R-value: 0.16*
Wall Lining : generic - gypsum Plasterboard 13mm
R-value: 0.06
internal surface 0.09

*R-value only valid for H/AS1 **Edition 5** and H1/AS2 **Edition 1** compliance calculations.*
Construction R-value calculated by DesignNavigator ©

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Construction R-value Calculator

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For H1/AS1 Edition 6 and H1/AS2 Edition 2 assessments please use the Design Navigator H1 compliance tool, which features an integrated wall framing area calculator.

Please select the element type. Then choose the construction details and enter the R-value of the insulation either directly in the text box or by choosing a product from the right panel.

Floors
Walls
Roofs

Date: 28/10/2026

Wall type 2 2.41 m²°C/W

Type: Wall: Timber Frame with vented Cavity
Timber Frame with vented Cavity view detail

external surface 0.03
Cladding : generic - Metal sheet (corr. iron)
R-value: 0.08
Air Barrier : generic - Building paper
R-value: 0.01
Timber Frame & Cavity : 90mm, studs @ 600mm, dwangs @ 800mm
Wall Frame Area: 14.4% *Cavity Area: 85.6%*
15-90mm vented cavity (all R-values on ext. side of cavity will be halved), R: 0.08 | Framing : *R-value: 0.75* | 15-90mm vented cavity (all R-values on ext. side of cavity will be halved), R: 0.08 | Insulation : 2.8 | still Airgap: 20-90mm airgap (non-reflective) *R-value: 0.16*
Wall Lining : generic - gypsum Plasterboard 13mm
R-value: 0.06
internal surface 0.09

*R-value only valid for H/AS1 **Edition 5** and H1/AS2 **Edition 1** compliance calculations.*
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Architek Dec/2017 | Drawing Scale | Border Scale | Date

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Revisions

0	Issued for Building Consent	28.10.2026

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Drawing Status

BUILDING CONSENT

Project Title

Cutler Extension

2 Bramble Close Wanaka - NZ

Job No.

2727

Drawing Title

H1 Calculation

SCALE AT A1

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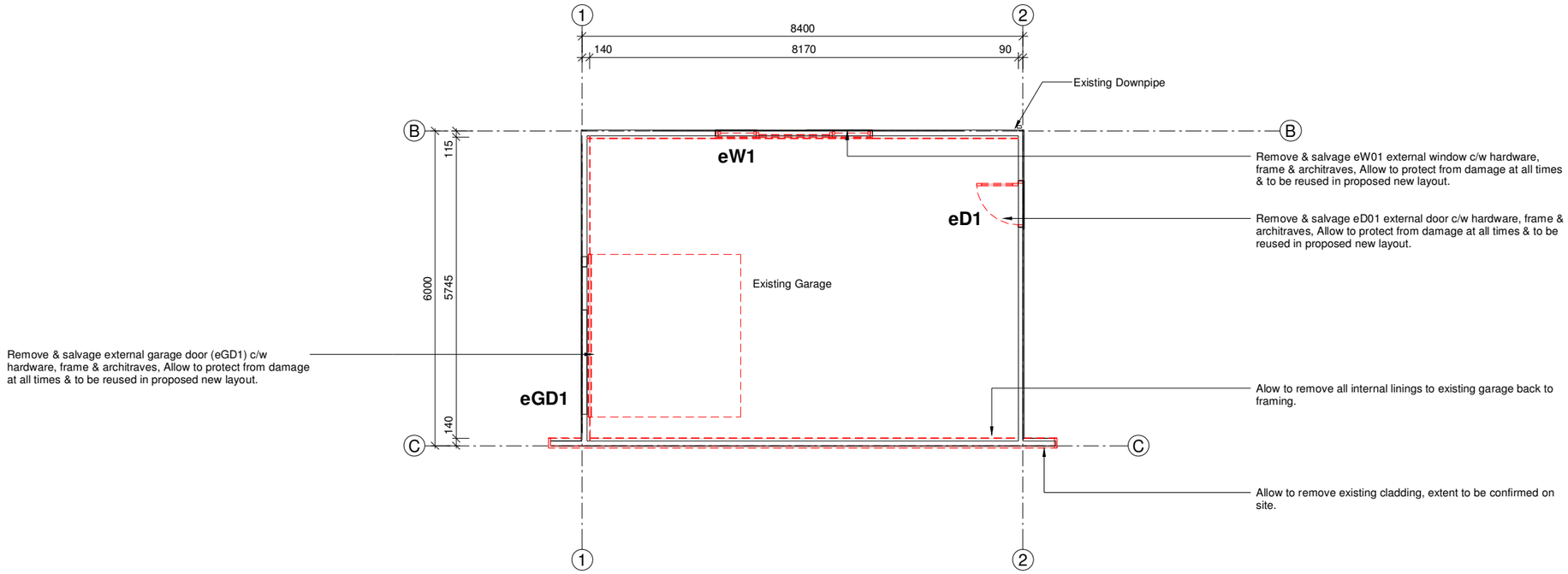
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Revision

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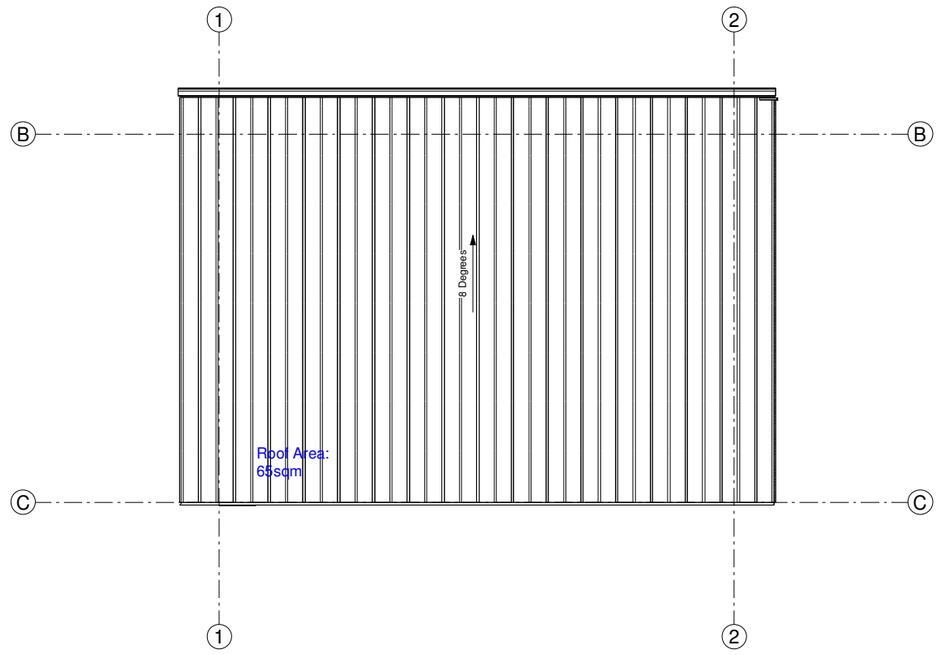
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Ground Level Existing

Scale 1:50 @ A1, 1:100 @ A3



Roof Plan Existing

Scale 1:50 @ A1, 1:100 @ A3

DEMOITION NOTES

Indicates area or items to be demolished.

Indicates existing wall to be removed.

Indicates doors to be removed.

Indicates windows to be removed.

REFER TO SHEET A00.01 FOR DESCRIPTION OF ABBREVIATIONS.

DEMOLITION - GENERAL.

The Contractor shall comply with the Health and Safety in Employment Act 1992 (the Act) and the Health and Safety in Employment Regulations 1995, and take all steps necessary to assist the Principal to comply with the provisions of the Act.

SERVICES.

Electrical, plumbing and drainage and mechanical services in the demolition areas shall be disconnected, plant, equipment and fittings removed and left capped off or terminated in a safe and hygienic manner.

Disconnection of services shall include but not be limited to the following: Redundant electrical cables, light fittings, switches, all plumbing fixtures and fittings, including all pipework and wastes.

Refer also to other Consultant Documents for scope.
NOTE ALL SERVICES ARE TO BE IDENTIFIED AND CHECKED WITH SERVICES ENGINEERS BEFORE TERMINATION / REMOVAL.

ASBESTOS.

All materials that may contain asbestos (pipe insulation, fireproofing, ceiling and wall materials etc) shall be handled and disposed of in strict accordance with the requirements of the local OSH inspectors.

PROTECTION.

The Neighboring buildings shall be protected from damage, dust and noise at all times.

All adjoining footpaths, parking areas and roadways shall be protected from damage and shall be cleaned down regularly and as necessary to maintain the areas free for the convenient use by others and to maintain a tidy appearance.

All existing buildings, and the spaces within the building and its materials to be retained shall be protected from damage and kept watertight and secure during the course of and at completion of the work.

Allow to Protect and retain the Fire Alarm Systems within the building and maintain them in a working order at all times for the duration of the Contract.

SCOPE OF WORK.

The contract includes the supply of all materials and equipment necessary for the demolition, removal of surplus material and terminating of services as described in the Architectural documentation.

- The contractor shall confine his operations to the site areas.
- Skips etc shall be contained within this area and an enclosed rubbish chute is to be constructed to minimize dust and debris.
- The Contractor shall allow to visit site and assess the demolition required to the affected areas, based on the scope listed below. Note the Scope is a general description and does not account for or attempt to identify every quantity or element required to be removed.

NOTES.

ALLOW TO REPAIR & MAKE GOOD ANY WALL SURFACES DAMAGED DURING DEMOLITION & CONSTRUCTION
ALLOW TO PROVIDE PROTECTION FOR EXISTING FLOOR COVERINGS & ALLOW TO REPAIR & MAKE GOOD ANY FLOOR COVERINGS DAMAGED DURING DEMOLITION OR CONSTRUCTION.

Notes

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Drawing Status
BUILDING CONSENT

N
Project North

Project Title
Cutler Extension

2 Bramble Close Wanaka - NZ

Job No.
2727

Drawing Title
General Floor Plans Existing

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FOUNDATION NOTES

Refer to Structural Engineer's Drawings for All Foundation Details and Information.

OTHER SERVICES

Refer to Other Consultant's Documents and take advice from the Services Sub-Contractors regarding any underslab run services that may be required and allow to provide all as required in the Slab Construction before pouring.

No pipework, electrical cables and so forth that may be required are indicated on this drawing.

Exact locations of all wastes and service to Plumbing Fixtures and Fittings are to be taken from the floor plan (which shows general location).

The Contractor is to refer to Maufacturers Specifications for the individual products exact dimension setout and allow for requirements during setout and installation.

DIMENSIONS.

Foundation & Slab drawings must be read in conjunction with all other relevant drawings including site and floor plans. refer to the specification or seperate schedules for exact specifications for plumbing fittings and fixtures.

ENGINEERING.

Refer to the Structural Engineer's documents to confirm all foundation layouts, details, footing sizes, reinforcing & controls joints.

FLOOR LEVEL & FINISHES.

All floor finishes to level, confirm with manufacturers / suppliers finished thickness and allowances prior to laying floor slab.

INSULATION.

refer to drawings & specification for all thermal and acousitc insulation.

REBATES / SERVICES & PENETRATIONS.

It is the main contractors responsibility to coordinate with all other trades to ensure all plumbing, downpipes, rebates and set downs are allowed for in the forming and pouring of the slab.

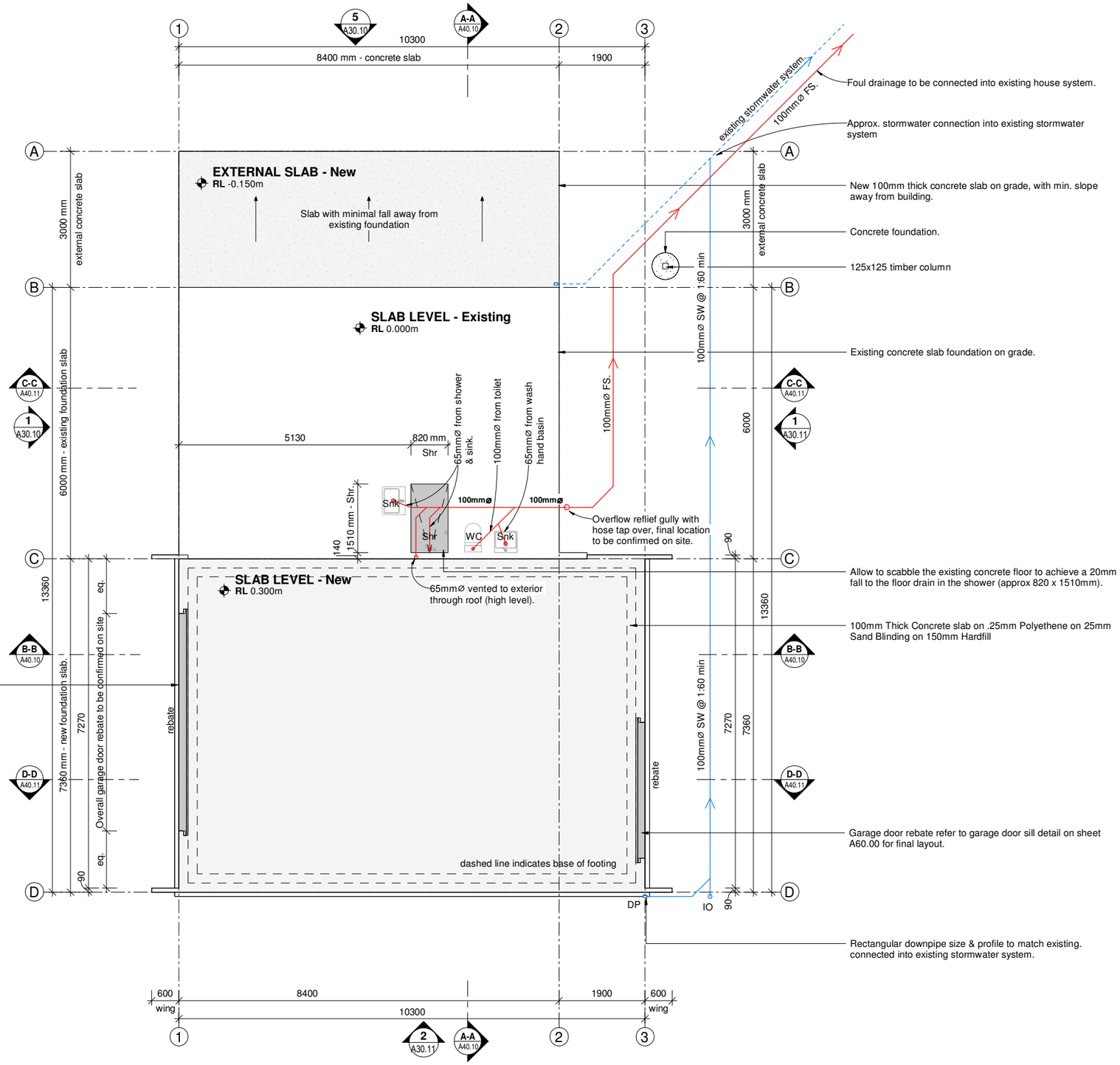
MASONRY.

All blockwork to be in strict accordance with the structural engineers documentation and as/nzs 4671, nzs 2699, 1&2, nzs 4210 masonry construction: materials & workmanship, nzs 4229: concrete masonry building not requiring specific design, nzs 4230: design of reinforced masonry structures & as/nzs 4455.1.

FIXINGS.

all materials and fixings to comply with NZBC B2 Durability & NZS 3604, Section 4. Check compatibility of materials with timber treatment, consult architect if in doubt.

Garage door rebate refer to garage door sill detail on sheet A60.00 for final layout.



Ground Level Slab & Setout Plan

Scale 1:50 @ A1, 1:100 @ A3

PLUMBING & DRAINAGE. COMPLIANCE.

Note drain layout shown on this plan is in diagrammatic form, and indicates only approximate positions of new drains and other services. Confirm on site final layout.
All stormwater and drainage to comply with NZBC E1

All plumbing and drainage to comply with NZBC approved documents AS/NZS3500.2, pipe gradients, sizes and venting must comply with the worst case requirements.

Allow a min. 25mm clearance for all drainage pipes passing near or under concrete strip footings.

Where a drainage pipe passes through a wall or footing, ensure 25mm clearance with flexible material around the pipe.

All access points to drains to comply with NZBC G1/AS1 and G4/AS1.

LAYOUT.

Plumbing layout shown is diagrammatic only & indicates only approximate poistions of new drains & other services. Confirm on site final layout.
As-built layouts to be sumitted to the local Council & Client.

PLUMBING & DRAINAGE.

sk	=	sink.	hw	=	hot water.
ba	=	basin.	tv	=	terminal vent.
tub	=	laundry tub.	gt	=	gully trap.
wc	=	toilet.	sh	=	shower.
whb	=	wash hand basin.	bath	=	bath.
ht	=	hose tap.	sr	=	shower rose.
fw	=	Floor waste.	HPI	=	Heat Pump Inverter.
(fa)	=	From above.	HWC	=	Hot Water cylinder.
(tb)	=	To below.	MH	=	Man Hole.
(ex)	=	Existing.	Head	=	Header Tank.
dp	=	downpipe.	ORG	=	Overflow relief gully.
WM	=	Washing Machine.	CT	=	Cooktop.
DW	=	Dishwasher.	IO	=	Inspection Opening.
DRY	=	Dryer	AAV	=	Air Admittance valve.

SITE BOUNDARY LINES.

- SW - Storm water drain - QLDC connection to site.
- FW - Foul water drain - QLDC connection to site.
- MW - Mains Water - QLDC supply to site.

FIXTURE DISCHANGE UNITS.

Sanitary fixture.	Min pipe.		F.Unit.	ratio (1:40) / pipe
bath:	40	1:40	(4)	40 max D.U (4)
shower:	40-50	1:40	(2)	50 max D.U (8)
toilet:	80-100	1:40	(6)	65 max D.U (21)
tub:	40-50	1:40	(5)	80 max D.U (27)
washing machine:	40	1:40	(5)	100 max D.U (182)
dishwasher:	40	1:40	(3)	
wash hand basin:	40	1:40	(1)	

note: all Stormwater & Foul drains below slab / ground to be 100mm dia 1:60 min gradient.

EXISTING SURFACE WATER & FOUL WATER DRAINAGE.

The Contractor shall allow (during the tender period) to visit the site & locate the existing surface & foul water drainage & any other services & determine whether these will be affected by the extent of the new works.
Should these services be affected, the Contractor shall allow for all alterations to the existing drainage as necessary, and identify the cost in the tender submission.
Any modifications to the existing drainage are to comply with the NZBC: 1992, and its subsequent amendments.

HOT AND COLD WATER PIPES.

1. All pipe penetrations less than 85mm dia through roof to comply with NZBC E2 AS/1 figure 53. Plumbing and Drainage in accordance with AS/NZS 3500.2:2018.

2. All hot and cold water services to comply with NZBC G12.

3. New water supply must be tested by subjecting hot and cold system to 1500kPa water pressure for 15mins, and inspection of system for leaks as outlined in G13AS/1 7.5.

3. New foul drainage to be tested using high pressure air test as described in NZBC clause E1/Vmi 8.3.

4. New storm water drainage to be tested using high pressure air test as described in NZBC clause E1/Vmi 8.3.

5. All pipework except exposed shall be insulated with CLASS "O" Armaflex or equal thickness.
Cold pipework 13mm. & Hot pipework 19mm.

6. All underground pipe to be MDPE.

Notes

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Consultants

Drawing Status
BUILDING CONSENT

N
Project North

Project Title
Cutler Extension

2 Bramble Close Wanaka - NZ

Job No.
2727

Drawing Title
Overall Slab including plumbing & drainage
1 : 50

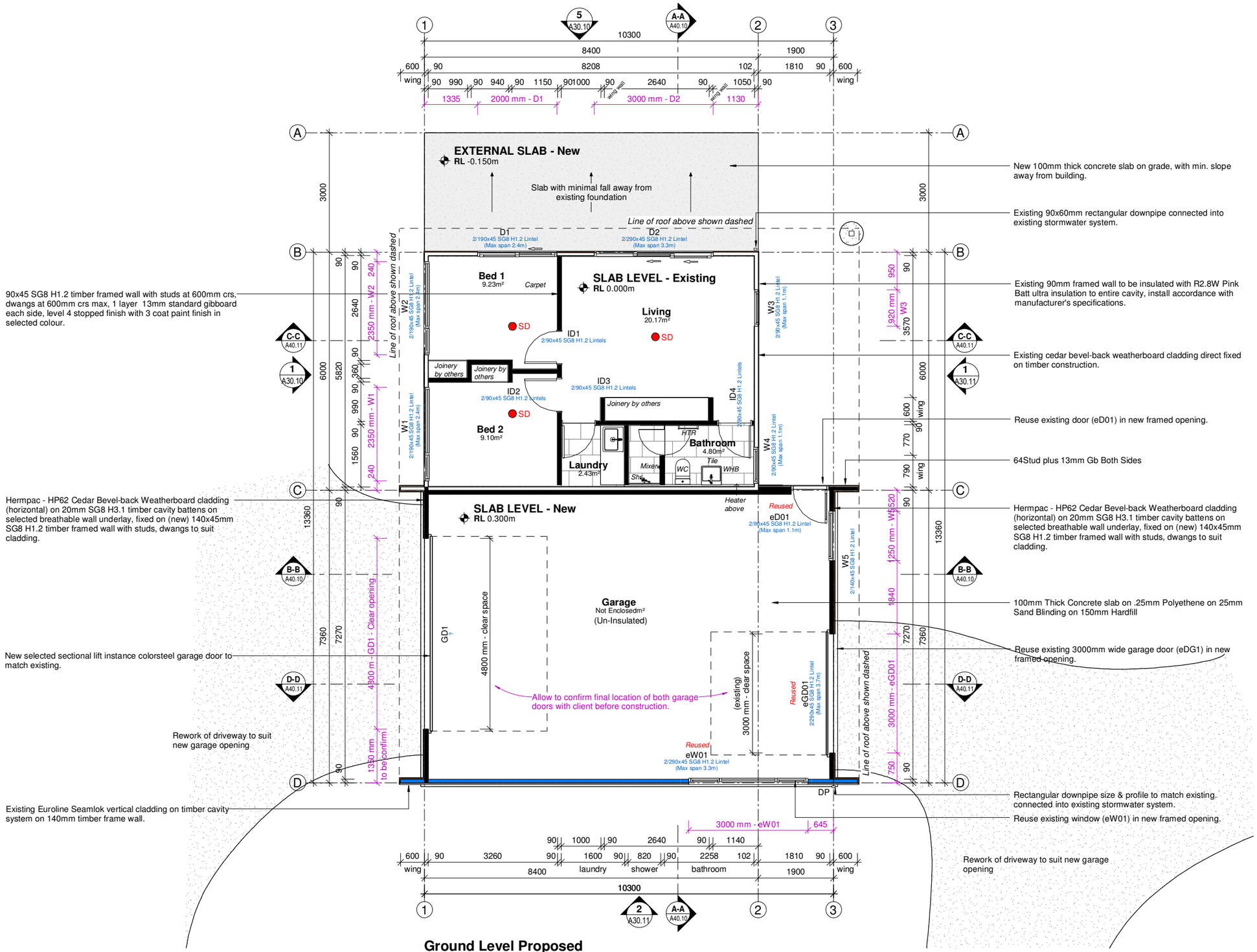
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Ground Level Proposed

Scale 1:50 @ A1, 1:100 @ A3

GENERAL NOTES.

1. All work is to be carried out in accordance with NZS 3604:2011, and NZBC:1992.
2. All timber in contact with concrete is to have DPC placed between.
3. Allow to make good to all areas matching in with existing finishes.
4. Allow to retain water tightness' to all areas while under construction.
5. Allow to fit dwangs where required for other trades especially joinery & plumbing.

ABBREVIATIONS.

dp	downpipe	tub	laundry tub
fs	foul stack	wm	washing mashine
og	overflow gully	WC	Toilet
hwc	hot water cylinder	whb	wash hand basin
sk	Sink	htr	heated towel rail
f	fridge	tr	towel rail
cktop	Cook Top	V	vanity unit
O	Oven	trh	toilet roll hold
DW	dishwasher	TV	television

WINDOW & DOORS.

W05 Window, No 05 (example)
D05 Door, No 05 (example)

TIMBER FRAME.

All framing and fixings to comply with nzs 3604:2011.
All framing to comply with NZS 3604:2011 and to be machine stress Grade 8 (MSG8).

BRACING.

For all wall bracing, refer to sheet A22.10.

LINTEL SIZE & FIXINGS.

For all lintel sizes & fixings, refer to sheet A21.10.

LIGHTING.

Lighting note: Illumination at FFL must be a minimum of 20 Lux to comply with NZBC G8/AS1 as per table 1.

DOMESTIC INTERCONNECTED SMOKE ALARM.

SD Install ceiling mounted interconnected smoke alarms complying with as per NZS 4514:2021.

CARPENTRY.

Hermpac - HP62 Cedar Bevel-back Weatherboard cladding (horizontal) direct-fixed on breathable wall underlay, fixed on (existing) **90x45mm** SG8 H1.2 timber framed wall.
Internal finish - 1 layer 13mm Standard Gib, level 4 stopped finish with 3 coat paint finish in selected colour.

Hermpac - HP62 Cedar Bevel-back Weatherboard cladding (horizontal) on 20mm SG8 H3.1 timber cavity battens on selected breathable wall underlay, fixed on (new) **90x45mm** SG8 H1.2 timber framed wall with studs, dwangs to suit cladding.
Internal finish - 1 layer 13mm Standard Gib, level 4 stopped finish with 3 coat paint finish in selected colour.

Euroline - Seamlok (vertical) cladding on 17mm Plywood substrate (lined with underlay) on 20mm SG8 H3.1 timber cavity battens, fixed on **90x45mm** SG8 H1.2 timber framed wall with studs, dwangs to suit cladding.
External finsh - 1 layer 13mm Standard Gib, level 4 stopped finish with 3 coat paint finish in selected colour.

90x45mm SG8 H1.2 timber framed wall with studs at 600mm crs, dwangs at 600mm crs max, 1 layer 13mm standard gibboard each side, level 4 stopped finish with 3 coat paint finish in selected colour.

Note: check height of timber framed wall againest table 8.4 NZs 3604:2011 & adjust accordingly.

INSULATION.

90mm framed walls (Existing & New).
Allow to install **R2.8W Pink Batt ultra** (90mm) wall insulation to entire 90mm cavity, install accordance with manufacturer's specifications.

JOINERY LEGEND

J1: Living room - Joinery by others.
J2: Bedroom 1 - Joinery by others.
J3: Bedroom 2 - Joinery by others.
J4: Laundry - Joinery by others.

Notes

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Drawing Status
BUILDING CONSENT

N
Project North

Project Title
Cutler Extension

2 Bramble Close Wanaka - NZ

Job No.
2727

Drawing Title
General Floor Plans Proposed

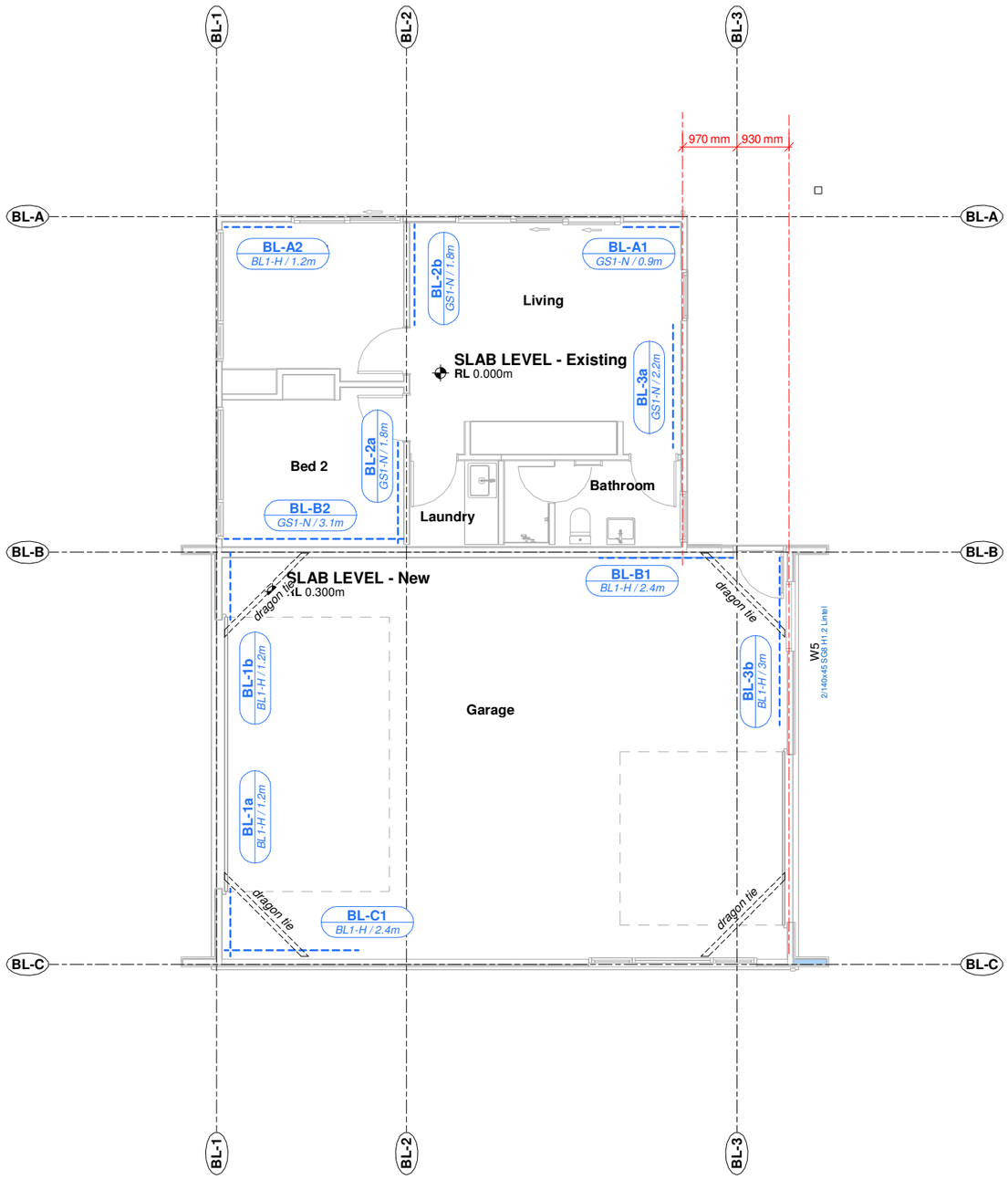
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Bracing Plan

Scale 1:50 @ A1, 1:100 @ A3

BRACING NOTES:

- All bracing elements to be fixed to walls in accordance with the manufacturers written instructions, specifications and shall comply with NZS 3604:2011 regulations.
- The bracing has been calculated by designer, refer to the **GIB EzyBrace** calculations sheets and the manufacturer's bracing elements installation instructions attached.
- Refer to the Gib Bracing Handbook 2016, and to the Bracing Charts for details of all GIB bracing elements.
- 90 x 45mm timber dragon ties shall be installed strictly in accordance with NZS3604:2011 section 8.3.3 and Figure 8.1 - Dragon Ties.

BRACING SYSTEMS:

GS1-N - 13mm Gib Standard plasterboard on one side of wall framing (0.4m min. length).

BL1-H - 13mm Gib Braceline on one side of wall framing complete with Gib HandiBrac hold down at each end of the bracing element (0.4m min. length).

BRACING LEGEND:

Extent of bracing elements.

BL-1 — Bracing grid-line.

A1 / GS1-N / 1.0m — Bracing element type / length.

dragon tie — 90 x 45mm timber dragon tie at ceiling level fixed strictly in accordance with NZS3604:2011 section 8.3.3 and Figure 8.1 - Dragon Ties.

SECTION 8 – WALLS **NZS 3604:2011**

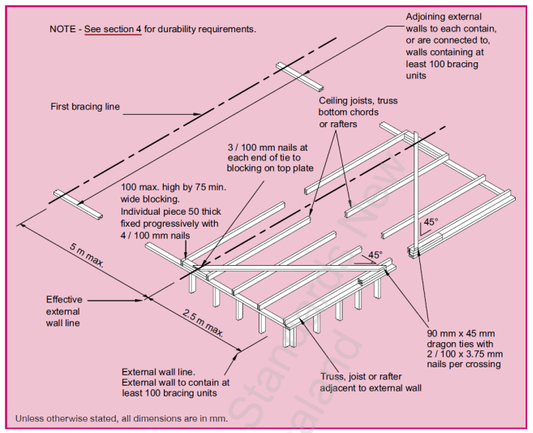


Figure 8.1 – Dragon ties (see 8.3.3.1)

Notes

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Drawing Status
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Project North

Project Title
Cutler Extension

2 Bramble Close Wanaka - NZ

Job No.
2727

Drawing Title
Bracing Plan

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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.

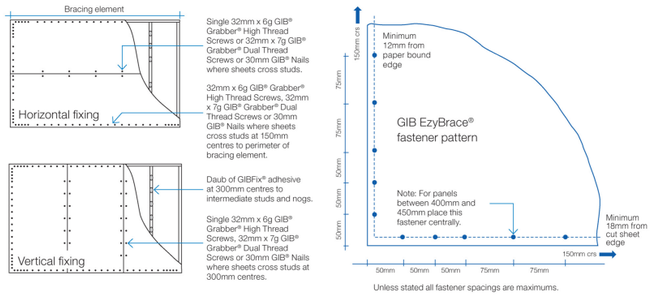
WALL LINING
- Any 10mm or 13mm GIB® plasterboard lining.
- Sheets can be fixed vertically or horizontally.
- Sheet joints shall be touch fitted.
- Use full length sheets where possible.

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.



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

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.

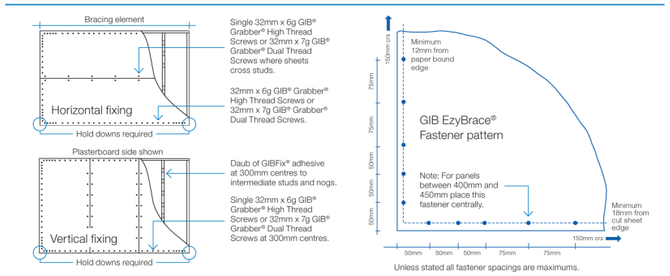
WALL LINING
- A layer of 10mm or 13mm GIB Braceline®
- Sheets can be fixed vertically or horizontally.
- Sheet joints shall be touch fitted.
- Use full length sheets where possible.

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.

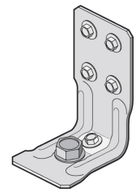
Fastener centres
50,100,150, 225, 300mm from maximum each corner and 150mm thereafter around the perimeter of the bracing element. For vertically fixed sheets place fasteners at 300mm maximum centres to the sheet joint. For horizontally fixed sheets place single fasteners to the sheet edge where it crosses 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.



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

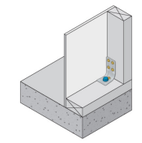
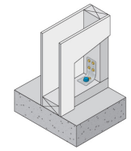
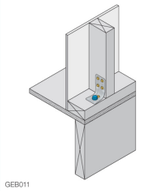
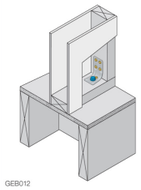
GIB HandiBrac® installation



Developed in conjunction with MiTek™, the GIB HandiBrac® has been designed and tested by Winstone Wallboards for use in GIB EzyBrace® elements that require hold-downs. The GIB HandiBrac® is a substitute for bottom plate hold-down straps.

- Quick and easy to fit.
- May be fitted at any stage before lining.
- Framing face is clear to allow flush lining.
- Easily inspected.

The GIB HandiBrac® with BOWMAC® blue head screw bolt is suitable for timber and concrete floors constructed in accordance with NZS 3604:2011.

Concrete floor		Timber floor	
External walls	Internal walls	External walls	Internal walls
 GEB009	 GEB010	 GEB011	 GEB012
Position GIB HandiBrac® as close as practicable to the internal edge of the bottom plate.	Position GIB HandiBrac® at the stud/plate junction and at mid-width of plate.	Position GIB HandiBrac® flush with the outside stud face, as close as practicable to the centre of the boundary joist.	Position GIB HandiBrac® in the centre of floor joist or full depth solid block.
Hold-down fastener requirements			
A mechanical fastening with a minimum characteristic uplift capacity of 15kN or use supplied BT10/140 screwbolt in GIB HandiBrac® pack.		12 x 150mm galvanised coach screw or use supplied BT10/140 screwbolt in GIB HandiBrac® pack.	

Notes

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Revisions

0	Issued for Building Consent	28.10.2026
A	Issued for review	22.10.2026

Consultants

Drawing Status
BUILDING CONSENT

Project Title
Cutler Extension

2 Bramble Close Wanaka - NZ

Job No.
2727

Drawing Title
Bracing Details

SCALE AT A1

DATE	28.10.2026
DRAWN	C.Bruce
CHECKED	BGA
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Drawing No.
A22.11

Revision
0

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GIB EzyBrace® Bracing Software

Demand Calculation Sheet

Job Details

Name:	Cutler Extension
Street and Number:	2 Brabmle Close
Lot and DP Number:	LOT 7 DP 302776
City/Town/District:	WANAKA
Designer:	Corey Bruce
Company:	Baker Garden Architects Ltd
Date:	22.10.2026

Building Specification

Number of Storeys	1
Floor Loading	2 kPa
Foundation Type	Slab
	Single
Cladding Weight	Light
Roof Weight	Light
Room in Roof Space	No
Roof Pitch (degrees)	8
Roof Height above Eaves (m)	1.1
Building Height to Apex (m)	4.6
Ground to Lower Floor (m)	0.2
Average Stud Height (m)	2.7
Building Length (m)	13.4
Building Width (m)	10.3
Building Plan Area (m²)	126.7

Building Location

Wind Zone = Low		**Earthquake Zone 3**	
Wind Region	A	Soil Type	D & E (Deep to Very Soft)
Lee Zone	No	Annual Prob. of Exceedance:	1 in 500 (Default)
Ground Texture	Urban		
Site Exposure	Sheltered		
Hill Ste Category	T1		

Bracing Units required for Wind

	Along	Across
Single Level	**272**	**304**

Bracing Units required for Earthquake

	Along & Across
Single Level	**679**

GIB EzyBrace® Version 12/18a

GIB EzyBrace® Bracing Software

Single Level Along Resistance Sheet

Job Name: Cutler Extension

									Wind	EQ
									Demand	
									272	679
									Achieved	
Line	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind (BUs)	EQ (BUs)	927 341%	770 113%
BL-A	1	0.90		2.65	GS1-N	GIB®	51	48		
	2	1.20		2.65	BL1-H	GIB®	139	113		
									190 OK	161 OK
BL-B	1	2.40		2.7	BL1-H	GIB®	273	222		
	2	3.10		2.7	GS1-N	GIB®	190	165		
									463 OK	387 OK
BL-C	1	2.40		2.7	BL1-H	GIB®	273	222		
									273 OK	222 OK

GIB EzyBrace® Version 12/18a

GIB EzyBrace® Bracing Software

Single Level Across Resistance Sheet

Job Name: Cutler Extension

									Wind	EQ
									Demand	
									304	679
									Achieved	
Line	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind (BUs)	EQ (BUs)	970 319%	809 119%
BL-1	a	1.20		2.7	BL1-H	GIB®	137	111		
	b	1.20		2.7	BL1-H	GIB®	137	111		
									273 OK	222 OK
BL-2	a	1.80		2.7	GS1-N	GIB®	110	96		
	b	1.80		2.7	GS1-N	GIB®	110	96		
									221 OK	192 OK
BL-3	a	2.20		2.7	GS1-N	GIB®	135	117		
	b	3.00		2.7	BL1-H	GIB®	341	277		
									476 OK	395 OK

GIB EzyBrace® Version 12/18a

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Notes

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Revisions

0	Issued for Building Consent	28.10.2026
A	Issued for review	22.10.2026

Consultants

Drawing Status

BUILDING CONSENT

Project Title

Cutler Extension

2 Bramble Close Wanaka - NZ

Job No.

2727

Drawing Title

GIB - EzyBrace

SCALE AT A1

DATE 28.10.2026

DRAWN C.Bruce

CHECKED BGA

PRINTED ON 28/10/2026 16:19:02

Drawing No.

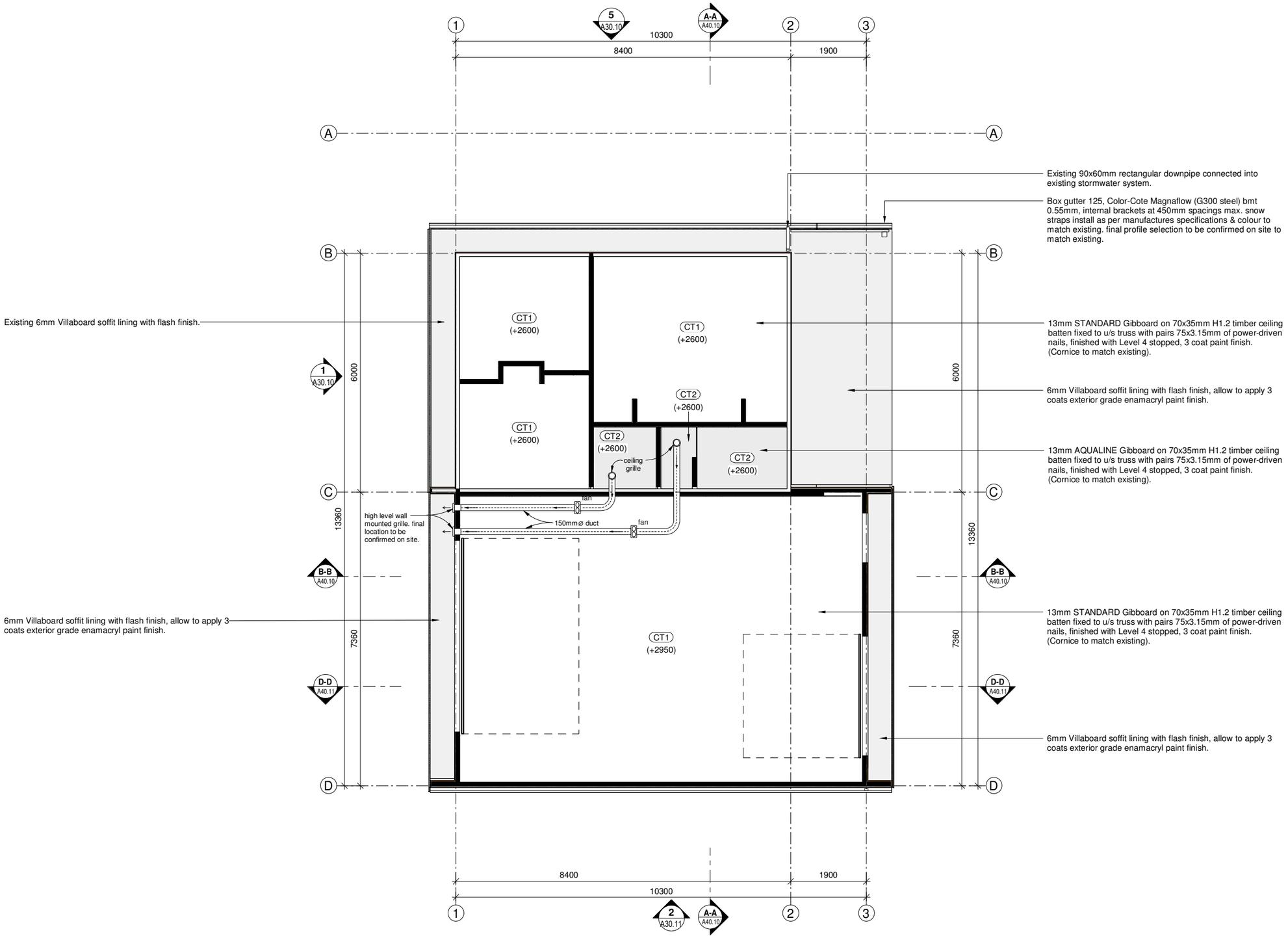
A22.12

Revision

0

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Ground Level Ceiling Proposed

Scale 1:50 @ A1, 1:100 @ A3

PROPOSED CEILING FINISHES - LEGEND.

(CT1) (+2400) indicates ceiling type 1 & finished height of ceiling above ffl (in this case 2400mm).

8° → indicates ceiling or soffit slope & direction.

(CT1) Ceiling Type 1.
13mm "STANDARD" GIBBOARD.
on 70x35mm H1.2 timber ceiling batten fixed to u/s truss with pairs 75x3.15mm of power-driven nails, finished with Level 4 stopped, 3 coat paint finish. (Cornice to match existing).

(CT2) Ceiling Type 2.
13mm "AQUALINE" GIBBOARD.
on 70x35mm H1.2 timber ceiling batten fixed to u/s truss with pairs 75x3.15mm of power-driven nails, finished with Level 4 stopped, 3 coat paint finish. (Cornice to match existing).

(CT3) Ceiling Type 3.
6mm Villaboard soffit lining with flash finish, allow to apply 3 coats exterior grade enamacryl paint finish.

(AP) RONDO Panther 400 x 400 access panel. Comfirm all locations first. (Allow for 2).

CEILING INSULATION.

Allow to install R7.0 Pink Superbatts insulation (275mm) to existing & new roof space, allow to maintain a 25mm air gap clearance between u/s of roofing & insulation.

VENTILATION.

All habitable spaces are ventilated naturally via existing or new fresh air openings in accordance with the minimum 5% requirement as stated in NZBC 1992: G4/AS1.

The bathroom shall have a Manrose inline extract fan mounted over the shower in the ceiling which is to discharge through the existing soffit. installed in accordance with NZBC E2/AS1 Fig 29.

LEGEND - MEACHANICAL VENTAILATION.

- Flexible ductwork - 150mmØ min.
- Ductwork Riser - 150mmØ min.
- Ceiling Grille - Inlet.
- Rangehood - Inlet.
- Extract Fan.
- Wall Mounted Grille - Outlet.
- Soffet Mounted Grille - Outlet.
- UC Undercut door - 15mm. ***Allow to under cut laundry & bathroom door.***

NOTE: FINAL LOCATION OF ALL MACHANICAL VENTINLATION (DUCT INLET & OUTLET) TO BE CONFIRMED ON SITE WITH CLIENT / ARCHITECT BEFORE COMMENCING WORK.

Notes

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Revisions

0	Issued for Building Consent	28.10.2026
B	Issued for review	22.10.2026
A	Issued for review	21.10.2026

Consultants

Drawing Status
BUILDING CONSENT

N
Project North

Project Title
Cutler Extension

2 Bramble Close Wanaka - NZ

Job No.
2727

Drawing Title
Overall Reflected Ceiling Plan

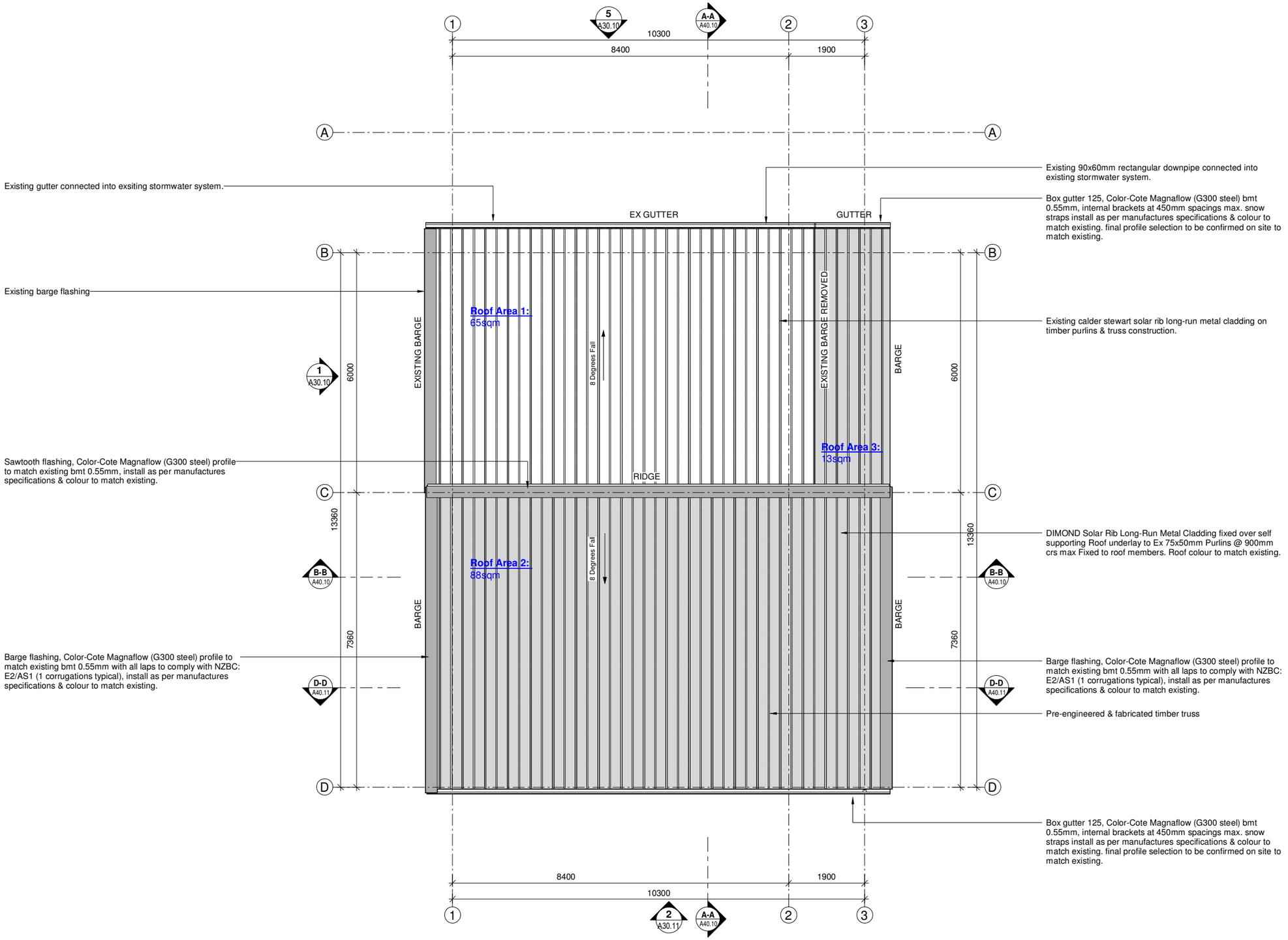
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DATE	28.10.2026
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PRINTED ON	28/10/2026 16:19:02

Drawing No.
A25.10

Revision
0

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Roof Plan Proposed

Scale 1:50 @ A1, 1:100 @ A3

ROOF DESIGN STATEMENT.

Earthquake Zone:	Zone 3
Corrosion Zone:	Zone B
Climate Zone:	Zone 6
Wind Region:	A
Lee Zone:	N/A
Rainfall Intensity:	75mm/hour - (50yr period)
Wind Zone:	High (44m/s)
Height Above Sea:	Site is approx 335m above sea level.
Snow zones:	N5, as per NZS3604: figure 15.1.
Snow Loadings:	2 kPa as per NZS3604: figure 15.1.

ROOF SPECIFIES.

FALL — Direction of Roof Fall.

Roof area: Roof area 1 (65m2 - Existing).
Roof area 2 (88m2 - New).
Roof area 3 (13m2 - New).

Roof Pitch: 8° Roof Pitch
(Min. Pitch 8° for selected roof product)

INSULATION.

Above ceiling (Existing & New).

Allow to install **R7.0W Pink Batt ultra ceiling** (275mm) insulation to entire ceiling space, install accordance with manufacturer's specifications.

ROOFING:

DIMOND Solar-Rib roofing profile (to match existing) with Color-Cote Magnaflow finish on G550 steel - bmt 0.55mm, roof pitch 8° - minimum pitch 3°, fixed as per manufactures specification & colour to match existing.

ROOF UNDERLAY:

Thermakraft covertek 407 absorbent & breathable roofing underlay, install as per manufacture specification.
or branz appraised approved alternative.

ROOF PURLINS:

75x45mm H1.2 SG8 purlins at 900mm crs. (& under 10° at 450mm crs.) fit with 1/10g self-drilling screw, 80mm long (2.4kN) per rafters.

ROOF TRUSS:

90x45mm H1.2 SG8 timber trusses @ 900mm crs. max. design & fabricated by an approved manufacturer.
- design shown is indicative only.

ROOF GUTTER:

Box gutter 125 (capacity nett of freeboard 7875mm²), Color-Cote Magnaflow (G300 steel) bmt 0.55mm, internal brackets at 450mm spacings max. snow straps install as per manufactures specifications & colour to match existing.
- final profile selection to be confirmed on site to match existing.

DOWNPIPES (DP):

90x60mm rectangular downpipe (capacity 5250mm°), bmt 0.55mm Colorsteel Endura G300, fixed as per manufactures specification & colour to match existing.
- to match existing rectangular downpipe

GUTTER FLASHING:

Gutter eave flashing, bmt 0.55mm Colorsteel Endura G300, (125 x 40mm & Hem min. 15mm return) & colour to match existing.

BARGE FLASHING:

Barge flashing, Color-Cote Magnaflow (G300 steel) profile to match existing bmt 0.55mm with all laps to comply with NZBC: E2/AS1 (1 corrugations typical), install as per manufactures specifications & colour to match existing.

TRANSVERSE APRON:

Transverse apron flashing with soft edge or notched dressed over roof cladding, Color-Cote Magnaflow (G300 steel) bmt 0.55mm with all laps to comply with NZBC: E2/AS1, install as per manufactures specifications & colour to match existing.

SAWTOOTH FLASHING:

Sawtooth flashing, Color-Cote Magnaflow (G300 steel) profile to match existing bmt 0.55mm, install as per manufactures specifications & colour to match existing.

TIMBER FASCIA:

200x25mm Cedar fascia
- Profile & Colour to match existing.

LUMBERLOK STRIP BRACE:

0.91mm x 53mm G300 Z275 Galv Steel Fix using 8 x LUMBERLOK Product Nails 30mm x 3.15mm diameter at each end, (2 nails top edge & 3 nails vertical face) if strip brace is folded over timber face.

Otherwise use 8 nails each end. Installed over top chords/rafters @ 45 ± 5 to the rafter or purlin line, one roof brace per 50m2 of roof area. Roof braces are not required on roofs where sarking is installed as per Clause 10.4.4 NZS 3604:2011.

Notes

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Revisions

0	Issued for Building Consent	28.10.2026
C	Issued for review	22.10.2026
B	Issued for review	21.10.2026
A	Developed Design Review	13/05/2026

Consultants

Drawing Status
BUILDING CONSENT

N
Project North

Project Title
Cutler Extension

2 Bramble Close Wanaka - NZ

Job No.
2727

Drawing Title
Roof Plan Proposed

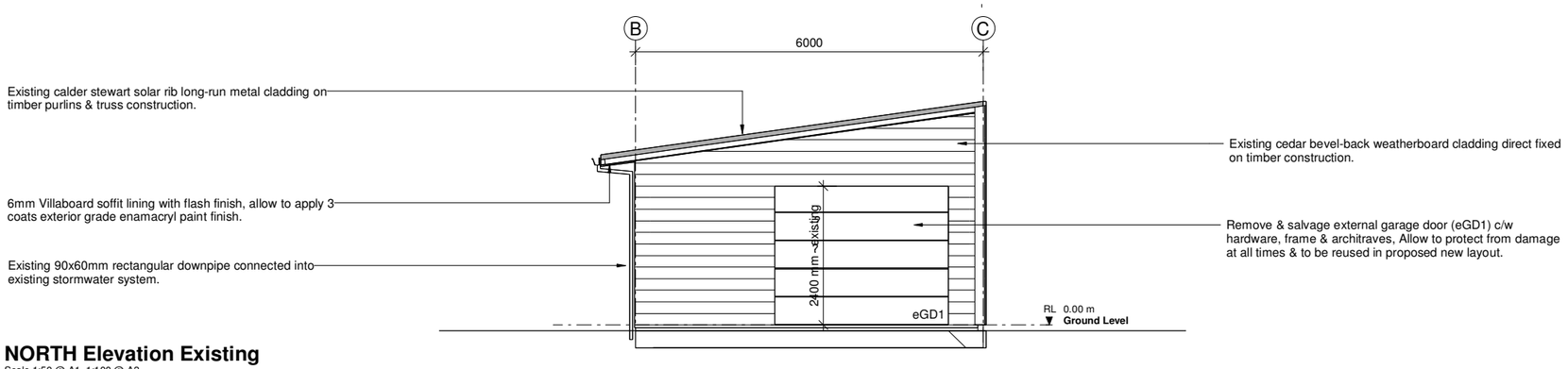
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DATE	28.10.2026
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Drawing No.
A26.10

Revision
0

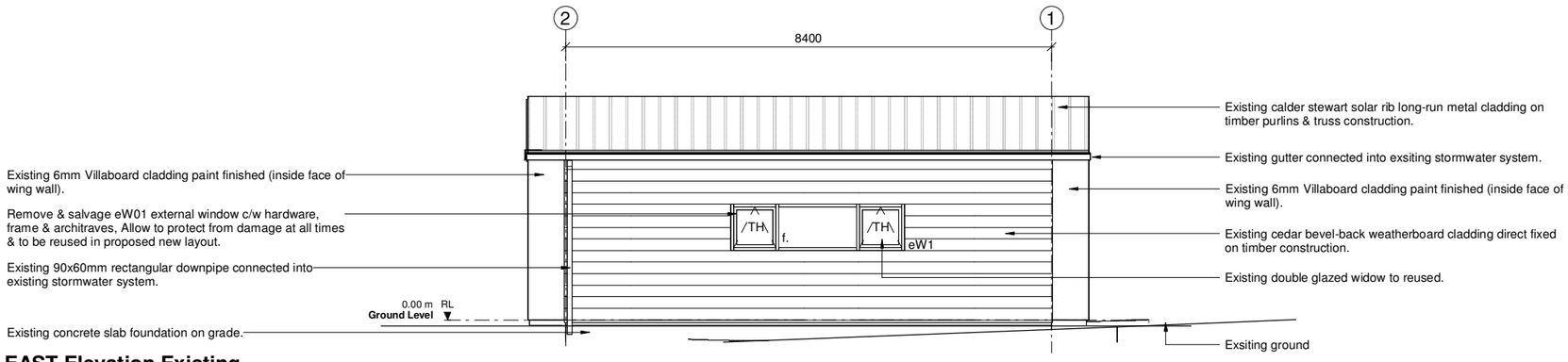
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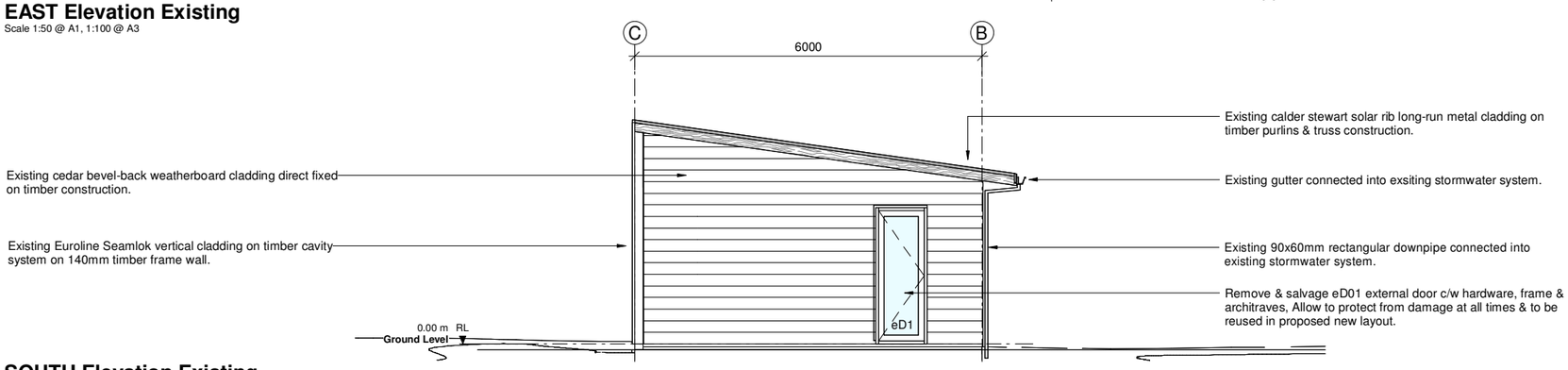
NORTH Elevation Existing

Scale 1:50 @ A1, 1:100 @ A3



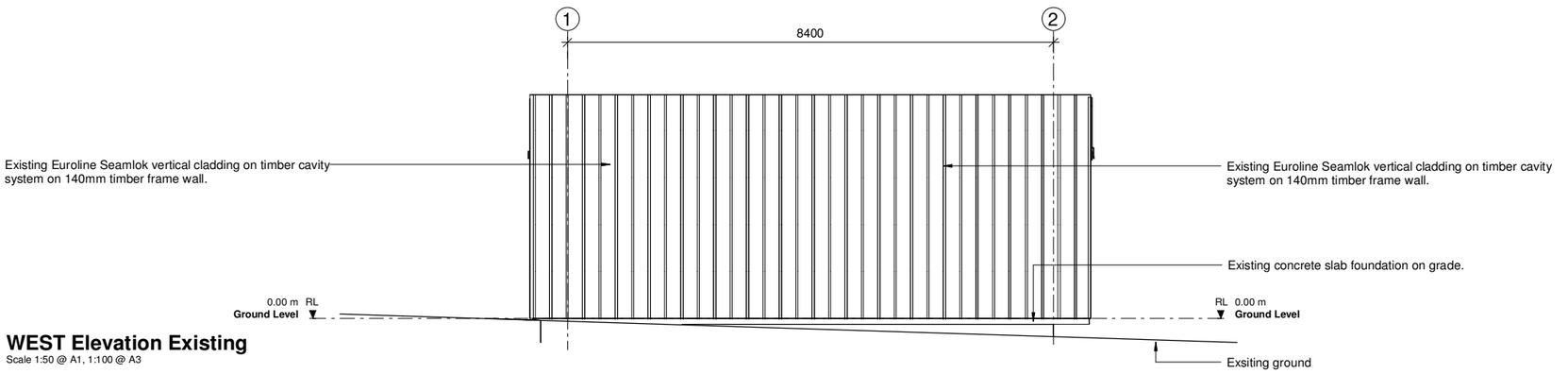
EAST Elevation Existing

Scale 1:50 @ A1, 1:100 @ A3



SOUTH Elevation Existing

Scale 1:50 @ A1, 1:100 @ A3



WEST Elevation Existing

Scale 1:50 @ A1, 1:100 @ A3

GENERAL NOTES.

Refer to Sheet A01.10 for additional notes and General Construction Requirements.

1. All work is to be carried out in accordance with NZS 3604:2011, and NZBC:1992.
2. All timber in contact with concrete is to have DPC placed between.
3. Allow to make good to all areas matching in with existing finishes.
4. Allow to retain water tightness' to all areas while under construction.
5. Allow to fit dwangs where required for other trades especially joinery & plumbing.

ABBREVIATIONS.

dp	downpipe	tub	laundry tub
fs	foul stack	wm	washing mashine
ht	hose tap	dry	dryer
og	overflow gully	WC	Toilet
hwc	hot water cylinder	whb	wash hand basin
sk	Sink	htr	heated towel rail
f	fridge	tr	towel rail
cktop	Cook Top	V	vanity unit
O	Oven	trh	toilet roll hold
DW	dishwasher	TV	television

WINDOW & DOORS.

®	All Safety Glass is to comply with Human Impact Safety Flow Chart NZS 4223: PART 3: 1999.
ob	Indicates obscure glass: glass shall be annealed matelux frost or similar approved.
/th\	Indicates Hinged door or opening window sash with hinges to top of arrow.
⟶	Direction of Sliding Door of Window
f.	window / door fixed panel
W05	Window, Ground Floor, No 05 (example)
D05	Door, Ground Floor, No 05 (example)

WINDOW AND DOOR ADDITIONAL NOTES.

Confirm wall thicknesses on site before commencing fabrication. All exterior doors are viewed from the outside of the building. Interior door view is arbitrary, confirm required orientation on the plans.

All hardware shall be mounted 1050mm to the centers of the handle AFFL. Door hardware for aluminium doors is to be fitted by the aluminium door supplier.

WINDOWS.

INSULATED GLAZING UNIT SPECIFICATION. ALL WINDOWS AND GLAZED DOORS ARE TO BE DOUBLE GLAZED THERMALLY BROKEN UNITS. FABRICATE GLAZING UNIT AS FOLLOWS:
6.38 lam / 12 argon / glazing to code to interior insulated glazing unit all clear glass typically

Note this is the minimum Glazing Specification. Contractor is to allow for in his price any increase in Glazing thickness dimensions where the Specified IGU does not comply with NZS 4223: PART 3:2016.

DOORS

D1	: 2000 x 2320mm	- External - Single sliding door.
D2	: 3000 x 2320mm	- External - Double sliding door.
eD01	: 910 x 2320mm	- External - Door (Existing).
GD1	: 2400 x 4800mm	- External - Garage door.
eGD01	: 2400 x 3000mm	- External - Garage door (Existing).
ID1	: 810 x 2200mm	- Internal door
ID2	: 810 x 2200mm	- Internal door
ID3	: 810 x 2200mm	- Internal door
ID4	: 810 x 2200mm	- Internal door

WINDOWS

W1	: 2350 x 990mm	- External - Window
W2	: 2350 x 990mm	- External - Window
W3	: 920 x 2350mm	- External - Window
W4	: 900 x 1250mm	- External - Window ***(obscure glass).***
W5	: 1250 x 1250mm	- External - Window
eW01	: 810 x 2200mm	- External - Window (Existing).

LINTEL SIZE & FIXINGS.

For all lintel sizes & fixings, refer to sheet A21.10.

INTERNAL DOORS.

All INTERNAL doors to be formed typically from the following:
To match existing.

All hardware shall be mounted 1050mm to the centers of the handle AFFL.
Hardware to match existing.

Refer to Sheet A10.05 for abbreviations.

ADDITIONAL NOTES.

1. All window dimensions shown are to the rough (framed out) opening.
2. All windows illustrated are viewed from the outside
3. Confirm ALL window dimensions on site before commencing fabrication.
4. Confirm Colour of window joinery with Architect before ordering materials.
5. Fit Restrictor Stays to All windows.

Notes

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Revisions

0	Issued for Building Consent	28.10.2026
D	Issued for review	22.10.2026
C	Issued for review	21.10.2026
B	Revision 2	04/08/2026
A	Developed Design Review	13/05/2026

Consultants

Drawing Status
BUILDING CONSENT

Project Title
Cutler Extension

2 Bramble Close Wanaka - NZ

Job No.
2727

Drawing Title
Existing Elevations

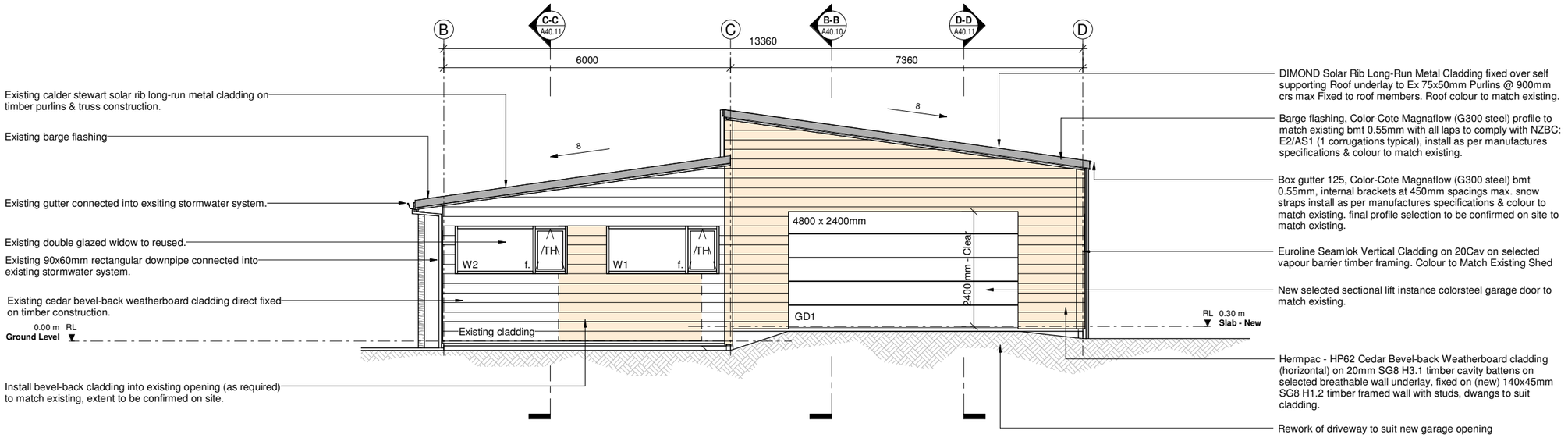
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DATE	28.10.2026
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CHECKED	BGA
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Drawing No.
A30.00

Revision
0

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NORTH Elevation Proposed

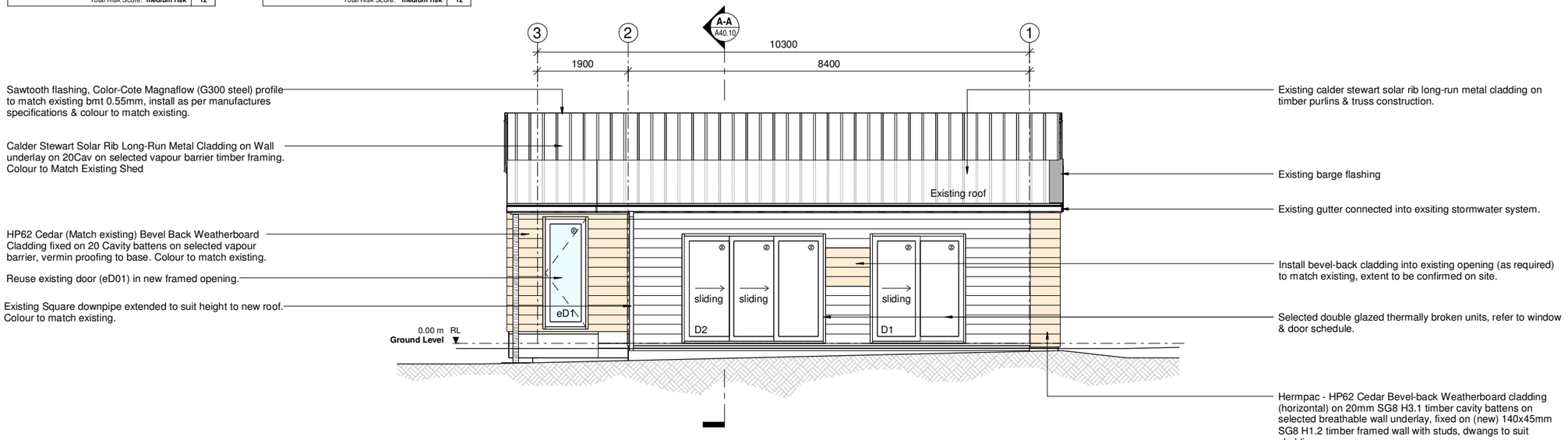
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Risk Matrix for **North Elevation**

Risk Factor	Low	Med.	High	Very High	Score
Wind (NZS3604)	0	0	1	2	**1**
Storeys	0	1	2	4	**0**
R/W Intersection	0	1	3	5	**3**
Eaves Width	0	1	2	5	**5**
Complexity	0	1	3	6	**3**
Deck Design	0	2	4	6	**0**
Total Risk Score: **medium risk**					**12**

Risk Matrix for **East Elevation**

Risk Factor	Low	Med.	High	Very High	Score
Wind (NZS3604)	0	0	1	2	**1**
Storeys	0	1	2	4	**0**
R/W Intersection	0	1	3	5	**3**
Eaves Width	0	1	2	5	**5**
Complexity	0	1	3	6	**3**
Deck Design	0	2	4	6	**0**
Total Risk Score: **medium risk**					**12**



EAST Elevation Proposed

Scale 1:50 @ A1, 1:100 @ A3

GENERAL NOTES.

Refer to Sheet A01.10 for additional notes and General Construction Requirements.

1. All work is to be carried out in accordance with NZS 3604:2011, and NZBC:1992.
2. All timber in contact with concrete is to have DPC placed between.
3. Allow to make good to all areas matching in with existing finishes.
4. Allow to retain water tightness' to all areas while under construction.
5. Allow to fit dwangs where required for other trades especially joinery & plumbing.

ABBREVIATIONS.

dp	downpipe	tub	laundry tub
fs	foul stack	wm	washing mashine
ht	hose tap	dry	dryer
og	overflow gully	WC	Toilet
hwc	hot water cylinder	whb	wash hand basin
sk	Sink	htr	heated towel rail
f	fridge	tr	towel rail
cktop	Cook Top	V	vanity unit
O	Oven	trh	toilet roll hold
DW	dishwasher	TV	television

WINDOW & DOORS.

- ® All Safety Glass is to comply with Human Impact Safety Flow Chart NZS 4223: PART 3: 1999.
- ob Indicates obscure glass: glass shall be annealed matelux frost or similar approved.
- /TH\ Indicates Hinged door or opening window sash with hinges to top of arrow.
- → Direction of Sliding Door of Window
- f. window / door fixed panel
- W05 Window, Ground Floor, No 05 (example)
- D05 Door, Ground Floor, No 05 (example)

WINDOW AND DOOR ADDITIONAL NOTES.

Confirm wall thicknesses on site before commencing fabrication. All exterior doors are viewed from the outside of the building. Interior door view is arbitrary, confirm required orientation on the plans.

All hardware shall be mounted 1050mm to the centers of the handle AFFL. Door hardware for aluminium doors is to be fitted by the aluminium door supplier.

WINDOWS.

INSULATED GLAZING UNIT SPECIFICATION. ALL WINDOWS AND GLAZED DOORS ARE TO BE DOUBLE GLAZED THERMALLY BROKEN UNITS. FABRICATE GLAZING UNIT AS FOLLOWS:
6.38 lam / 12 argon / glazing to code to interior insulated glazing unit all clear glass typically

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DOORS

D1	: 2000 x 2320mm	- External - Single sliding door.
D2	: 3000 x 2320mm	- External - Double sliding door.
eD01	: 910 x 2320mm	- External - Door (Existing).
GD1	: 2400 x 4800mm	- External - Garage door.
eGD01	: 2400 x 3000mm	- External - Garage door (Existing).
ID1	: 810 x 2200mm	- Internal door
ID2	: 810 x 2200mm	- Internal door
ID3	: 810 x 2200mm	- Internal door
ID4	: 810 x 2200mm	- Internal door

WINDOWS

W1	: 2350 x 990mm	- External - Window
W2	: 2350 x 990mm	- External - Window
W3	: 920 x 2350mm	- External - Window
W4	: 900 x 1250mm	- External - Window ***(obscure glass).***
W5	: 1250 x 1250mm	- External - Window
eW01	: 810 x 2200mm	- External - Window (Existing).

LINTEL SIZE & FIXINGS.

For all lintel sizes & fixings, refer to sheet A21.10.

INTERNAL DOORS.

All INTERNAL doors to be formed typically from the following: To match existing.

All hardware shall be mounted 1050mm to the centers of the handle AFFL.
Hardware to match existing.

Refer to Sheet A10.05 for abbreviations.

ADDITIONAL NOTES.

1. All window dimensions shown are to the rough (framed out) opening.
2. All windows illustrated are viewed from the outside
3. Confirm ALL window dimensions on site before commencing fabrication.
4. Confirm Colour of window joinery with Architect before ordering materials.
5. Fit Restrictor Stays to All windows.

Notes

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A	Developed Design Review	13/05/2026

Consultants

Drawing Status
BUILDING CONSENT

Project Title
Cutler Extension

2 Bramble Close Wanaka - NZ

Job No.
2727

Drawing Title
Proposed Elevations - North & East

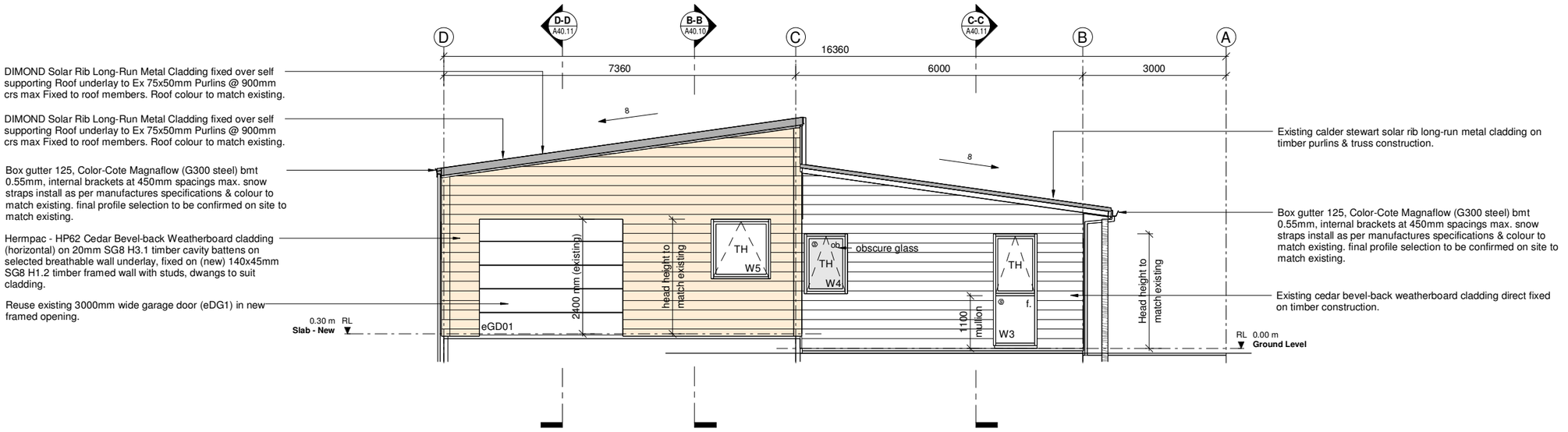
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DATE	28.10.2026
DRAWN	C.Bruce
CHECKED	BGA
PRINTED ON	28/10/2026 16:19:07

Drawing No.
A30.10

Revision
0

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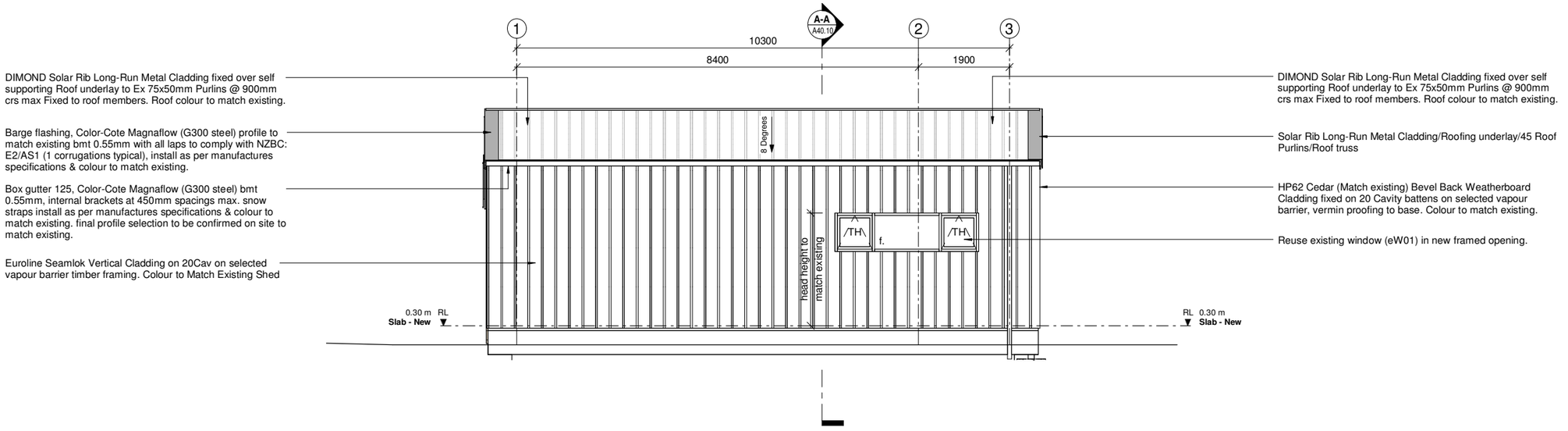


SOUTH Elevation Proposed

Scale 1:50 @ A1, 1:100 @ A3

Risk Matrix for **South Elevation**					
Risk Factor	Low	Med.	High	Very High	Score
Wind (NZS3604)	0	0	1	2	**1**
Storeys	0	1	2	4	**0**
R/W Intersection	0	1	3	5	**3**
Eaves Width	0	1	2	5	**5**
Complexity	0	1	3	6	**3**
Deck Design	0	2	4	6	**0**
Total Risk Score: **medium risk**					**12**

Risk Matrix for **West Elevation**					
Risk Factor	Low	Med.	High	Very High	Score
Wind (NZS3604)	0	0	1	2	**1**
Storeys	0	1	2	4	**0**
R/W Intersection	0	1	3	5	**3**
Eaves Width	0	1	2	5	**5**
Complexity	0	1	3	6	**3**
Deck Design	0	2	4	6	**0**
Total Risk Score: **medium risk**					**12**



WEST Elevation Proposed

Scale 1:50 @ A1, 1:100 @ A3

GENERAL NOTES.

Refer to Sheet A01.10 for additional notes and General Construction Requirements.

1. All work is to be carried out in accordance with NZS 3604:2011, and NZBC:1992.
2. All timber in contact with concrete is to have DPC placed between.
3. Allow to make good to all areas matching in with existing finishes.
4. Allow to retain water tightness' to all areas while under construction.
5. Allow to fit dwangs where required for other trades especially joinery & plumbing.

ABBREVIATIONS.

dp	downpipe	tub	laundry tub
fs	foul stack	wm	washing mashine
ht	hose tap	dry	dryer
og	overflow gully	WC	Toilet
hwc	hot water cylinder	whb	wash hand basin
sk	Sink	htr	heated towel rail
f	fridge	tr	towel rail
cktop	Cook Top	V	vanity unit
O	Oven	trh	toilet roll hold
DW	dishwasher	TV	television

WINDOW & DOORS.

⊛	All Safety Glass is to comply with Human Impact Safety Flow Chart NZS 4223: PART 3: 1999.
ob	Indicates obscure glass: glass shall be annealed matelux frost or similar approved.
/TH\	Indicates Hinged door or opening window sash with hinges to top of arrow.
⟶	Direction of Sliding Door of Window
f.	window / door fixed panel
W05	Window, Ground Floor, No 05 (example)
D05	Door, Ground Floor, No 05 (example)

WINDOW AND DOOR ADDITIONAL NOTES.

Confirm wall thicknesses on site before commencing fabrication. All exterior doors are viewed from the outside of the building. Interior door view is arbitrary, confirm required orientation on the plans.

All hardware shall be mounted 1050mm to the centers of the handle AFFL. Door hardware for aluminium doors is to be fitted by the aluminium door supplier.

WINDOWS.

INSULATED GLAZING UNIT SPECIFICATION. ALL WINDOWS AND GLAZED DOORS ARE TO BE DOUBLE GLAZED THERMALLY BROKEN UNITS. FABRICATE GLAZING UNIT AS FOLLOWS:
6.38 lam / 12 argon / glazing to code to interior insulated glazing unit all clear glass typically

Note this is the minimum Glazing Specification. Contractor is to allow for in his price any increase in Glazing thickness dimensions where the Specified IGU does not comply with NZS 4223: PART 3:2016.

DOORS

D1	: 2000 x 2320mm	- External - Single sliding door.
D2	: 3000 x 2320mm	- External - Double sliding door.
eD01	: 910 x 2320mm	- External - Door (Existing).
GD1	: 2400 x 4800mm	- External - Garage door.
eGD01	: 2400 x 3000mm	- External - Garage door (Existing).
ID1	: 810 x 2200mm	- Internal door
ID2	: 810 x 2200mm	- Internal door
ID3	: 810 x 2200mm	- Internal door
ID4	: 810 x 2200mm	- Internal door

WINDOWS

W1	: 2350 x 990mm	- External - Window
W2	: 2350 x 990mm	- External - Window
W3	: 920 x 2350mm	- External - Window
W4	: 900 x 1250mm	- External - Window ***(obscure glass).***
W5	: 1250 x 1250mm	- External - Window
eW01	: 810 x 2200mm	- External - Window (Existing).

LINTEL SIZE & FIXINGS.

For all lintel sizes & fixings, refer to sheet A21.10.

INTERNAL DOORS.

All INTERNAL doors to be formed typically from the following:
To match existing.

All hardware shall be mounted 1050mm to the centers of the handle AFFL.
Hardware to match existing.

Refer to Sheet A10.05 for abbreviations.

ADDITIONAL NOTES.

1. All window dimensions shown are to the rough (framed out) opening.
2. All windows illustrated are viewed from the outside
3. Confirm ALL window dimensions on site before commencing fabrication.
4. Confirm Colour of window joinery with Architect before ordering materials.
5. Fit Restrictor Stays to All windows.

Notes

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D	Issued for review	22.10.2026
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B	Revision 2	04/08/2026
A	Developed Design Review	13/05/2026

Consultants

Drawing Status
BUILDING CONSENT

Project Title
Cutler Extension

2 Bramble Close Wanaka - NZ

Job No.
2727

Drawing Title
Proposed Elevations - South & West

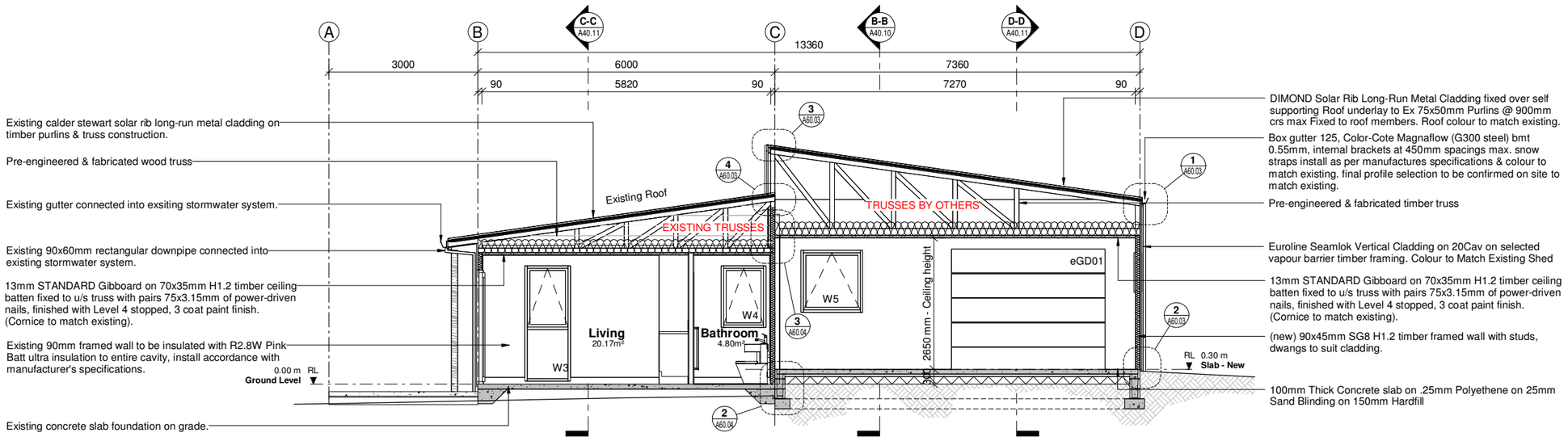
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CHECKED	BGA
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Drawing No.
A30.11

Revision
0

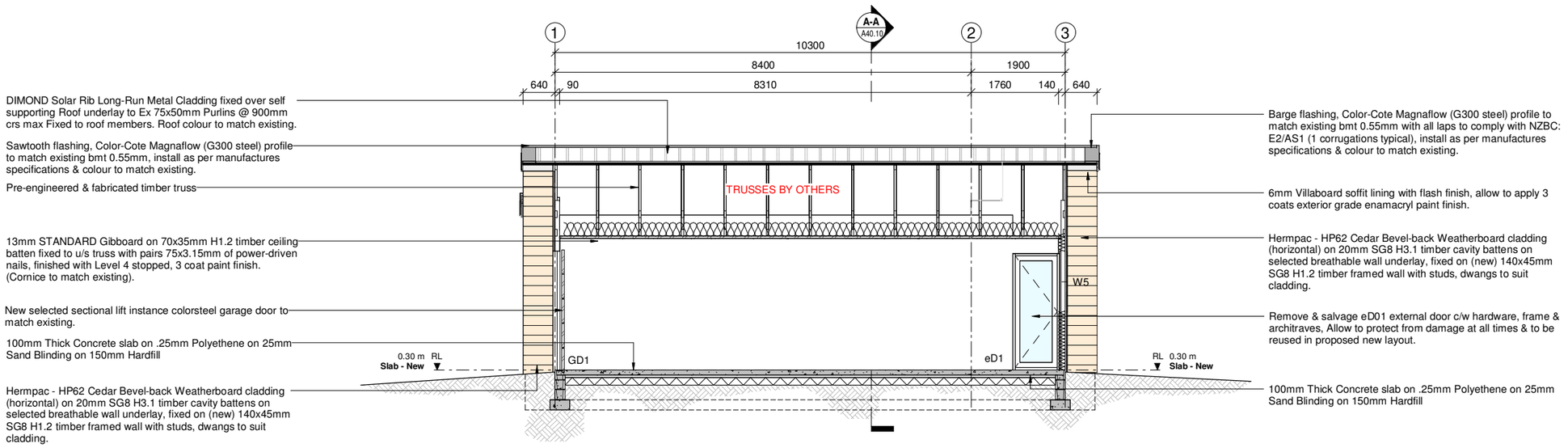
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Cross Section A-A

Scale 1:50 @ A1, 1:100 @ A3



Cross Section B-B

Scale 1:50 @ A1, 1:100 @ A3

GENERAL NOTES.

Refer to Sheet A01.10 for additional notes and General Construction Requirements.

1. All work is to be carried out in accordance with NZS 3604:2011, and NZBC:1992.
2. All timber in contact with concrete is to have DPC placed between.
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5. Allow to fit dwangs where required for other trades especially joinery & plumbing.

ABBREVIATIONS.

dp	downpipe	tub	laundry tub
fs	foul stack	wm	washing mashine
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og	overflow gully	WC	Toilet
hwc	hot water cylinder	whb	wash hand basin
sk	Sink	htr	heated towel rail
f	fridge	tr	towel rail
cktop	Cook Top	V	vanity unit
O	Oven	trh	toilet roll hold
DW	dishwasher	TV	television

WINDOW & DOORS.

- ® All Safety Glass is to comply with Human Impact Safety Flow Chart NZS 4223: PART 3: 1999.
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- → Direction of Sliding Door of Window
- f. window / door fixed panel
- W05 Window, Ground Floor, No 05 (example)
- D05 Door, Ground Floor, No 05 (example)

WINDOW AND DOOR ADDITIONAL NOTES.

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WINDOWS

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LINTEL SIZE & FIXINGS.

For all lintel sizes & fixings, refer to sheet A21.10.

INTERNAL DOORS.

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ADDITIONAL NOTES.

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Consultants

Drawing Status
BUILDING CONSENT

Project Title
Cutler Extension

2 Bramble Close Wanaka - NZ

Job No.
2727

Drawing Title
Cross Section A-A & B-B

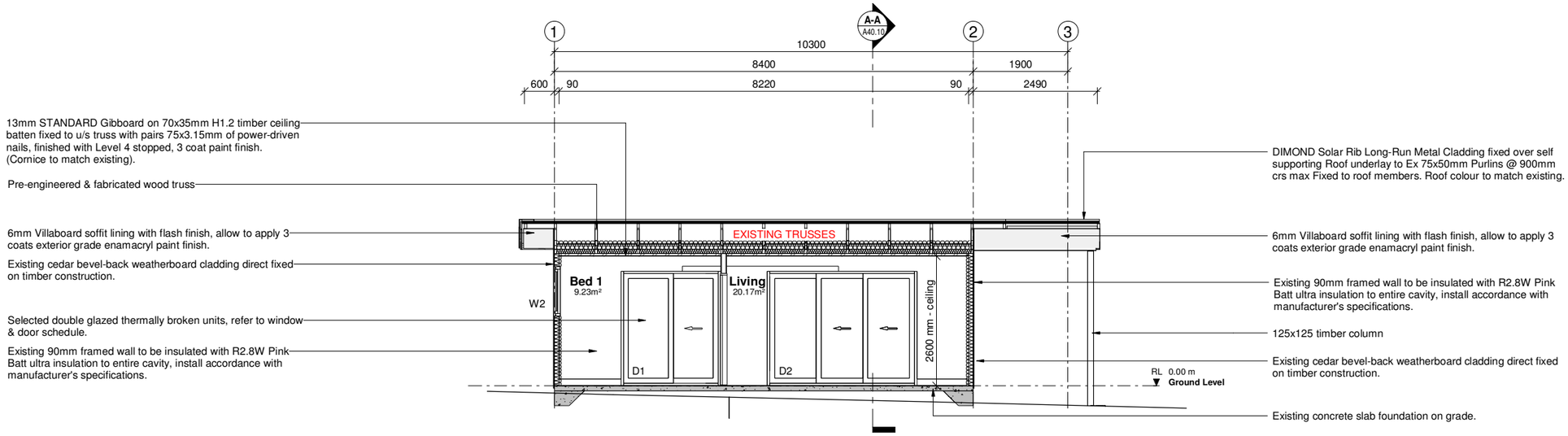
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CHECKED	BGA
PRINTED ON	28/10/2026 16:19:08

Drawing No.
A40.10

Revision
0

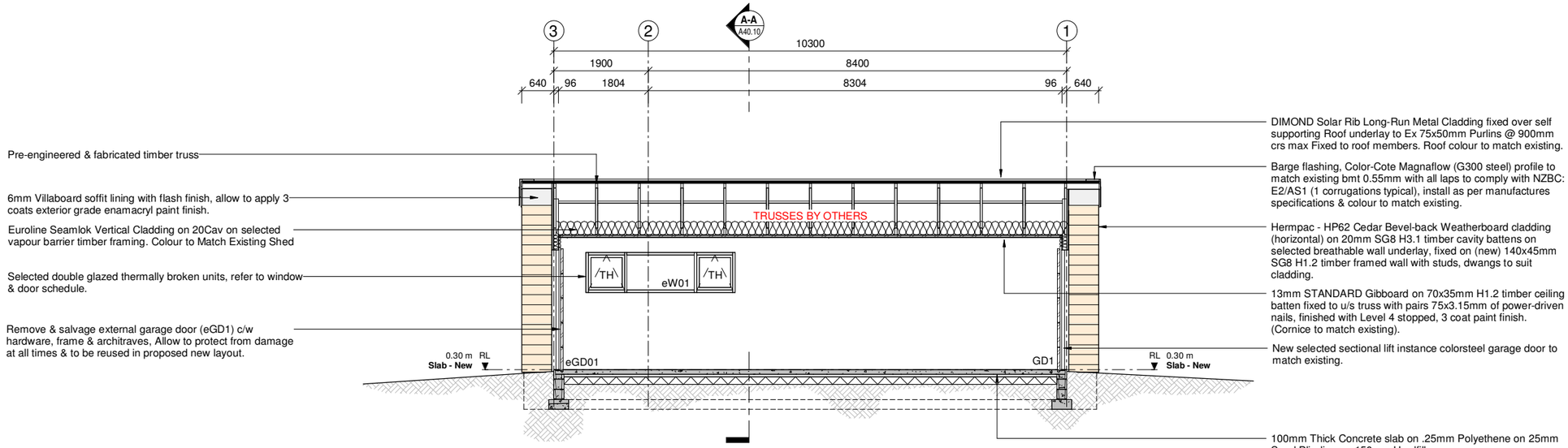
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Cross Section C-C

Scale 1:50 @ A1, 1:100 @ A3



Cross Section D-D

Scale 1:50 @ A1, 1:100 @ A3

GENERAL NOTES.

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DW	dishwasher	TV	television

WINDOW & DOORS.

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W4	: 900 x 1250mm	- External - Window ***(obscure glass).***
W5	: 1250 x 1250mm	- External - Window
eW01	: 810 x 2200mm	- External - Window (Existing).

LINTEL SIZE & FIXINGS.

For all lintel sizes & fixings, refer to sheet A21.10.

INTERNAL DOORS.

All INTERNAL doors to be formed typically from the following:
To match existing.

All hardware shall be mounted 1050mm to the centers of the handle AFFL.
Hardware to match existing.

Refer to Sheet A10.05 for abbreviations.

ADDITIONAL NOTES.

1. All window dimensions shown are to the rough (framed out) opening.
2. All windows illustrated are viewed from the outside
3. Confirm ALL window dimensions on site before commencing fabrication.
4. Confirm Colour of window joinery with Architect before ordering materials.
5. Fit Restrictor Stays to All windows.

Notes

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B	Issued for review	22.10.2026
A	Issued for review	21.10.2026

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Drawing Status
BUILDING CONSENT

Project Title
Cutler Extension

2 Bramble Close Wanaka - NZ

Job No.
2727

Drawing Title
Cross Section C-C & D-D

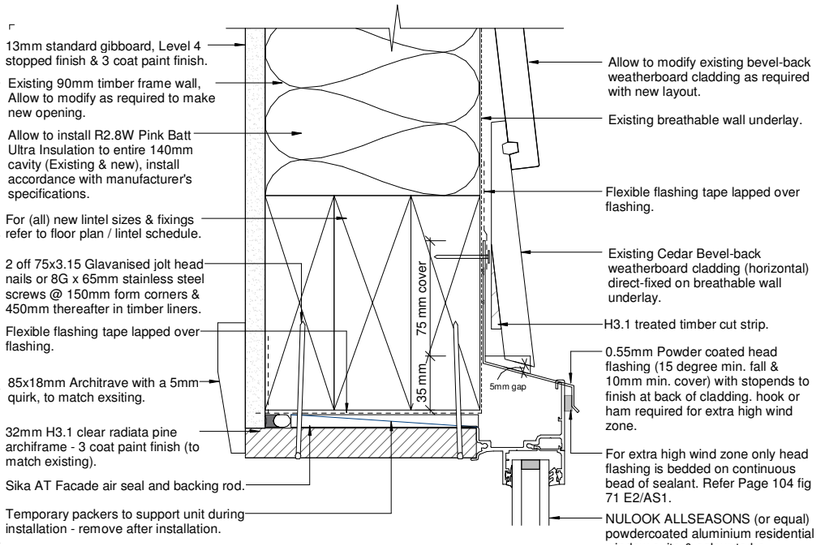
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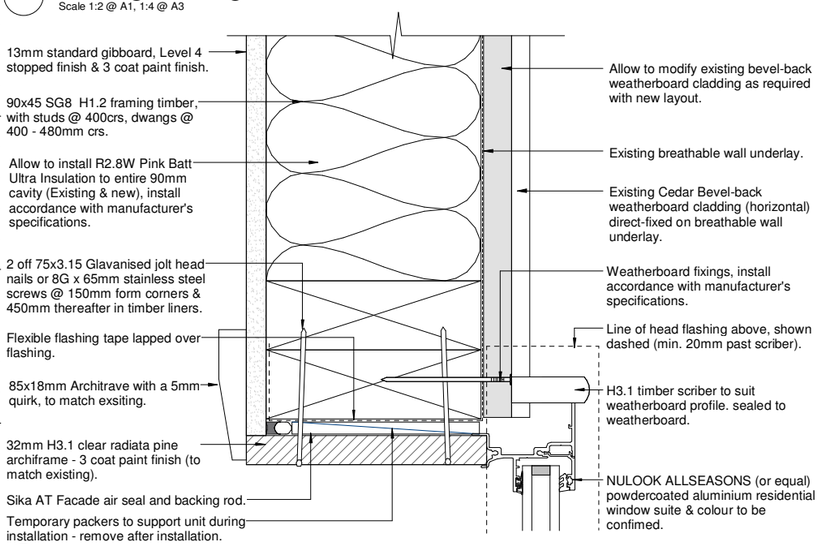
Revision
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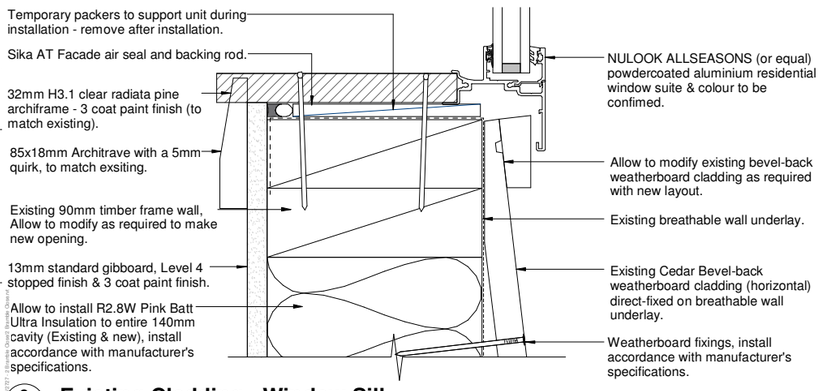
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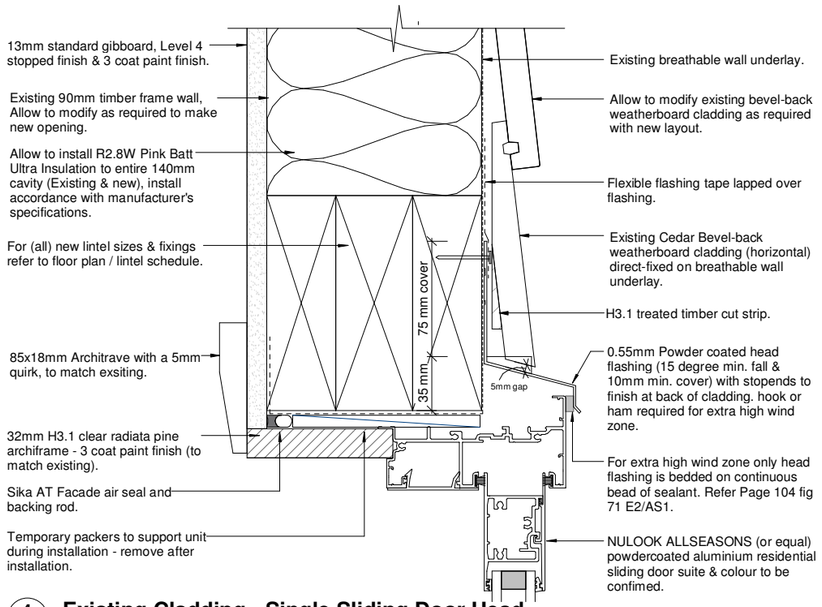
1 **Existing Cladding - Window Head**
Scale 1:2 @ A1, 1:4 @ A3



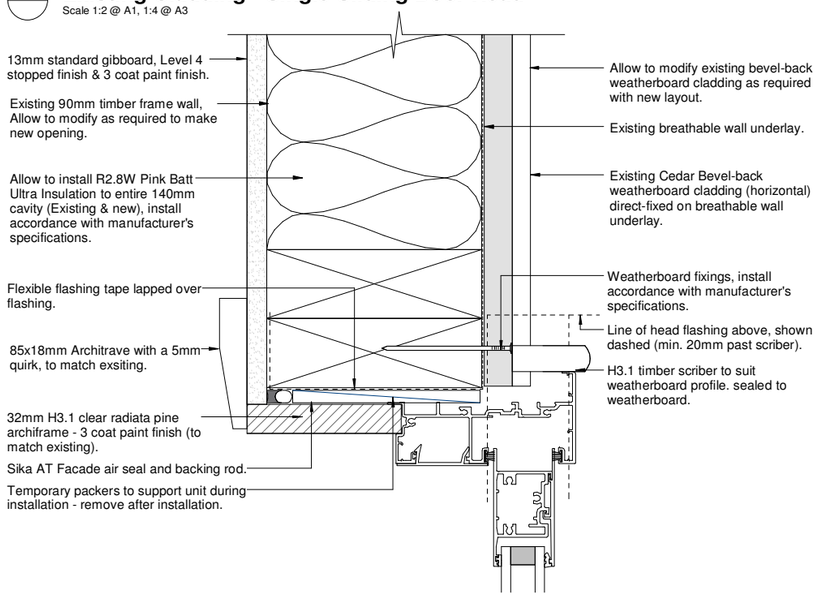
2 **Existing Cladding - Window Jamb**
Scale 1:2 @ A1, 1:4 @ A3



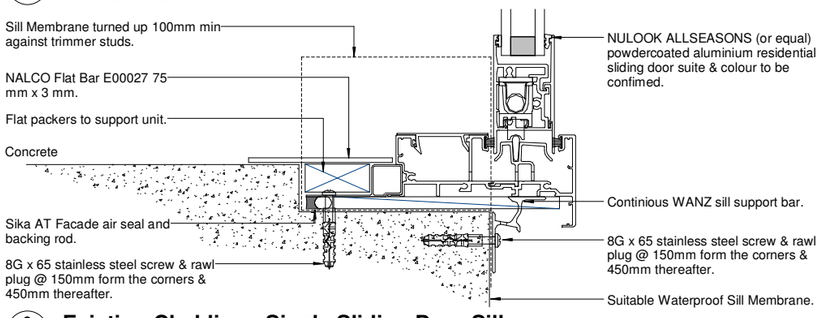
3 **Existing Cladding - Window Sill**
Scale 1:2 @ A1, 1:4 @ A3



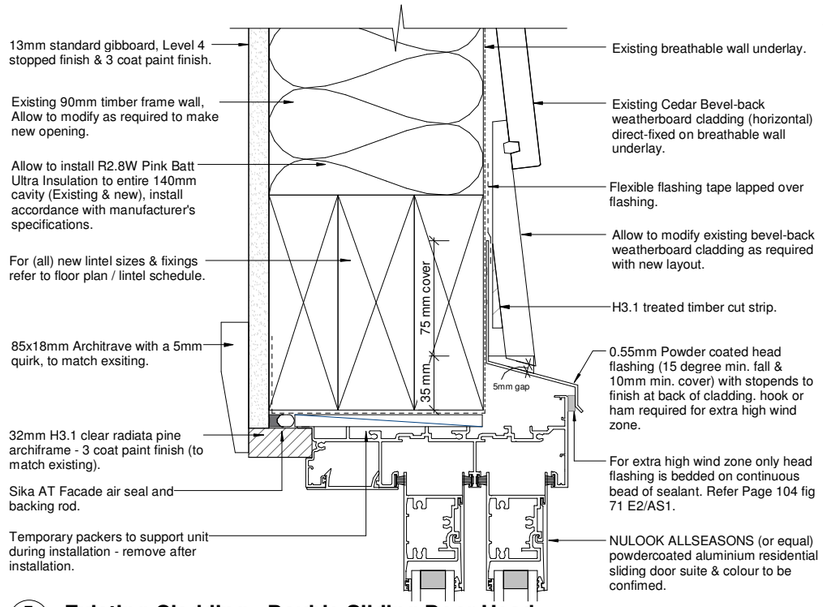
4 **Existing Cladding - Single Sliding Door Head**
Scale 1:2 @ A1, 1:4 @ A3



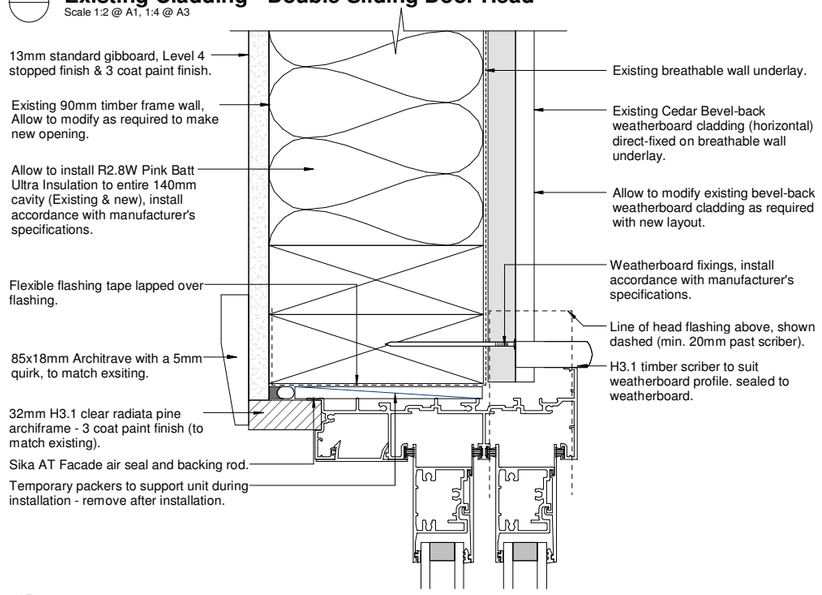
5 **Existing Cladding - Single Sliding Door Jamb**
Scale 1:2 @ A1, 1:4 @ A3



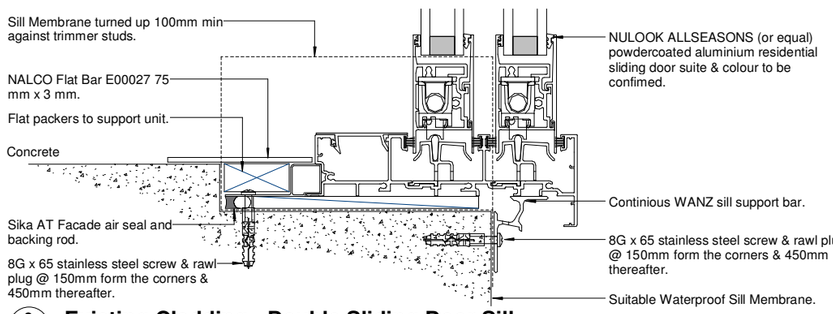
6 **Existing Cladding - Single Sliding Door Sill**
Scale 1:2 @ A1, 1:4 @ A3



7 **Existing Cladding - Double Sliding Door Head**
Scale 1:2 @ A1, 1:4 @ A3



8 **Existing cladding - Double Sliding Door Jamb**
Scale 1:2 @ A1, 1:4 @ A3



9 **Existing Cladding - Double Sliding Door Sill**
Scale 1:2 @ A1, 1:4 @ A3

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A	Revision 2	04/08/2026

Consultants

Drawing Status
BUILDING CONSENT

N
Project North

Project Title
Cutler Extension

2 Bramble Close Wanaka - NZ

Job No.
2727

Drawing Title
Construction Details

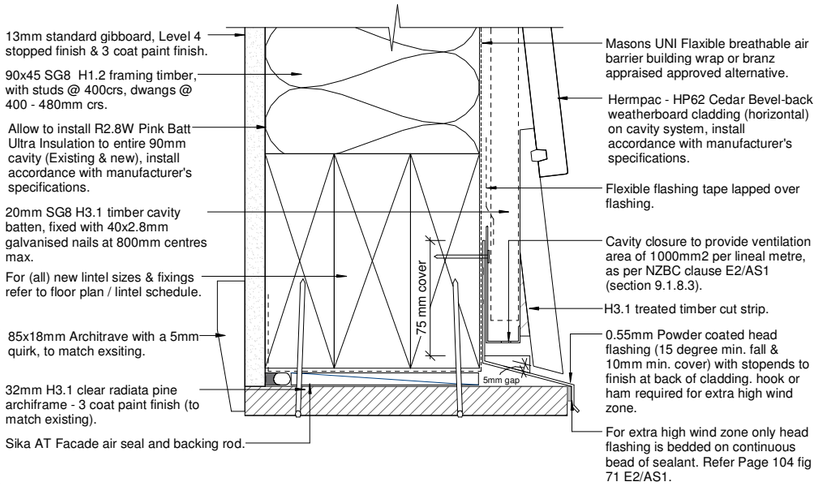
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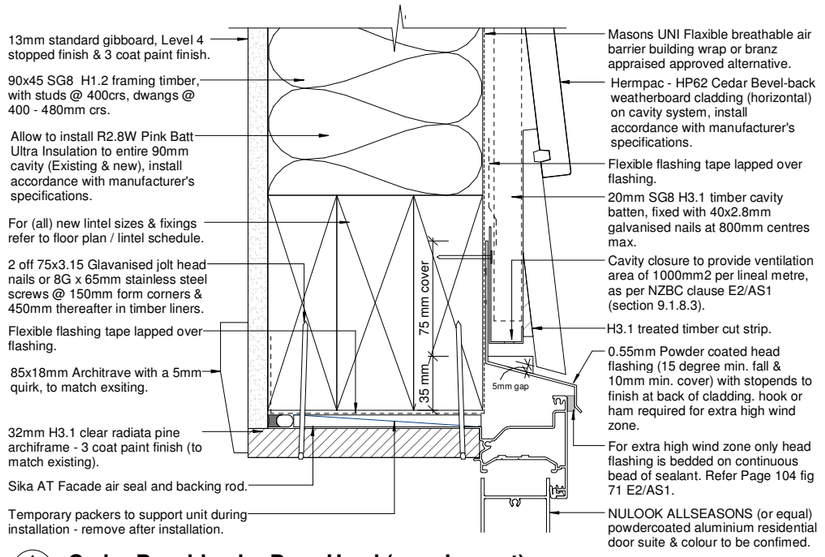
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10 **Cedar Bevel-back - Garage Head**
Scale 1:2 @ A1, 1:4 @ A3



1 **Cedar Bevel-back - Door Head (opening-out)**
Scale 1:2 @ A1, 1:4 @ A3

11 **Cedar Bevel-back - Garage Jamb**
Scale 1:2 @ A1, 1:4 @ A3

2 **Cedar Bevel-back - Door Jamb (opening-out)**
Scale 1:2 @ A1, 1:4 @ A3

12 **Cedar Bevel-back - Garage Sill**
Scale 1:2 @ A1, 1:4 @ A3

3 **Cedar Bevel-back -Door Sill (opening-out)**
Scale 1:2 @ A1, 1:4 @ A3

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Drawing Status
BUILDING CONSENT

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Project Title
Cutler Extension

2 Bramble Close Wanaka - NZ

Job No.
2727

Drawing Title
Construction Details

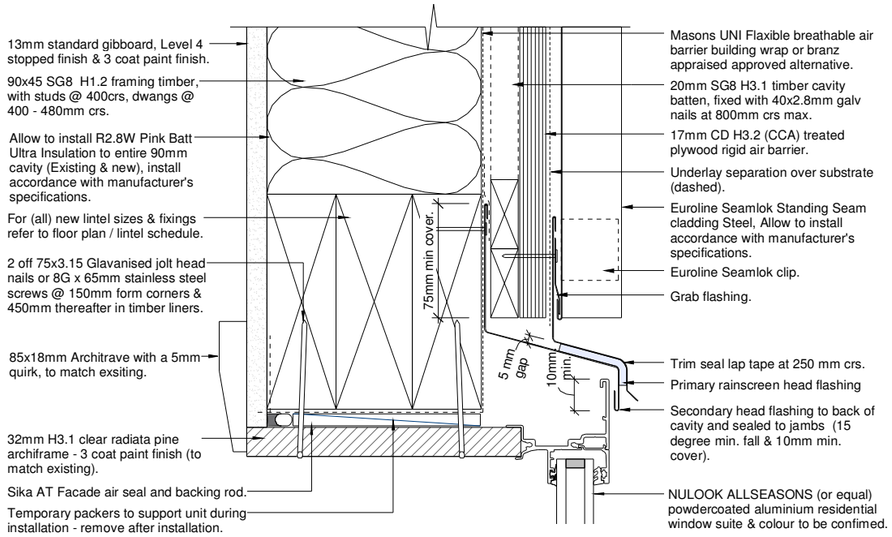
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Revision
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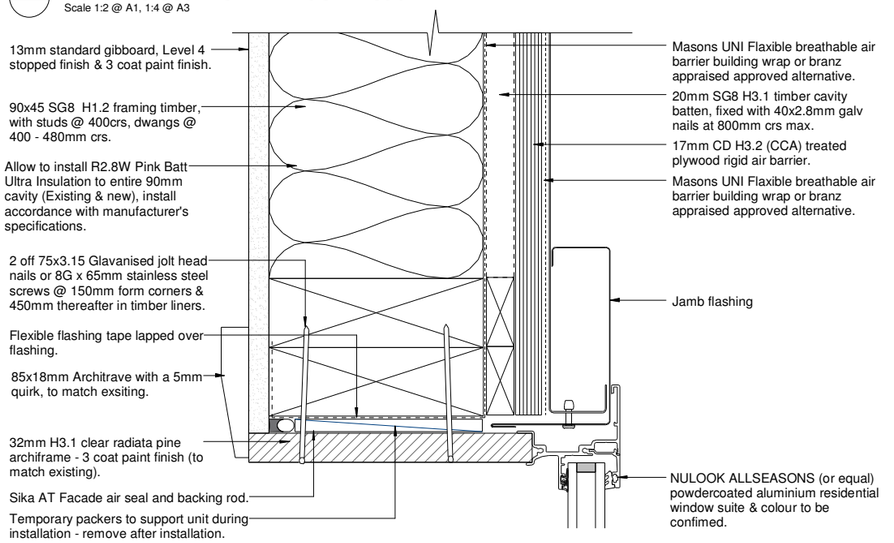
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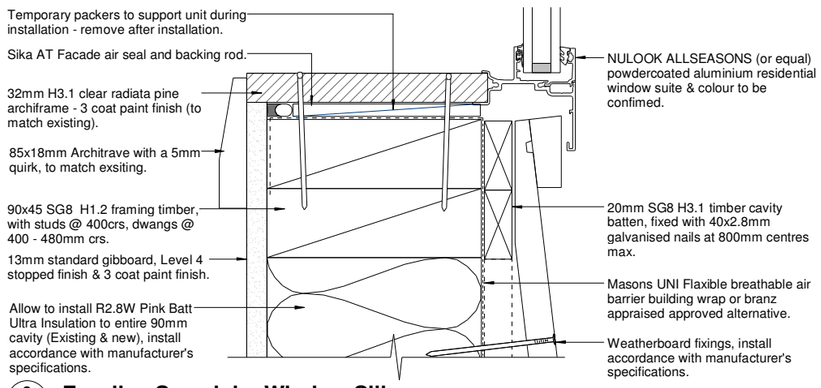
1 Euroline Seamlok - Window Head

Scale 1:2 @ A1, 1:4 @ A3



2 Eurline Seamlok - Window Jamb

Scale 1:2 @ A1, 1:4 @ A3



3 Euroline Seamlok - Window Sill

Scale 1:2 @ A1, 1:4 @ A3

Autodesk Docs://2727 1 Bramble Cluster/Bramble Cluster.rvt

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BUILDING CONSENT

Project Title

Cutler Extension

2 Bramble Close Wanaka - NZ

Job No.

2727

Drawing Title

Construction Details

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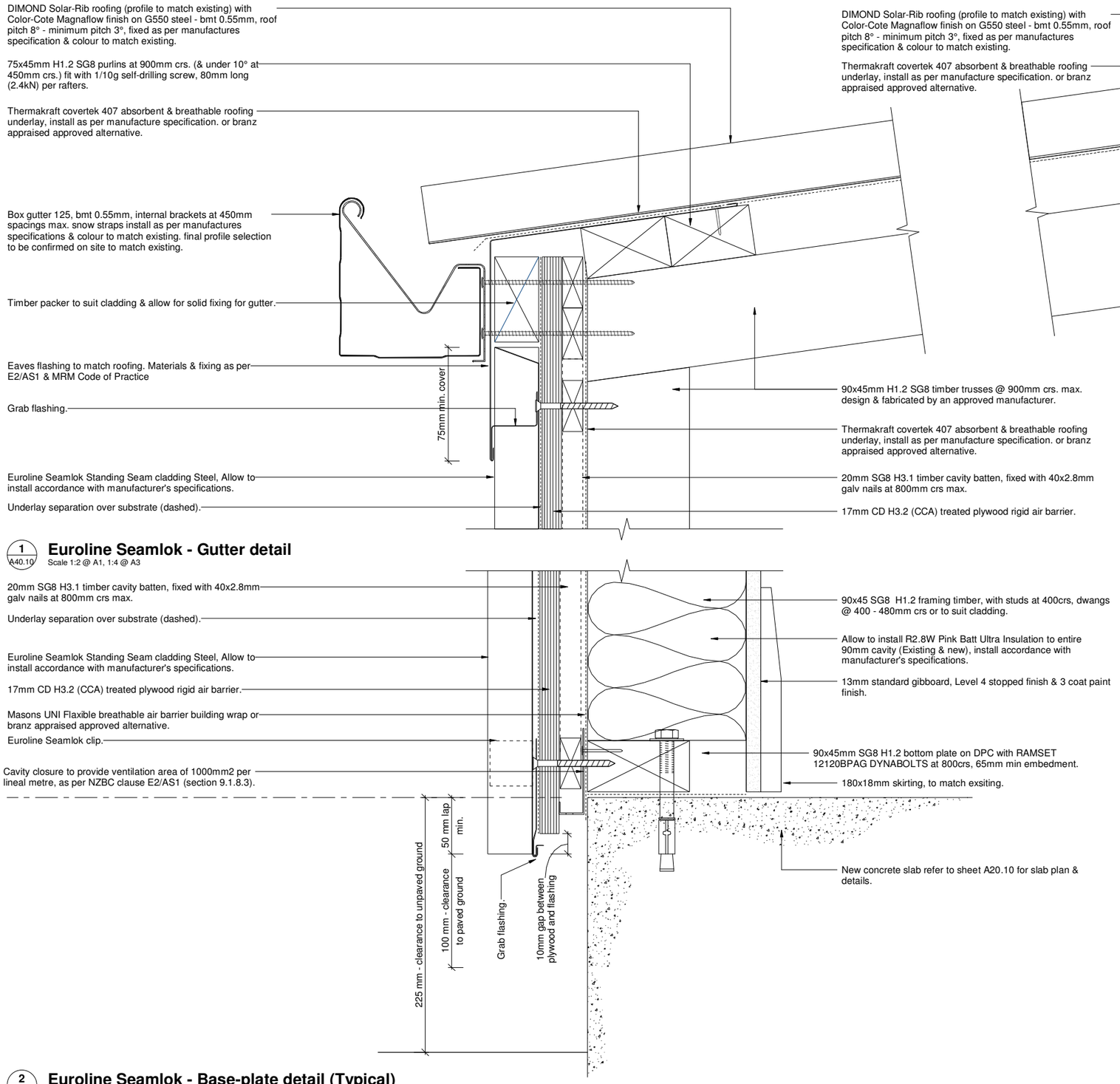
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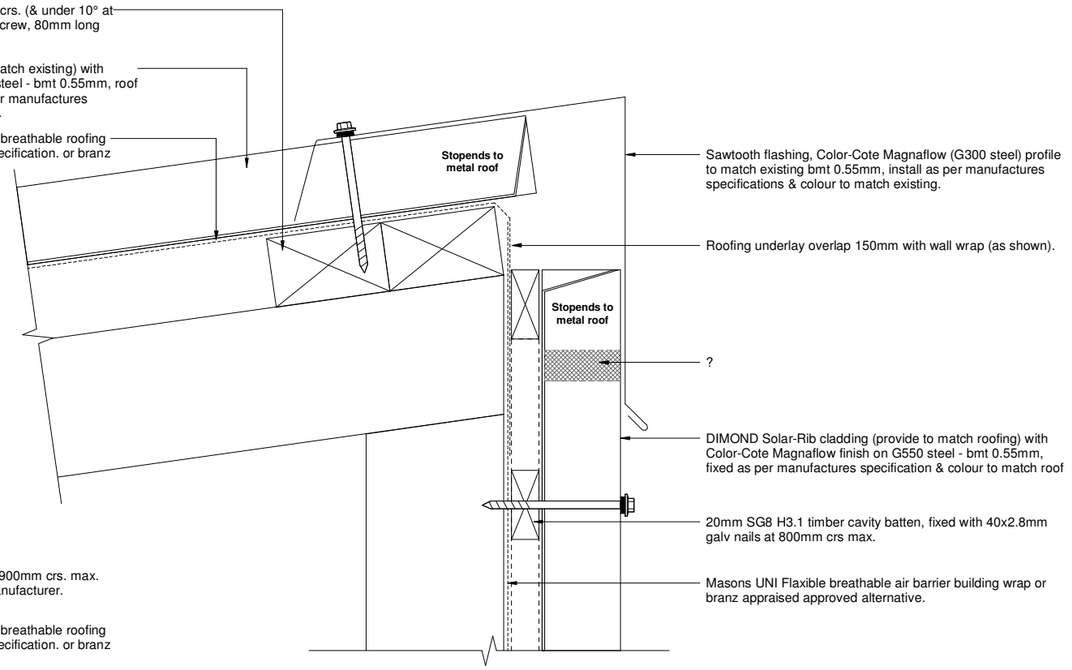


1 A40.10 Euroline Seamlok - Gutter detail

Scale 1:2 @ A1, 1:4 @ A3

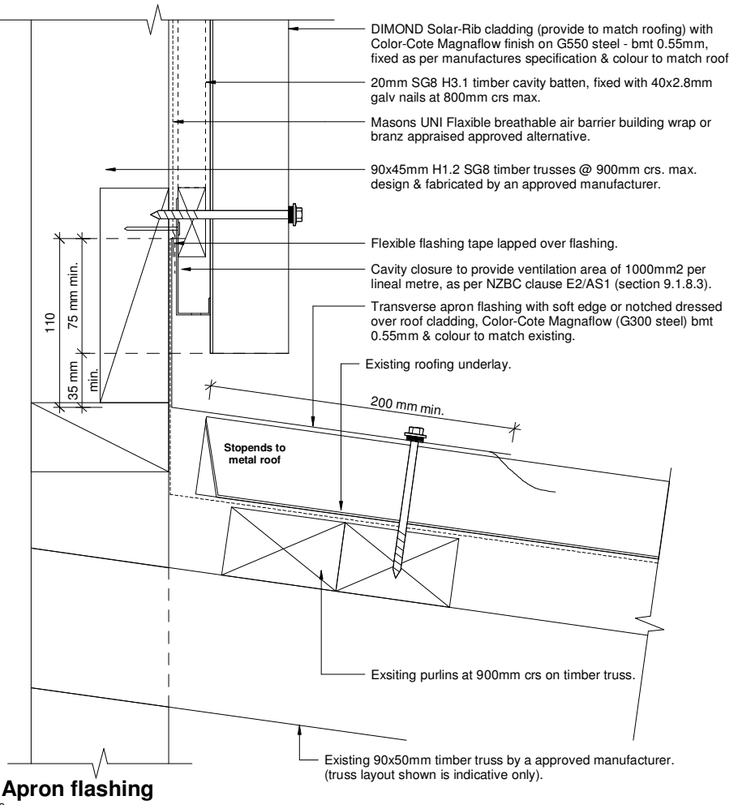
2 A40.10 Euroline Seamlok - Base-plate detail (Typical)

Scale 1:2 @ A1, 1:4 @ A3



3 A40.10 Sawtooth roof cladding detail

Scale 1:2 @ A1, 1:4 @ A3



4 A40.10 Transverse Apron flashing

Scale 1:2 @ A1, 1:4 @ A3

Notes

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BUILDING CONSENT

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Job No.

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Drawing Title

Construction Details

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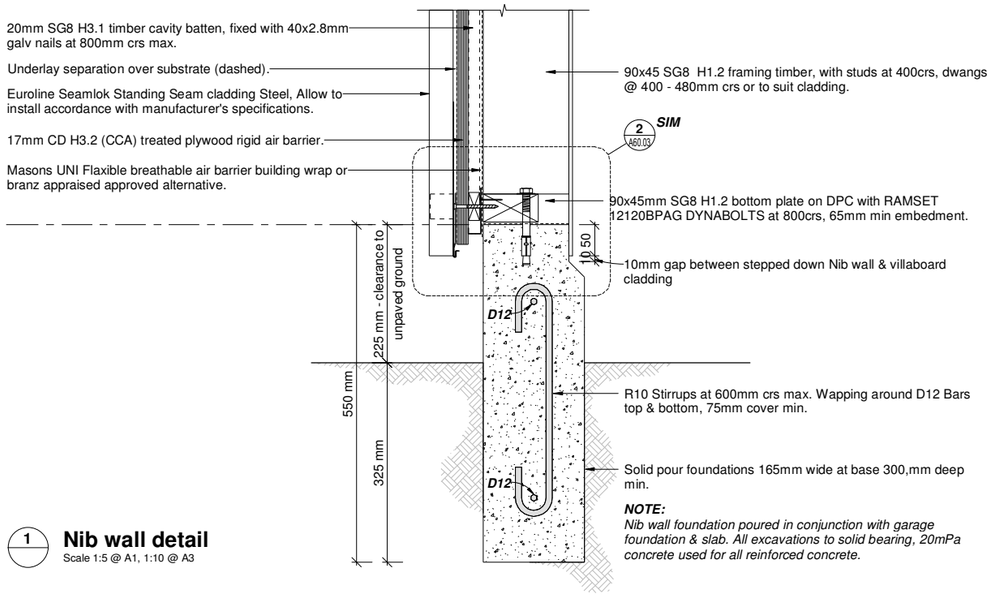
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Revision

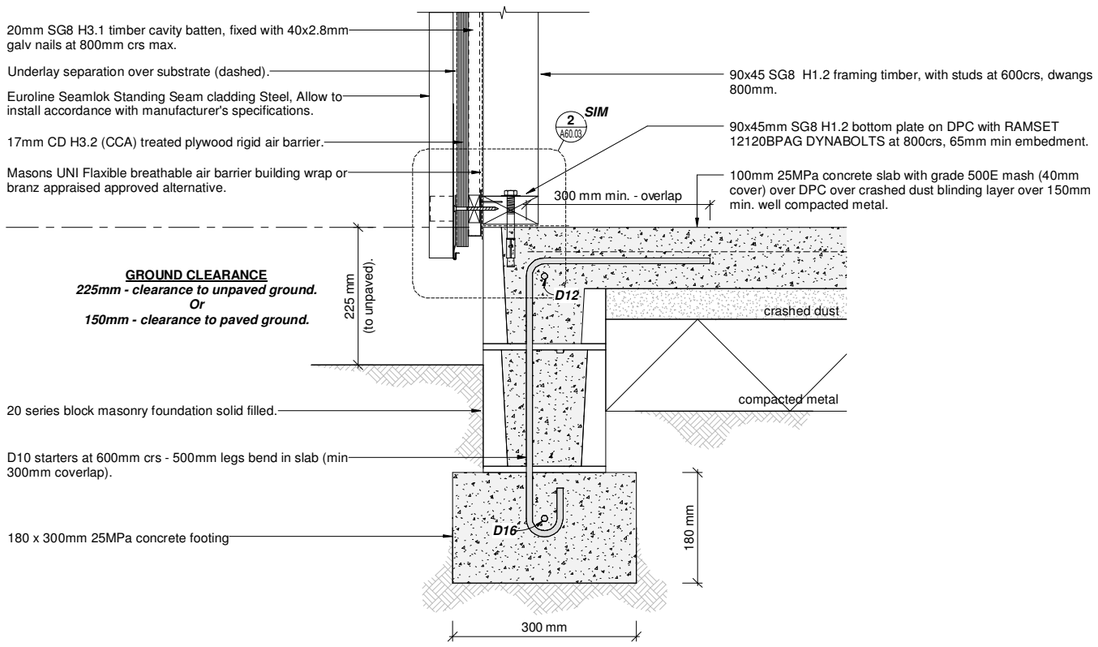
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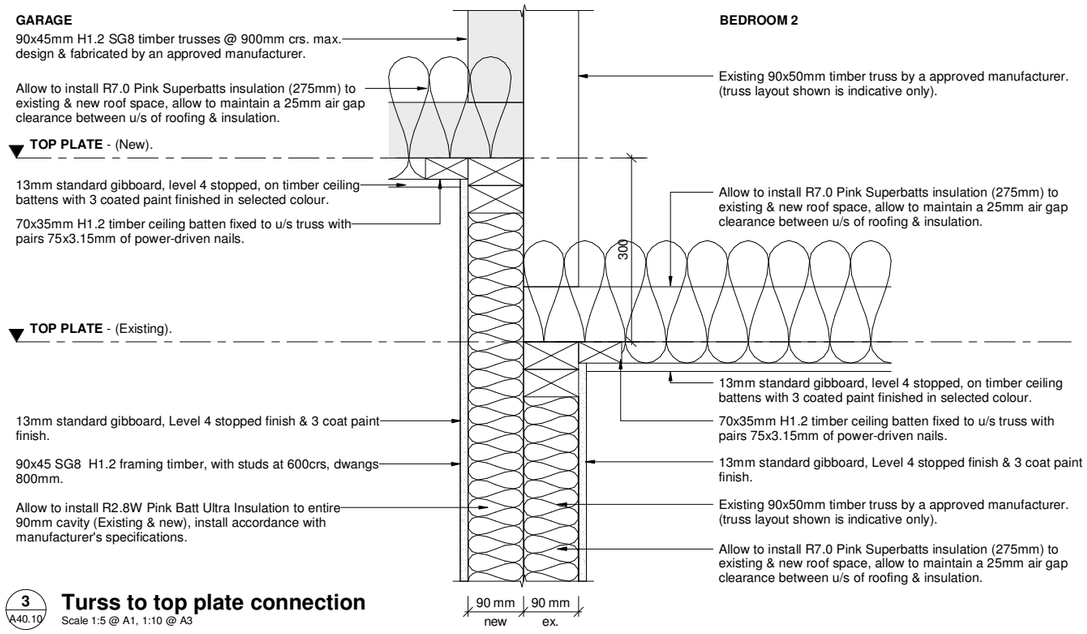
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1 **Nib wall detail**
Scale 1:5 @ A1, 1:10 @ A3



4 **Block Foundation (Typical).**
Scale 1:5 @ A1, 1:10 @ A3



3 A40.10 **Turss to top plate connection**
Scale 1:5 @ A1, 1:10 @ A3

2 A40.10 **Foundation Step (Typical).**
Scale 1:5 @ A1, 1:10 @ A3

Notes

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Project Title
Cutler Extension

2 Bramble Close Wanaka - NZ

Job No.
2727

Drawing Title
Construction Details

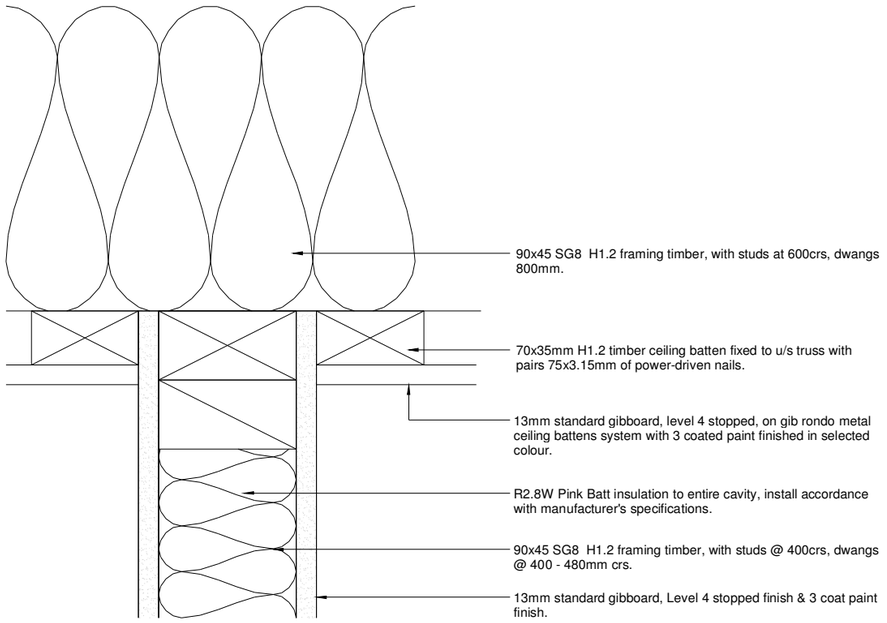
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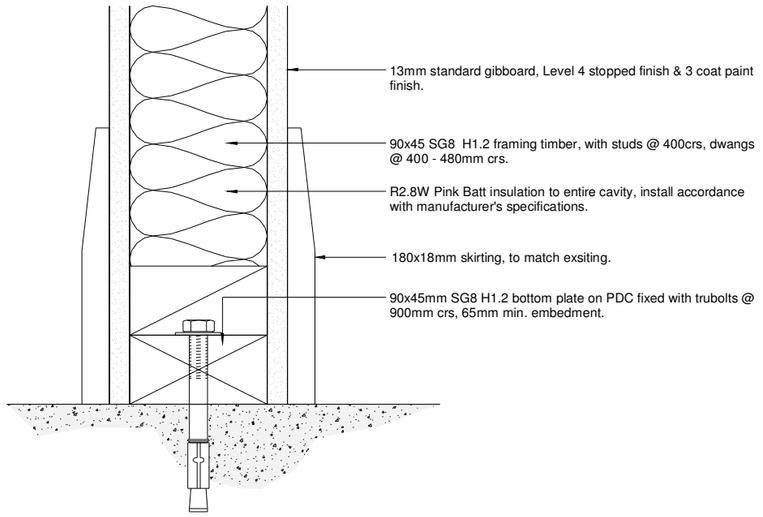
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1 Typical Top Plate - Internal Wall

Scale 1:2 @ A1, 1:4 @ A3



2 Typical Bottom Plate - Internal Wall

Scale 1:2 @ A1, 1:4 @ A3

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Wilton Joubert: Consulting Engineers
Structural Engineer

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BUILDING CONSENT

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Project North

Project Title

Cutler Extension

Lots 31 & 32
2 Bramble Close Wanaka - NZ

Job No.

2727

Drawing Title

Construction Details

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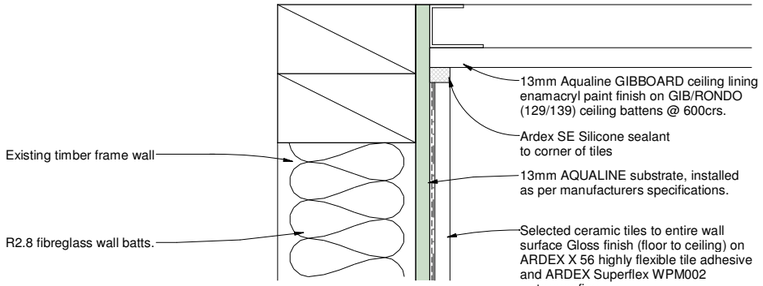
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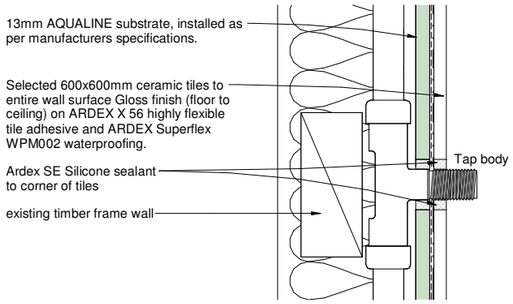
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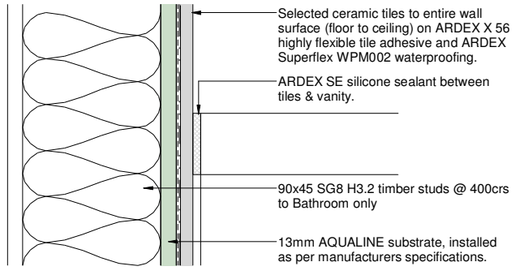
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Scale 1:2 @ A1, 1:4 @ A3



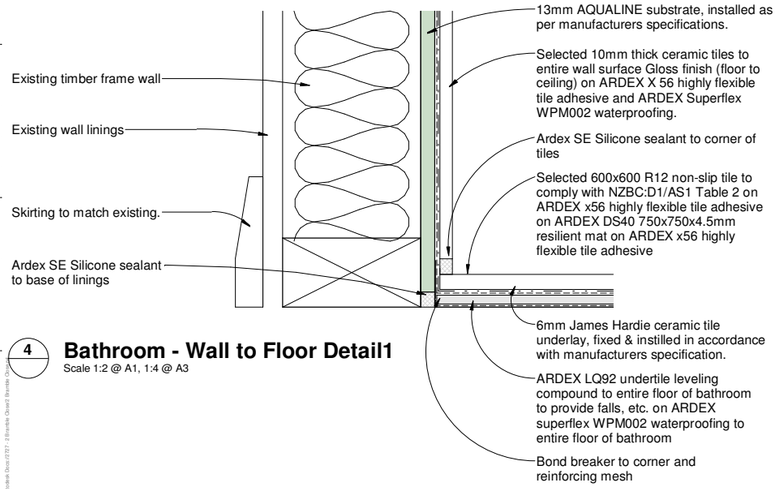
2 Bathroom - Shower Mixer

Scale 1:2 @ A1, 1:4 @ A3



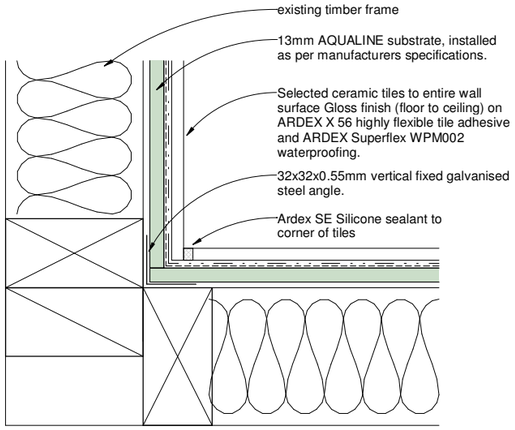
3 Bathroom - Vanity Sealant

Scale 1:2 @ A1, 1:4 @ A3



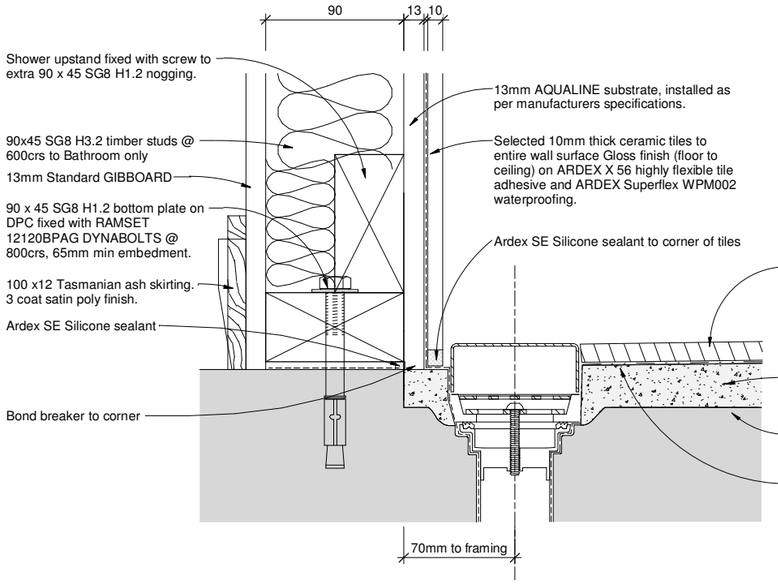
4 Bathroom - Wall to Floor Detail1

Scale 1:2 @ A1, 1:4 @ A3



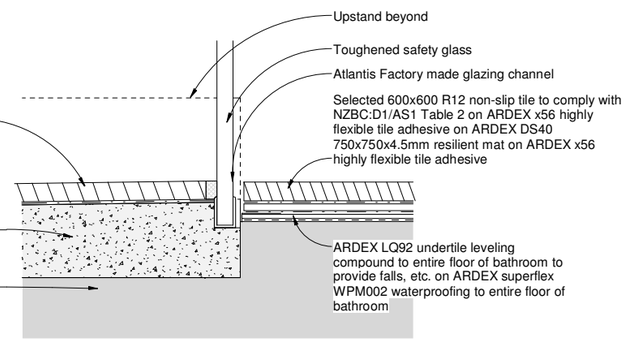
5 Bathroom - Corner Detail

Scale 1:2 @ A1, 1:4 @ A3



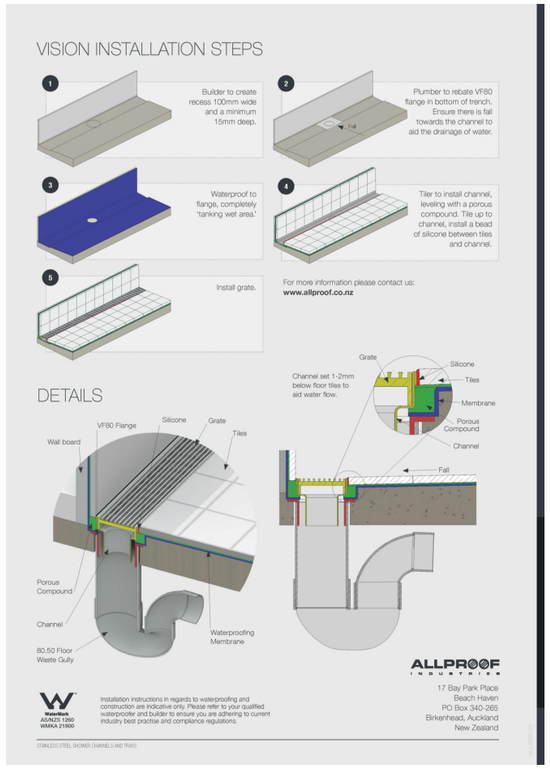
6 Bathroom - Wall to Shower Base (Drain)

Scale 1:2 @ A1, 1:4 @ A3



7 Bathroom - Wall to Shower Base

Scale 1:2 @ A1, 1:4 @ A3



ALLPROOF VISION Drainage Channel

Refer to Villaboard Lining Installation Specifications Guide October 2021 for wet area details and and in particular pages 6, 14, 15 and 18 which indicates the splash zone and installation requirements.
All work is to be carried out in strict accordance with the Winstone Wallboards GIB Aqualine specification.

Attention is also drawn to the requirement for the 32x32x0.55mm vertical fixed galvanised steel angle in the internal corners of shower and baths in a tiled wall situation.

Notes

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Structural Engineer

Drawing Status

BUILDING CONSENT

Project Title

Cutler Extension

Lots 31 & 32
2 Bramble Close Wanaka - NZ

Job No.

2727

Drawing Title

Construction Details

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