The copyright of this drawing remains with Origin Consultants Ltd

NOTES:

Big Cottage - Alterations & Repairs.

Paradise Trust

Address

1771 Paradise Road, Glenorchy

Issue:

Building Consent

Job

557a







Origin CONSULTANTS

ISSUE: Building Consent		DATE: 31.10.2026
CLIENT: Paradise Trust		DRAWN: KG
PROJECT #: 557a	SHEET: A001	REV: 10

Drawing & Issue List

Sheet Number	Sheet Name	Current Revision Description	Current Revision Date
A001	Cover Sheet	Building Consent	31.10.2026
A002	Drawing & Issue List	Building Consent	31.10.2026
A003	Existing - Location Plan	Building Consent	31.10.2026
A100	Existing - Site Plan	Building Consent	31.10.2026
ED101	Ex & Demo - Ground Floor Plan	Building Consent	31.10.2026
ED102	Ex & Demo - Roof Plan	Building Consent	31.10.2026
ED200	Ex & Demo - North & East Elevations	Building Consent	31.10.2026
ED201	Ex & Demo - South & West Elevations	Building Consent	31.10.2026
P100	Proposed - Site Plan	Building Consent	31.10.2026
P101	Proposed - Ground Floor Plan	Building Consent	31.10.2026
P102	Proposed - Roof Plan	Building Consent	31.10.2026
P103	Proposed Foundation & Bracing Plan	Building Consent	31.10.2026
P104	Proposed - Drainage & Plumbing Plan	Building Consent	31.10.2026
P105	Proposed - Wall Framing Plan	Building Consent	31.10.2026
P106	Proposed Ground Floor Bracing Plan	Building Consent	31.10.2026
P107	Proposed - Roof Framing Plan	Building Consent	31.10.2026
P108	Proposed - Electrical & Fire Plan	Building Consent	31.10.2026
P109	H1 Calculations	Building Consent	31.10.2026
P200	Proposed - North Elevation	Building Consent	31.10.2026
P201	Proposed - East Elevation	Building Consent	31.10.2026
P202	Proposed - South Elevation	Building Consent	31.10.2026
P203	Proposed - West Elevation	Building Consent	31.10.2026
P300	Proposed - Section AA	Building Consent	31.10.2026
P301	Proposed - Section BB	Building Consent	31.10.2026
P400	HWC & Gas Details	Building Consent	31.10.2026
P500	Proposed - Bathroom	Building Consent	31.10.2026
P501	Proposed - WC	Building Consent	31.10.2026
P600	Proposed - Plan Details	Building Consent	31.10.2026
P601	Proposed - Roof Junction Details	Building Consent	31.10.2026
P602	Proposed - Junction Details	Building Consent	31.10.2026
P603	Proposed - Wall Head Details	Building Consent	31.10.2026
P604	Proposed - Deck Details	Building Consent	31.10.2026
P605	Proposed - Deck Junction Details	Building Consent	31.10.2026
P606	Lintel Fixings	Building Consent	31.10.2026
P607	Bracing Spec	Building Consent	31.10.2026
P608	Pile Specs	Building Consent	31.10.2026
P610	Proposed - Wet Area Details 1	Building Consent	31.10.2026
P611	Proposed - Wet Area Details 2	Building Consent	31.10.2026
P620	Woodburner - Wetback	Building Consent	31.10.2026
P621	Woodburner - Wetback	Building Consent	31.10.2026
P700	Window & Door Schedule	Building Consent	31.10.2026

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NOTES:

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REVISION	DESCRIPTION	DATE
2	Resource Consent	09/04/19
3	For Pricing	09/12/19
4	Current Issue	07.01.2026
5	For Consultants	20.01.2026
6	For Informtion	03.06.2026
7	Building Consent	31.10.2026

PROJECT: Big Cottage - Alterations & Repairs.

DRAWING: Drawing & Issue List

SCALE:

ADDRESS: Paradise, Glenorchy

CLIENT: Paradise Trust

DRAWN: KG

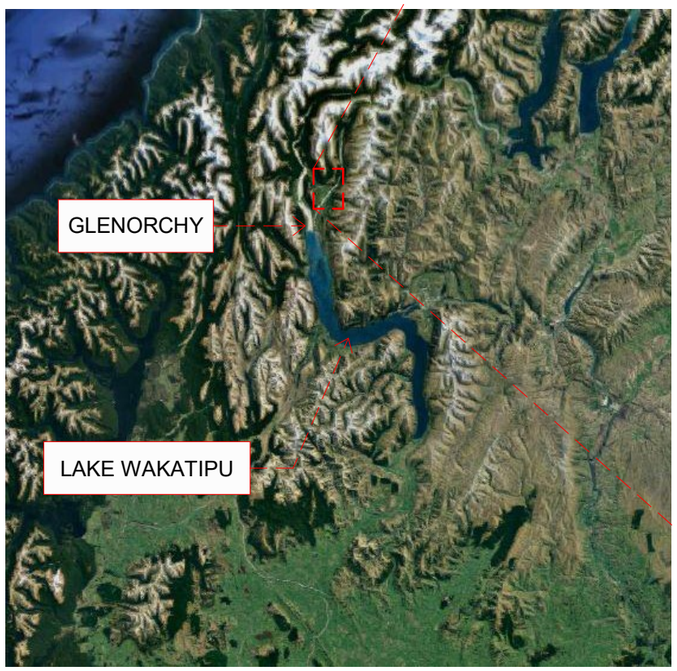
office@originteam.co.nz
PO Box 213 Queenstown 03 442 0300

PROJECT NUMBER: 557a

SHEET: A002

REV: 7

BIG COTTAGE, PARADISE	
Legal Desc.:	SECS 29/33 39 42 BLK II DART SD
CT:	OT91/128
Valuation #:	2911131900
Site Area:	128.7 Ha.
Zone:	Rural (ONL)
Existing Footprint	71.9 m2
Existing Site Coverage	%0.000056
Earthquake Zone	4
Exposure Zone	B
Climate Zone	6
Wind Region	A
Lee Zone	no
Rainfall	40-50
Wind Zone	Extra High
Snow	N5 (377.50 ASL)
Classified Use	Communal Res-CS
Use of Building	SA
Importance Level	2



1 Geographical Location - Paradise
1 : 2000



2 Existing Location Plan - Big Cottage
1 : 2000

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NOTES:

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REVISION	DESCRIPTION	DATE
4	Resource Consent	09/04/19
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6	Current Issue	07.01.2026
7	For Consultants	20.01.2026
8	For Informtion	03.06.2026
9	Building Consent	31.10.2026

PROJECT: Big Cottage - Alterations & Repairs.

DRAWING: Existing - Location Plan

SCALE: 1 : 2000 @ A3

ADDRESS: Paradise, Glenorchy

CLIENT: Paradise Trust

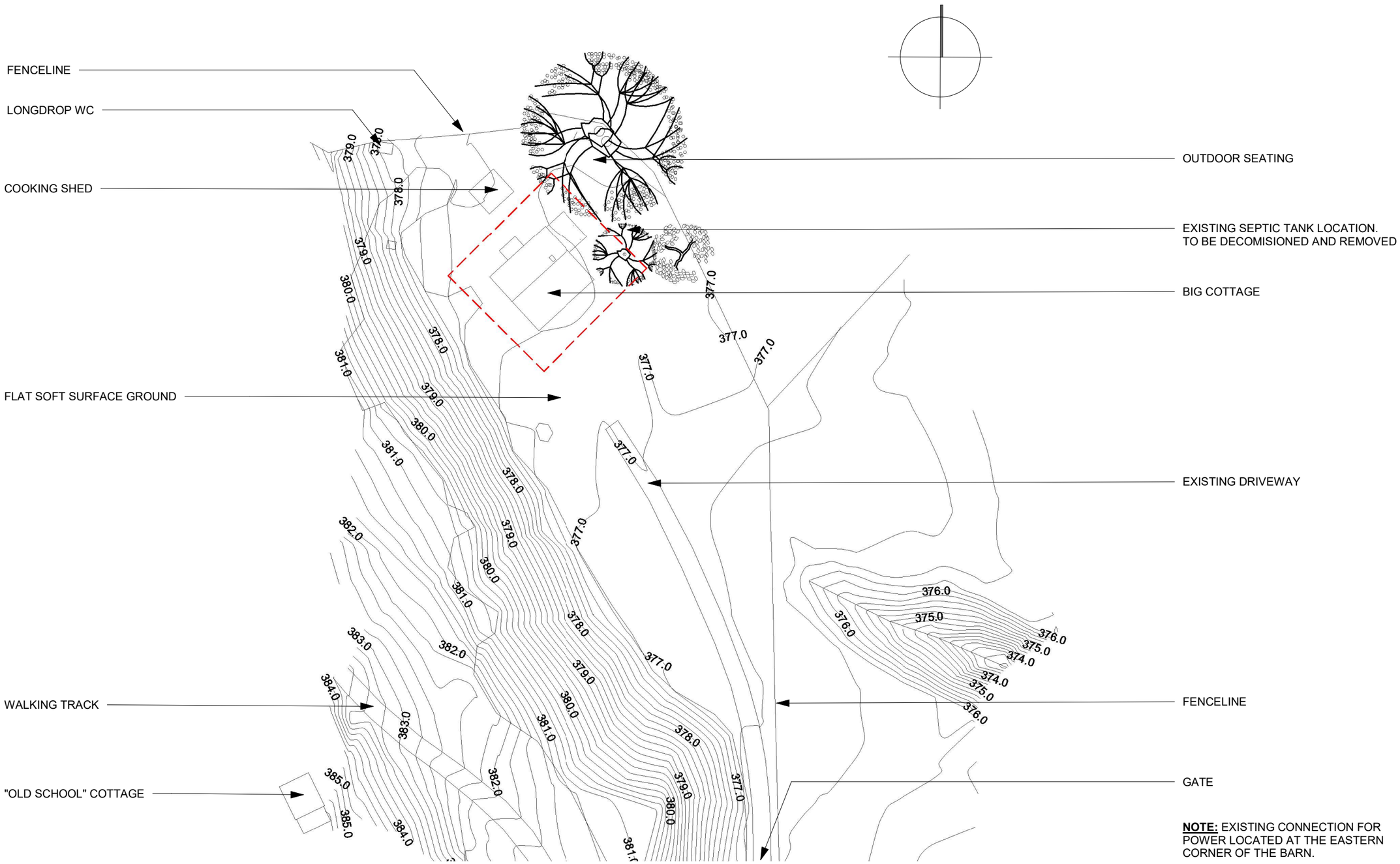
DRAWN: KG

office@originteam.co.nz
PO Box 213 Queenstown 03 442 0300

PROJECT NUMBER: 557a

SHEET: A003

REV: 9



1 Existing Site Plan
1 : 500

Origin CONSULTANTS

NOTES:

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REVISION	DESCRIPTION	DATE
3	Resource Consent	09/04/19
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5	Current Issue	07.01.2026
6	For Consultants	20.01.2026
7	For Informtion	03.06.2026
8	Building Consent	31.10.2026

PROJECT: Big Cottage - Alterations & Repairs.

ADDRESS: Paradise, Glenorchy

DRAWING: Existing - Site Plan

CLIENT: Paradise Trust

SCALE: 1 : 500 @ A3

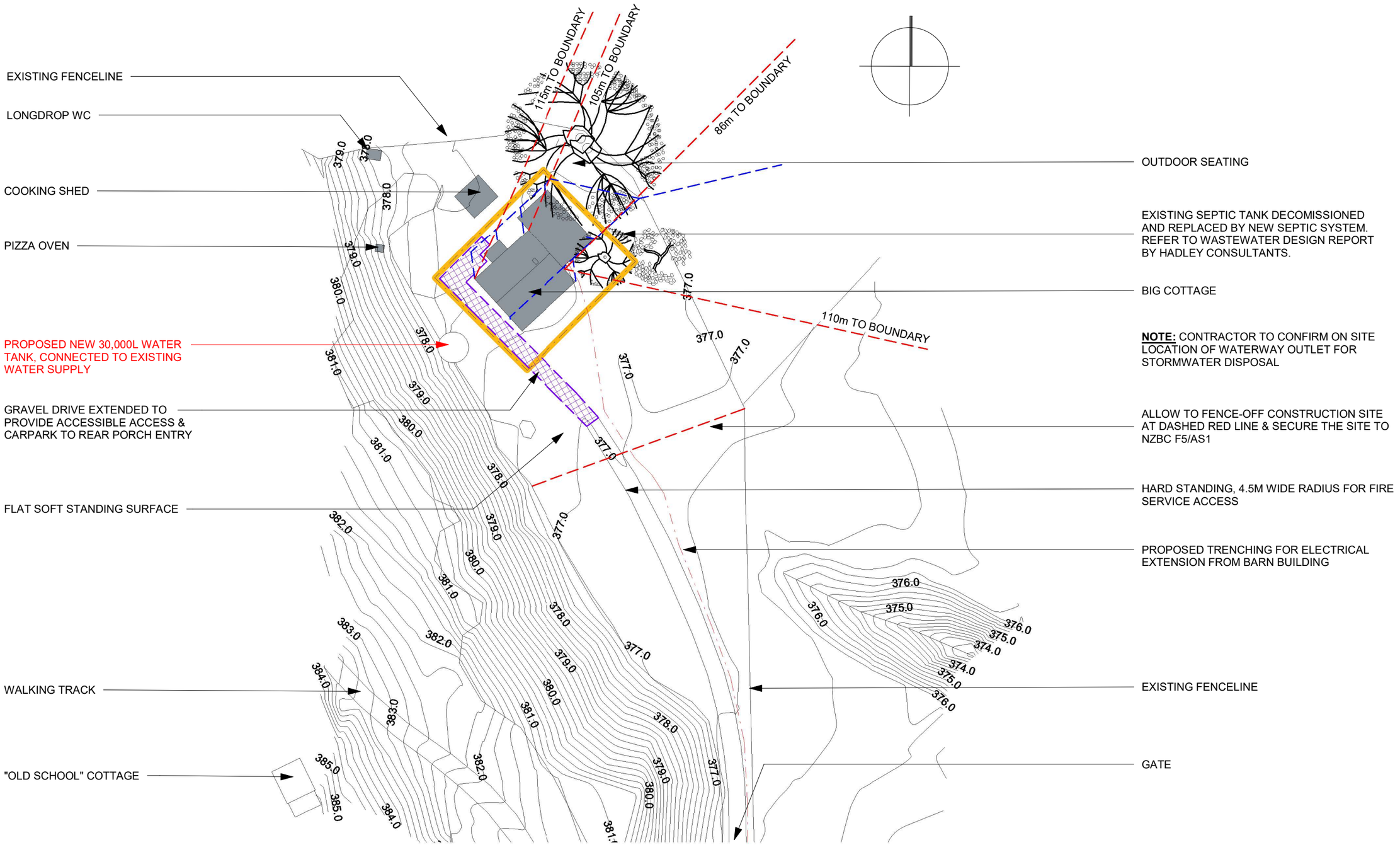
DRAWN: KG

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PROJECT NUMBER: 557a

SHEET: A100

REV: 8



1 Proposed Site Plan
1 : 500

Origin CONSULTANTS

NOTES:

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REVISION	DESCRIPTION	DATE
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8	For Informtion	03.06.2026
9	Building Consent	31.10.2026

PROJECT: Big Cottage - Alterations & Repairs.

ADDRESS: Paradise, Glenorchy

office@originteam.co.nz
PO Box 213 Queenstown 03 442 0300

DRAWING: Proposed - Site Plan

CLIENT: Paradise Trust

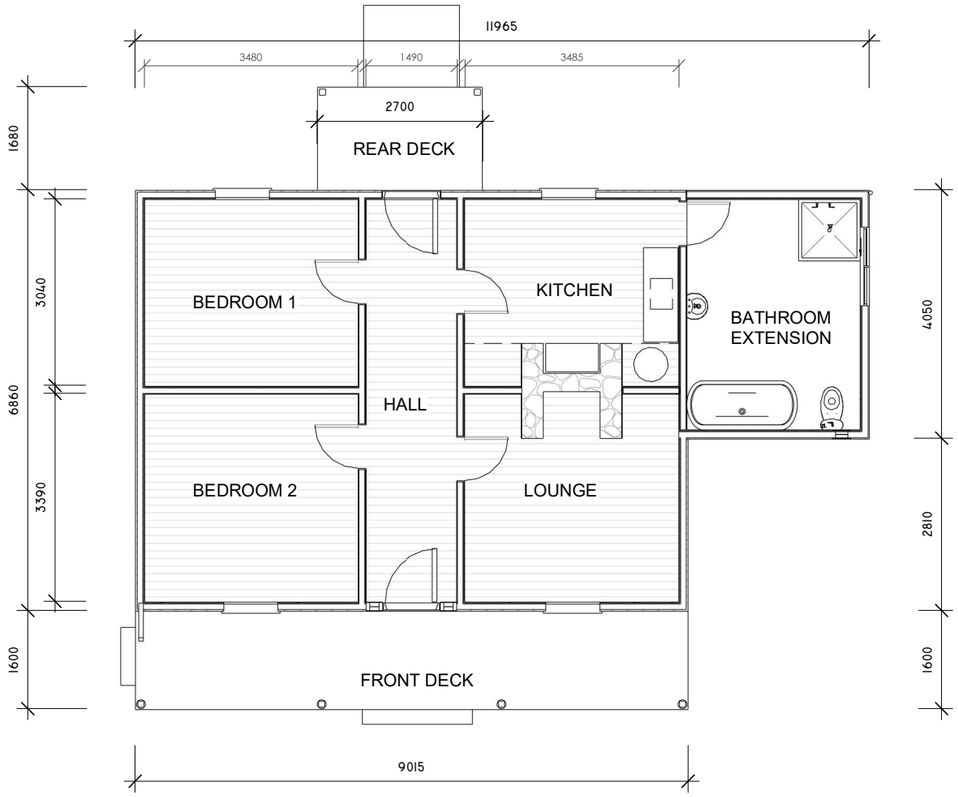
PROJECT NUMBER: 557a

SHEET: P100

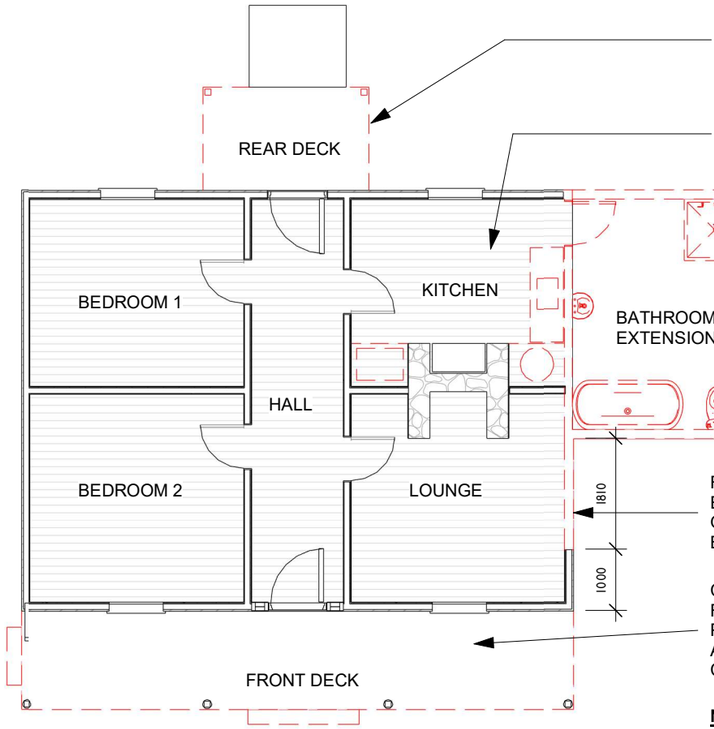
SCALE: 1 : 500 @ A3

DRAWN: KG

REV: 9



1 Existing Ground Floor Plan
1 : 100



2 Demolition Ground Floor Plan
1 : 100

NOTE: NO ASBESTOS SURVEY HAS BEEN COMPLETED. TREAT OLD ELECTRICAL AND HEATING APPLIANCES WITH CARE.

EXISTING CONCRETE TERRACE AND POSTS TO BE REMOVED AND VERANDAH ROOF TO BE REALIGNED TO CENTRE ON DOOR

REMOVE WALL LININGS ABOVE DADO, REMOVE HWC & KITCHEN BENCH & CUPBOARDS

REFER TO EAST DEMOLITION ELEVATION DRAWING FOR EXTENT OF EXISTING EXTERNAL WALLS TO BE DEMOLISHED.

CONCRETE TERRACE TO BE REMOVED AND VERANDAH ROOF PROPPED UNTIL TIMBER POSTS AND SUBSTRUCTURE INSTALLED. CONFIRM METHODOLOGY ON SITE.

NOTE: ALLOW TO REMOVE SECTIONS OF EXISTING WEATHERBOARDS AND REPAIR STUDS AS DIRECTED ON SITE. ALLOW FOR BORER TREATMENT.

NOTE: COTTAGE TO BE PROPPED & EXISTING PILES TO BE REMOVED BEFORE BEING REPLACED EXISTING BEARERS & SUBFLOOR STRUCTURE TO BE RETAINED. CONFIRM METHADOLOGY ON SITE.

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NOTES:

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REVISION	DESCRIPTION	DATE
1	Draft - For Information Only	21/12/18
2	For Pricing	09/12/19
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4	For Consultants	20.01.2026
5	For Informtion	03.06.2026
6	Building Consent	31.10.2026

PROJECT: Big Cottage - Alterations & Repairs.

ADDRESS: Paradise, Glenorchy

DRAWING: Ex & Demo - Ground Floor Plan

CLIENT: Paradise Trust

SCALE: 1 : 100 @ A3

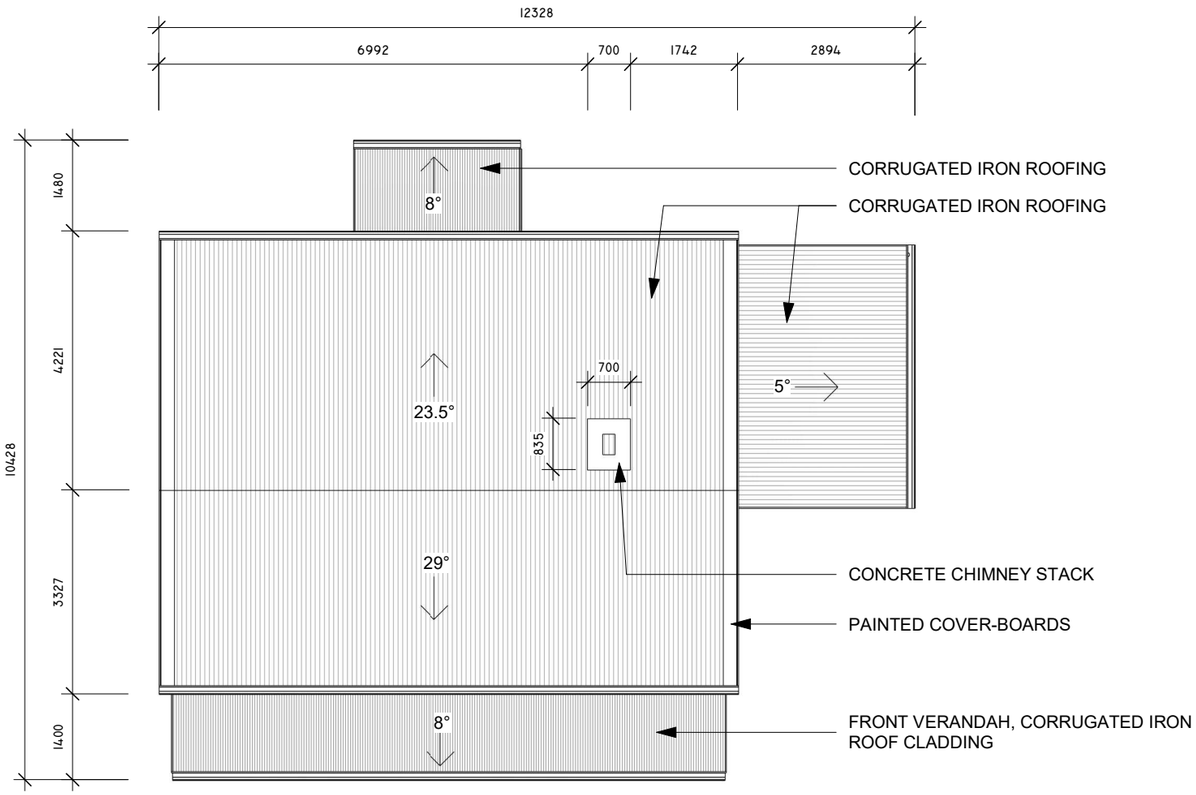
DRAWN: KG

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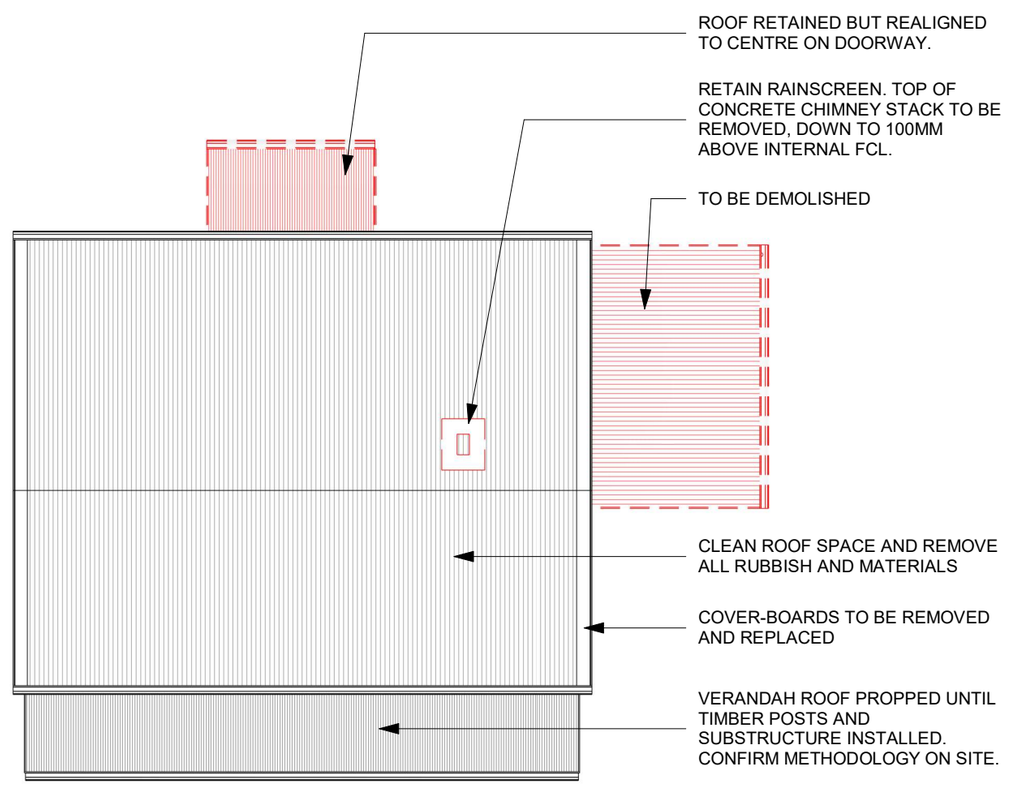
PROJECT NUMBER: 557a

SHEET: ED101

REV: 6



1 Existing Roof Plan
1 : 100



2 Demolition Roof Plan
1 : 100

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NOTES:

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6	Building Consent	31.10.2026

PROJECT: Big Cottage - Alterations & Repairs.

DRAWING: Ex & Demo - Roof Plan

SCALE: 1 : 100 @ A3

ADDRESS: Paradise, Glenorchy

CLIENT: Paradise Trust

DRAWN: KG

office@originteam.co.nz
PO Box 213 Queenstown 03 442 0300

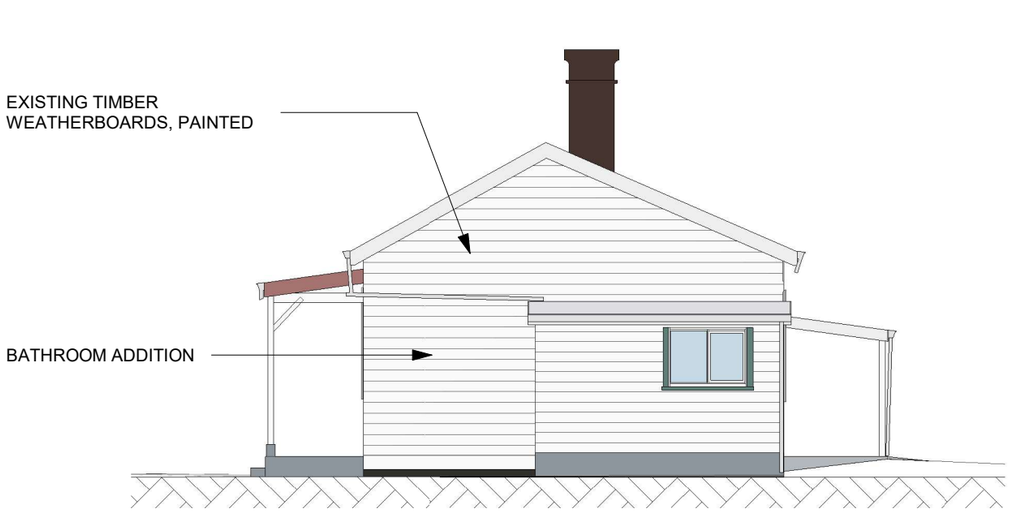
PROJECT NUMBER: 557a

SHEET: ED102

REV: 6



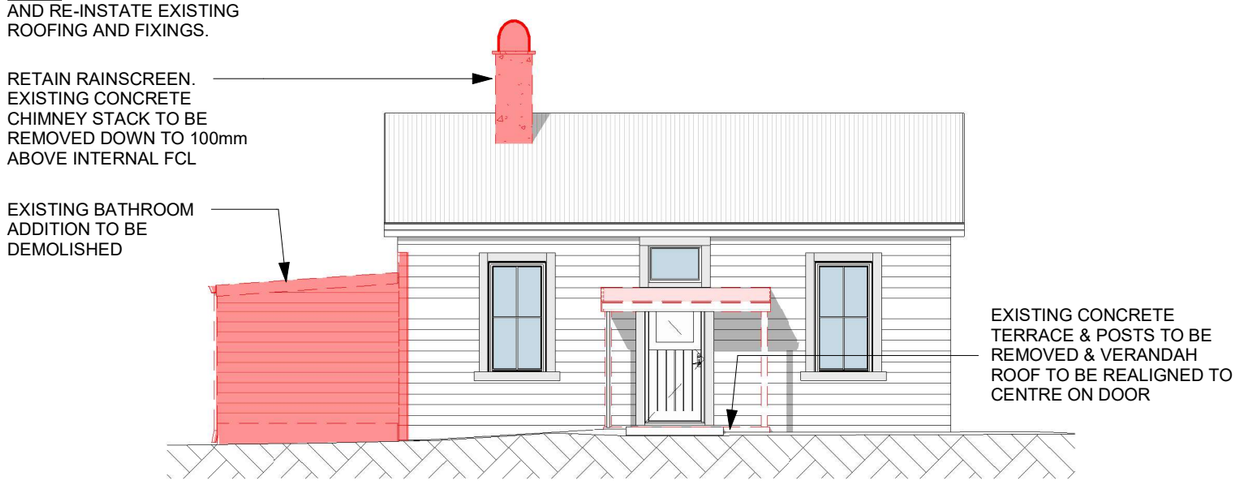
1 Existing North Elevation
1 : 100



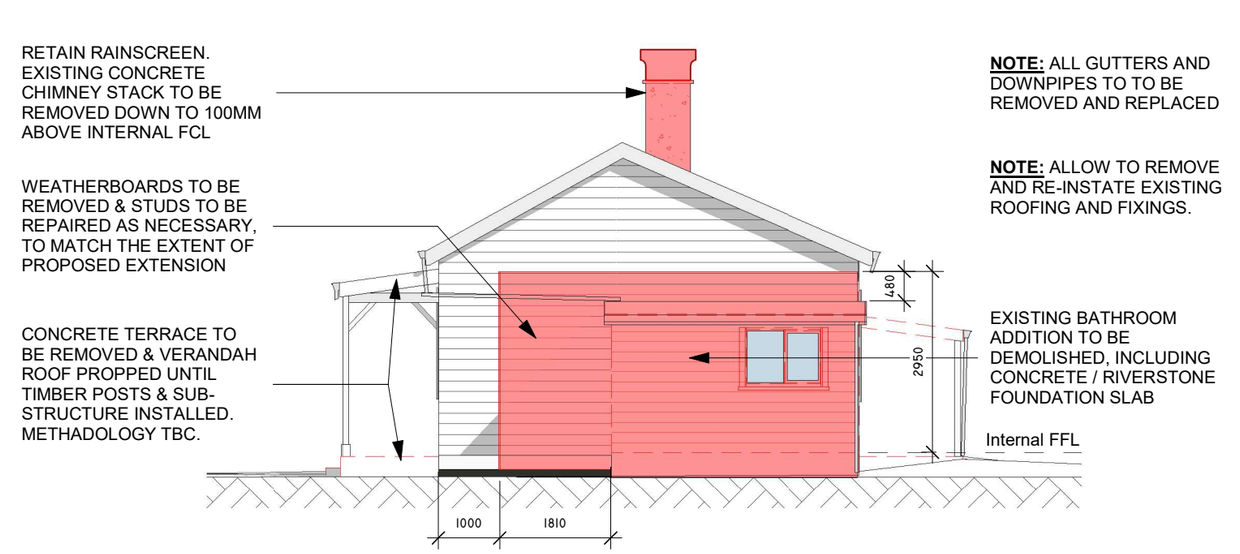
2 Existing East Elevation
1 : 100

NOTE: ALL GUTTERS AND DOWNPIPES TO TO BE REMOVED AND REPLACED

NOTE: ALLOW TO REMOVE AND RE-INSTATE EXISTING ROOFING AND FIXINGS.



3 Demolition North Elevation
1 : 100



4 Demolition East Elevation
1 : 100

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PROJECT: Big Cottage - Alterations & Repairs.

ADDRESS: Paradise, Glenorchy

office@originteam.co.nz
PO Box 213 Queenstown 03 442 0300

DRAWING: Ex & Demo - North & East Elevations

CLIENT: Paradise Trust

SCALE: 1 : 100 @ A3

DRAWN: KG

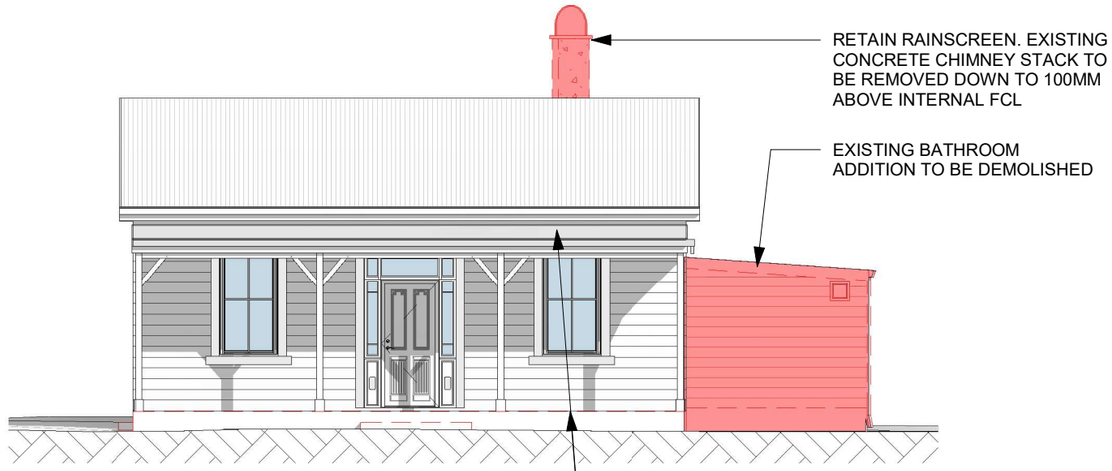
PROJECT NUMBER: 557a

SHEET: ED200

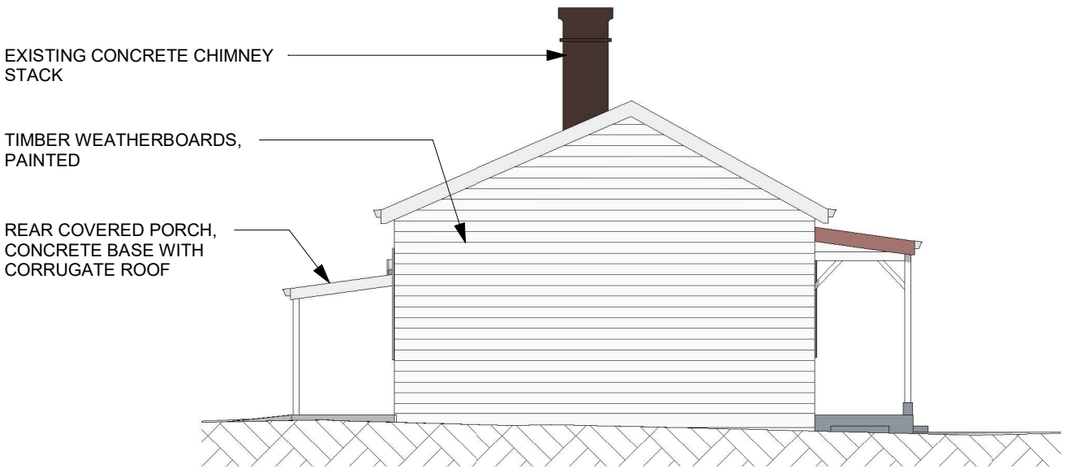
REV: 6



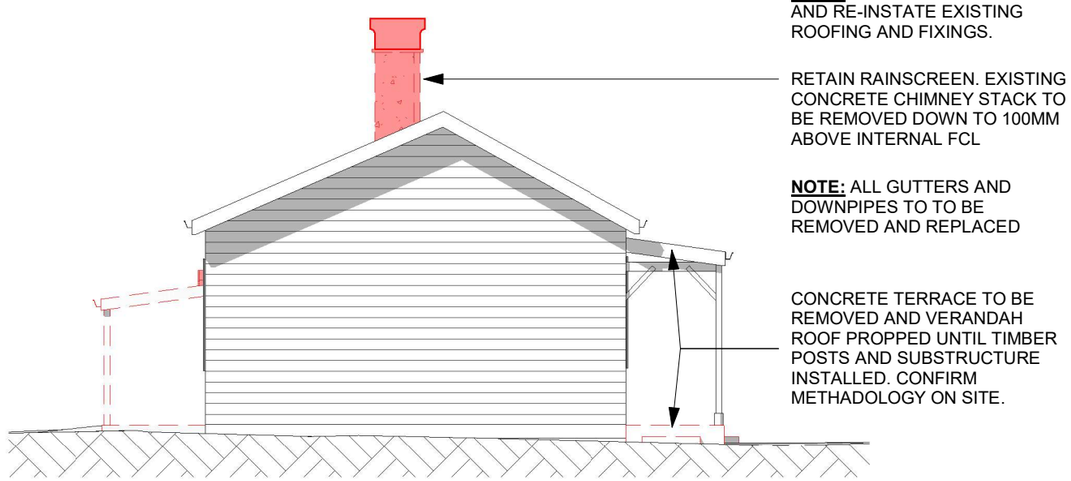
1 Existing South Elevation
1 : 100



3 Demolition South Elevation
1 : 100



2 Existing West Elevation
1 : 100



4 Demolition West Elevation
1 : 100

Origin CONSULTANTS

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REVISION	DESCRIPTION	DATE
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6	Building Consent	31.10.2026

PROJECT: Big Cottage - Alterations & Repairs.

DRAWING: Ex & Demo - South & West Elevations

SCALE: 1 : 100 @ A3

ADDRESS: Paradise, Glenorchy

CLIENT: Paradise Trust

DRAWN: KG

office@originteam.co.nz
PO Box 213 Queenstown 03 442 0300

PROJECT NUMBER: 557a

SHEET: ED201

REV: 6

NOTE: CONFIRM ON SITE IF DOORS HAVE WORKING LOCKS. REFER TO FIRE REPORT.

NOTE: EXISTING TIMBER DOORS & WINDOWS TO BE REPAIRED, RECONDITIONED & REPAINTED.

NEW EXPOSED AGG. CONCRETE SLAB. RE-ALIGN TO CENTRE ON DOOR / HALL. CONFIRM DRAINAGE / THRESHOLD GAP DETAIL ON SITE

NOTE: ALLOW FOR BORER TREATMENT.

NOTE: S.S KITCHEN BENCH. KITCHEN TO COMPLY WITH NZBC G3/AS1

REPLACE FIBRE-BOARD LINING WITH 10mm GIB AQUALINE & RE-INSTATE DADO PANELING. PAINT FINISH. NEW KITCHEN, HWC AND LAUNDRY JOINERY.

SAND EXISTING TIMBER T&G FLOORS AND CLEAR FINISH.

NOTE: DECOMISSION EXISTING FIRE, STOVE AND FLUE.

INTERIOR WALL GRID-2 TO BE INSULATED WITH R2.8 BATTS

REMOVE EXISTING BUNK AND INSTALL NEW BUNKS AS DETAILED. CONFIRM ON SITE.

SAND EXISTING TIMBER T&G FLOORS AND CLEAR FINISH. REPLACE BOARDS IF NEEDED

NEW PAINT FINISH TO HALLWAY WALLS. DADO TO BE SANDED WITH CLEAR FINISH

NOTE: CONFIRM CONDITION OF INTERNAL LININGS ON SITE & ALLOW TO REPAINT WALLS.

NEW TIMBER FRAMED DECK

ENSURE SPACED GAP FOR DRAINAGE BETWEEN DECKS AND WALL. REFER TO DETAIL.

ASL - 377.30 APPROXIMATE

REAR DECK

BEDROOM 1

KITCHEN

FRIDGE

GAS

WM LDY

EXISTING STOVE

HWC

ROBE

ROBE

HALL

ASL - 377.70 APPROXIMATE

BEDROOM 2

BEDROOM 3

FRONT DECK

ASL - 377.68

ASL - 377.30 APPROXIMATE

FLAGSTONE STEP

ASL - 377.50

LOUNGE

ASL - 377.70 APPROXIMATE

WOOD BURNER

PROPOSED DECK

BATHROOM

LOBBY

ID01

ID02

ID03

WC

W01 W02 W03 W04 W05 W06 W07

ED01

2162 3717 4780 1000 2600 2660 8040 1470 800 982 1536 982 800 1470

817 800 950 800 650

1691 2850 1120 1910 1017 3833 1547

650 800 950 800 650

NOTE: LOUNGE TO HAVE 10mm GIB LINING WITH PAINT FINISH

DASHED RED LINE INDICATES PROPOSED EXTENSION

2 Proposed Ground Floor Plan
1 : 50

REVISION	DESCRIPTION	DATE
5	Resource Consent	09/04/19
6	For Pricing	09/12/19
7	Current Issue	07.01.2026
8	For Consultants	20.01.2026
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Origin CONSULTANTS

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PROJECT: Big Cottage - Alterations & Repairs.

ADDRESS: Paradise, Glenorchy

office@originteam.co.nz
PO Box 213 Queenstown 03 442 0300

DRAWING: Proposed - Ground Floor Plan

CLIENT: Paradise Trust

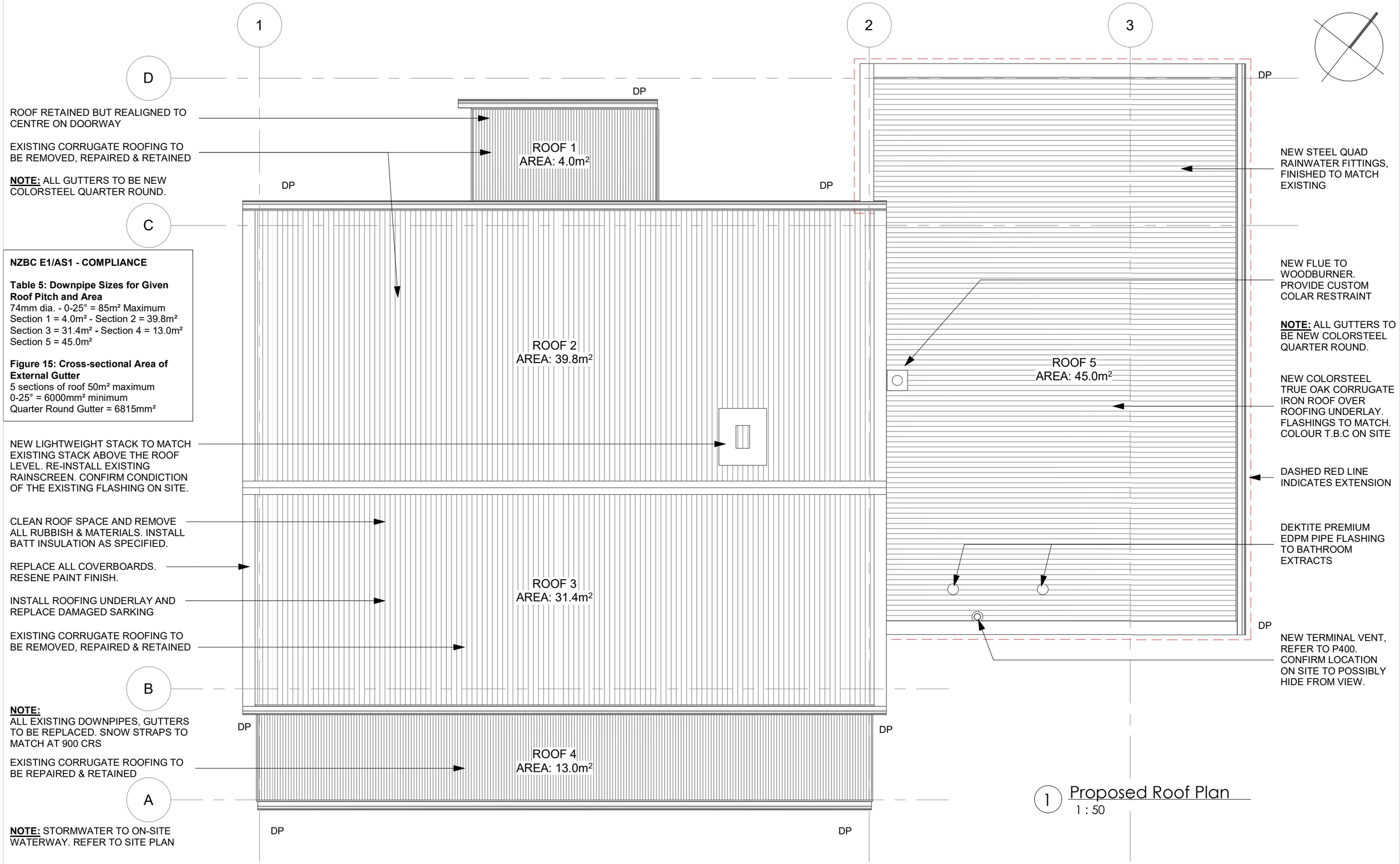
SCALE: 1 : 50 @ A3

DRAWN: KG

PROJECT NUMBER: 557a

SHEET: P101

REV: 10



NZBC E1/AS1 - COMPLIANCE

Table 5: Downpipe Sizes for Given Roof Pitch and Area
74mm dia. - 0-25° = 85m² Maximum
Section 1 = 4.0m² - Section 2 = 39.8m²
Section 3 = 31.4m² - Section 4 = 13.0m²
Section 5 = 45.0m²

Figure 15: Cross-sectional Area of External Gutter
5 sections of roof 50m² maximum
0-25° = 6000mm² minimum
Quarter Round Gutter = 6815mm²

1 Proposed Roof Plan
1 : 50

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REVISION	DESCRIPTION	DATE
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PROJECT: Big Cottage - Alterations & Repairs.
ADDRESS: Paradise, Glenorchy
DRAWING: Proposed - Roof Plan
CLIENT: Paradise Trust
SCALE: 1 : 50 @ A3
DRAWN: KG
PROJECT NUMBER: 557a
SHEET: P102
REV: 10

office@originteam.co.nz
PO Box 213 Queenstown 03 442 0300

PILE LEGEND:

BUILDING FOOTPRINT

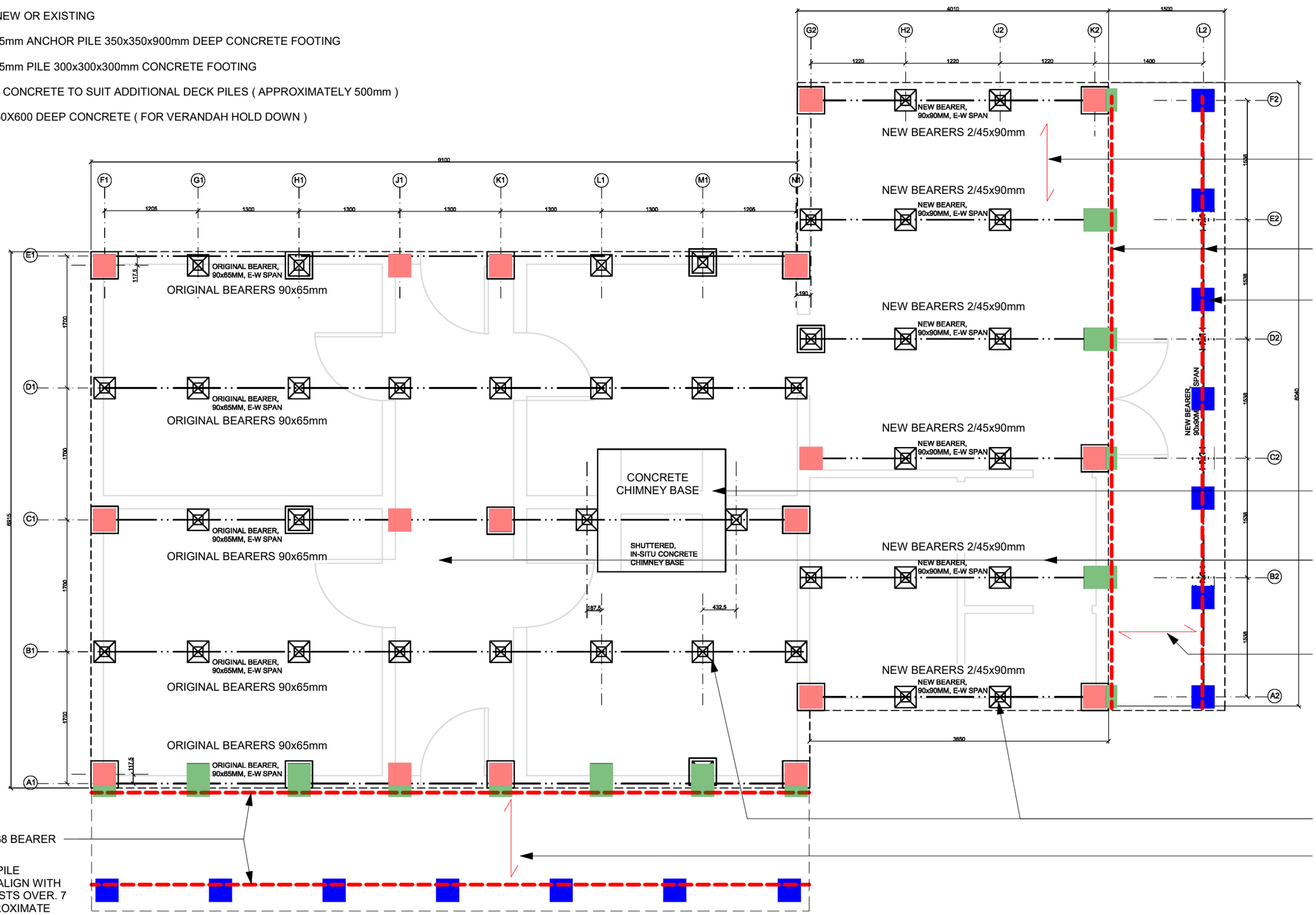
BEARER - NEW OR EXISTING

P1 - 125x125mm ANCHOR PILE 350x350x900mm DEEP CONCRETE FOOTING

P2 - 125x125mm PILE 300x300x300mm CONCRETE FOOTING

P3 - WIDEN CONCRETE TO SUIT ADDITIONAL DECK PILES (APPROXIMATELY 500mm)

P4 - 350X350X600 DEEP CONCRETE (FOR VERANDAH HOLD DOWN)



140x45mm SG8 JOISTS AT 600 CRS MAXIMUM

NOTE: ONLY P4 TYPE PILES FOR VERANDAH EDGE.

2 / 90x45mm SG8 BEARER

EQUAL PILE SPACINGS TO ALIGN WITH VERANDAH POSTS OVER. 7 / 1200 CRS APROXIMATE

NOTE: INTERMEDIATE DECK PILES BETWEEN POSTS TO BE ORDINARY 300x300x300 PILES

NOTE: REFER TO P604 & P608 FOR PILE DETAILS

ALLOW TO MAKE GOOD CHIMNEY FOUNDATION.

PROVIDE DPM TO EXPOSED GROUND BELOW EXISTING COTATGE AND ADDITION.

NOTE: ONLY P4 TYPE PILES FOR VERANDAH EDGE.

140x45mm SG8 DECK JOISTS AT 600 CRS MAXIMUM

NOTE: ALLOW TO INSTALL UNDEFLOOR INSULATION BETWEEN JOISTS.

NOTE: ALLOW TO FILL IN ALL BURROWS BENEATH THE EXISTING COTTAGE.

ALL PILES ORDINARY 300x300x300 PILES UNLESS HIGHLIGHTED OTHERWISE.

140x45mm SG8 DECK JOISTS AT 600 CRS MAXIMUM

2 / 90x45mm SG8 BEARER

NOTE: EQUAL PILE SPACINGS TO ALIGN WITH VERANDAH POSTS OVER. 7 / 1200 CRS APROXIMATE

Origin CONSULTANTS

NOTES:

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REVISION	DESCRIPTION	DATE
1	For Initial Pricing	01/03/19
2	For Pricing	09/12/19
3	Current Issue	07.01.2026
4	For Consultants	20.01.2026
5	For Informtion	03.06.2026
6	Building Consent	31.10.2026

PROJECT: Big Cottage - Alterations & Repairs.

ADDRESS: Paradise, Glenorchy

DRAWING: Proposed Foundation & Bracing Plan

SCALE: 1 : 2

CLIENT: Paradise Trust

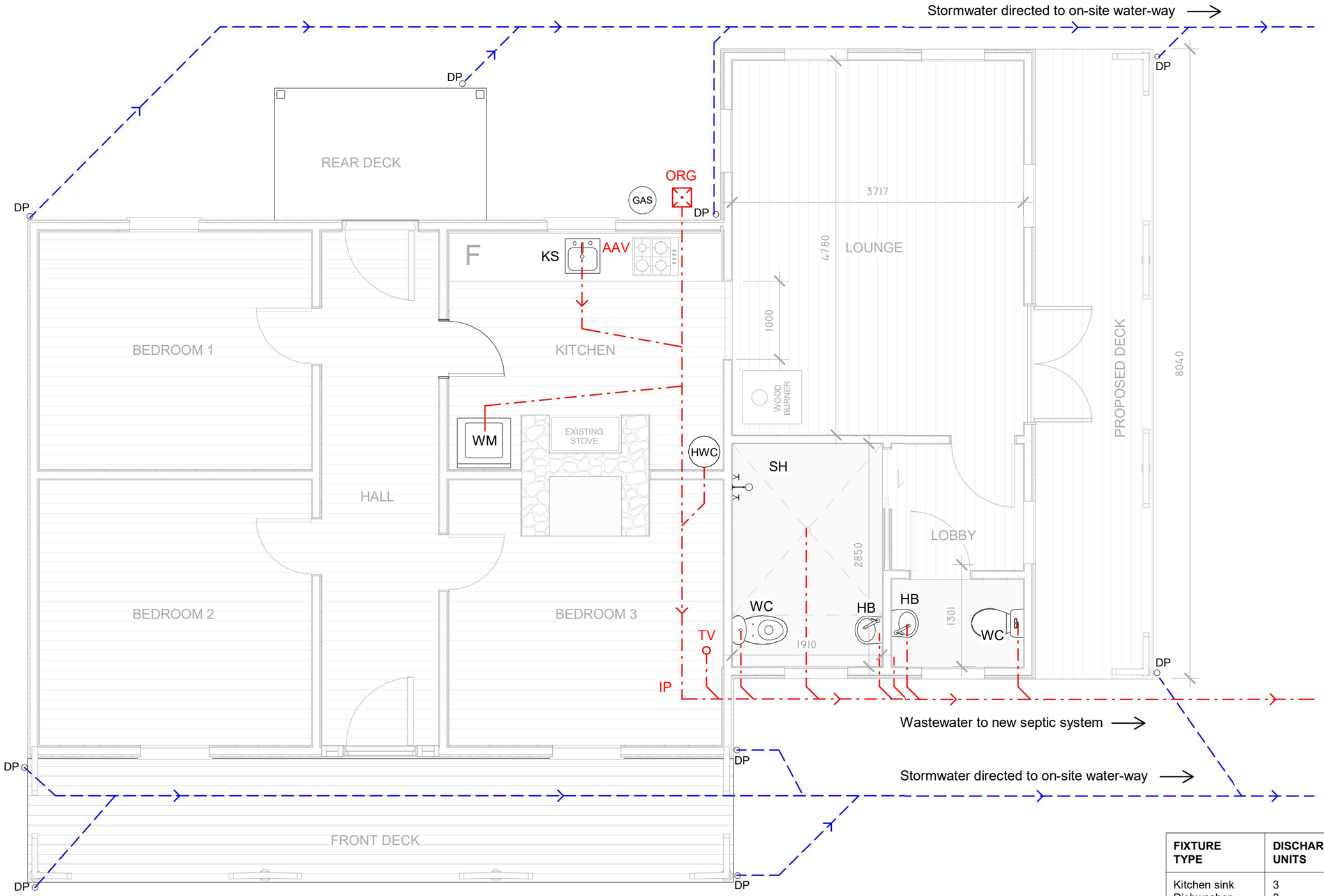
DRAWN: KG

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PO Box 213 Queenstown 03 442 0300

PROJECT NUMBER: 557a

SHEET: P103

REV: 6



1 Proposed Plumbing & Drainage Plan
1 : 50

HWC NOTE: NEW HIGH PRESSURE PETER COCKS HWC FOR WETBACK. FINAL SELECTION TO BE CONFIRMED WITH PLUMBER.

WETBACK NOTE: METRO FIRES WETBACK. PLUMBER TO CO-ORDINATE WITH MAIN CONTRACTOR.

KEY:

AAV	Air Admittance Valve
DP	Down Pipe
DW	Dishwasher
HB	Hand Basin
HWC	Hot Water Cylinder
IP	Inspection Point
KS	Kitchen Sink
ORG	Overflor Relief Gully
RP	Rodding Point
SH	Shower
TV	Terminal Vent
WC	Toilet Pan
WS	Washing Machine

NOTE: EXT.SEPTIC TANK TO BE DECOMMISSIONED AND REPLACED WITH A NEW SEPTIC SYSTEM. REFER TO THE WASTEWATER DESIGN REPORT BY HADLEY CONSULTANTS.

FIXTURE TYPE	DISCHARGE UNITS	MIN. DISCH. PIPE SIZE	MIN. FALL GRADIENT
Kitchen sink	3	50mm	1:40 fall
Dishwasher	3	40mm	1:40 fall
Laundry Sink	3	40-50mm	1:40 fall
Clothes washer	5	40mm	1:30 fall
Shower	2	40-50mm	1:40 fall
Handbasin	1	40mm	1:40 fall
Bath	4	40mm	1:40 fall
Toilet pan	4	80-100mm	1:60 fall
Bathroom Combo	6	as above	as above

Origin CONSULTANTS

NOTES:

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PLUMBING DESIGNED TO AS/NZS3500

REVISION	DESCRIPTION	DATE
1	For Pricing	09/12/19
2	Current Issue	07.01.2026
3	For Consultants	20.01.2026
4	For Informtion	03.06.2026
5	Building Consent	31.10.2026

PROJECT: Big Cottage - Alterations & Repairs.

ADDRESS: Paradise, Glenorchy

office@originteam.co.nz
PO Box 213 Queenstown 03 442 0300

DRAWING: Proposed - Drainage & Plumbing Plan

CLIENT: Paradise Trust

SCALE: 1 : 50

DRAWN: KG

PROJECT NUMBER: 557a

SHEET: P104

REV: 5

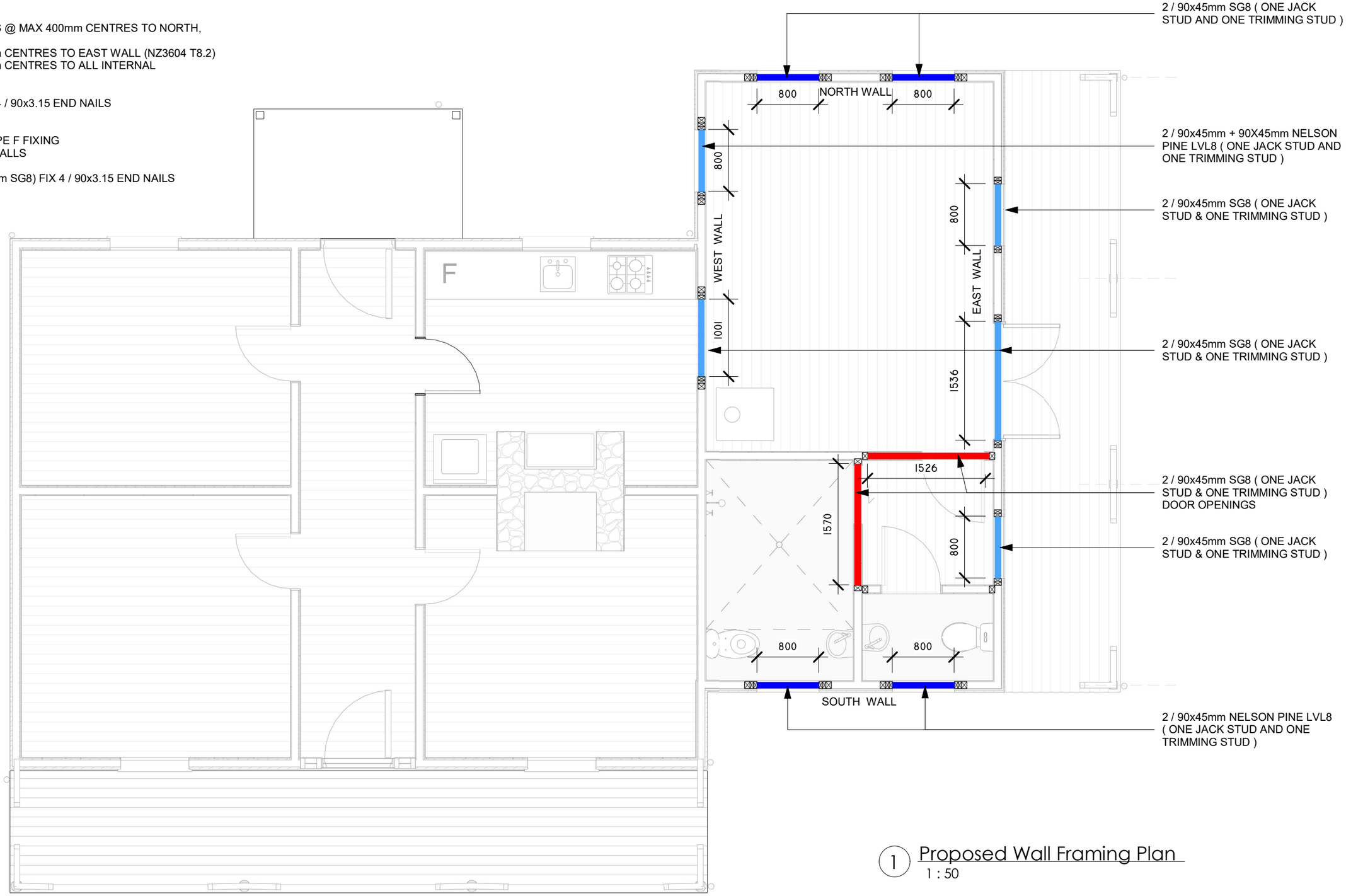
FRAMING LEGEND:

90x45mm NELSON PINE LVL8 STUDS @ MAX 400mm CENTRES TO NORTH, SOUTH & WEST WALLS
90x45mm SG8 STUDS @ MAX 400mm CENTRES TO EAST WALL (NZ3604 T8.2)
90x45mm SG8 STUDS @ MAX 600mm CENTRES TO ALL INTERNAL PARTITIONS (NZ3604 T8.3)

NEW LINTEL (2 / 90x45mm SG8) FIX 4 / 90x3.15 END NAILS NORTH AND SOUTH WALLS ONLY

NEW LINTEL (2 / 140x45mm SG8) TYPE F FIXING ALL LINTELS TO EAST AND WEST WALLS

NEW INTERNAL LINTEL (2 / 140x45mm SG8) FIX 4 / 90x3.15 END NAILS



1 Proposed Wall Framing Plan
1 : 50

Origin CONSULTANTS

NOTES:

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REVISION	DESCRIPTION	DATE
1	For Pricing	09/12/19
2	Current Issue	07.01.2026
3	For Consultants	20.01.2026
4	For Informtion	03.06.2026
5	Building Consent	31.10.2026

PROJECT: Big Cottage - Alterations & Repairs.
ADDRESS: Paradise, Glenorchy
DRAWING: Proposed - Wall Framing Plan
CLIENT: Paradise Trust
SCALE: 1 : 50 @ A3
DRAWN: KG
PROJECT NUMBER: 557a
SHEET: P105
REV: 5

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PO Box 213 Queenstown 03 442 0300



1 Ground Floor Bracing Plan
1 : 50

Origin CONSULTANTS

NOTES:

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REVISION	DESCRIPTION	DATE
1	For Initial Pricing	01/03/19
2	For Pricing	09/12/19
3	Current Issue	07.01.2026
4	For Consultants	20.01.2026
5	For Informtion	03.06.2026
6	Building Consent	31.10.2026

PROJECT: Big Cottage - Alterations & Repairs.

ADDRESS: Paradise, Glenorchy

office@originteam.co.nz
PO Box 213 Queenstown 03 442 0300

DRAWING: Proposed Ground Floor Bracing Plan

SCALE: 1 : 50

CLIENT: Paradise Trust

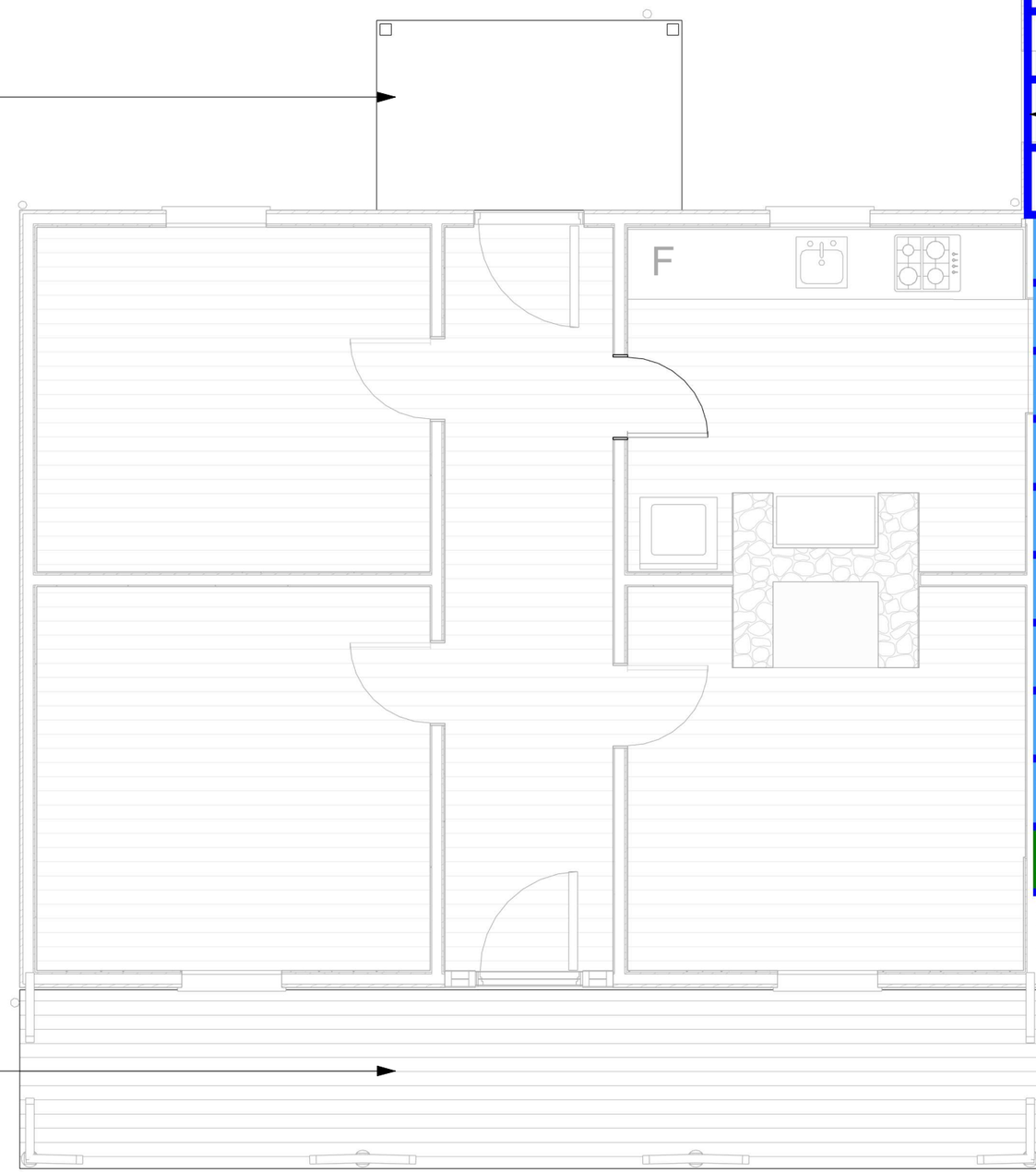
DRAWN: KG

PROJECT NUMBER: 557a

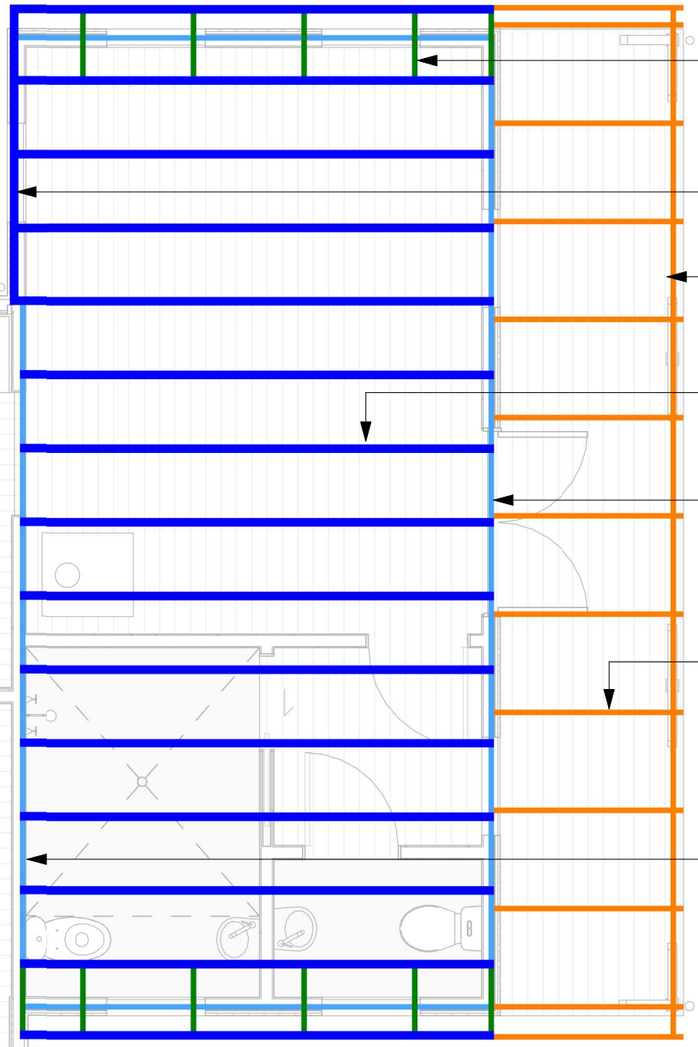
SHEET: P106

REV: 6

CONFIRM CONDITION OF PORCH STRUCTURE AND REPLACE ANY DECAYED OR ROTTEN TIMBER.



CONFIRM CONDITION OF VERANDAH STRUCTURE AND REPLACE ANY DECAYED OR ROTTEN TIMBER.



190X45mm SG8 OUTRIGGERS @ MINIMUM 900mm CENTRES (NZ3604 T10.9)

190x45mm SG8 TRIMMING RAFTER SCREW FIXED TO RAFTERS.

2 / 140x45mm SG8 VERANDAH BEAM.

190x45mm NELSON PINE LVL8 RAFTERS @ 600mm CENTRES

190x45mm SG8 TRIMMING RAFTER SCREW FIXED TO RAFTERS

140x45mm SG8 VERANDAH RAFTERS @ 900 CENTRES

190x45mm SG8 STRINGER FIXED TO STUDS @ 600 CENTRES

NOTE: 19x45mm CEILING BATTENS @ 400mm CTRS (NZS 3604:2011 - TABLE 13.1)

NOTE: 75x40mm SG8 TIMBER PURLINS ON FLAT @ 900mm CTRS MAX (NZS 3604:2011 - T10.10) FIXED WITH 1/10G SELF-DRILLING SCREW, 80mm LONG

1 Proposed Roof Framing Plan
1 : 50

Origin CONSULTANTS

NOTES:

All dimensions to be verified on site before making any shop drawings or commencing any work.

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REVISION	DESCRIPTION	DATE
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3	For Consultants	20.01.2026
4	For Informtion	03.06.2026
5	Building Consent	31.10.2026

PROJECT: Big Cottage - Alterations & Repairs.

ADDRESS: Paradise, Glenorchy

office@originteam.co.nz
PO Box 213 Queenstown 03 442 0300

DRAWING: Proposed - Roof Framing Plan

CLIENT: Paradise Trust

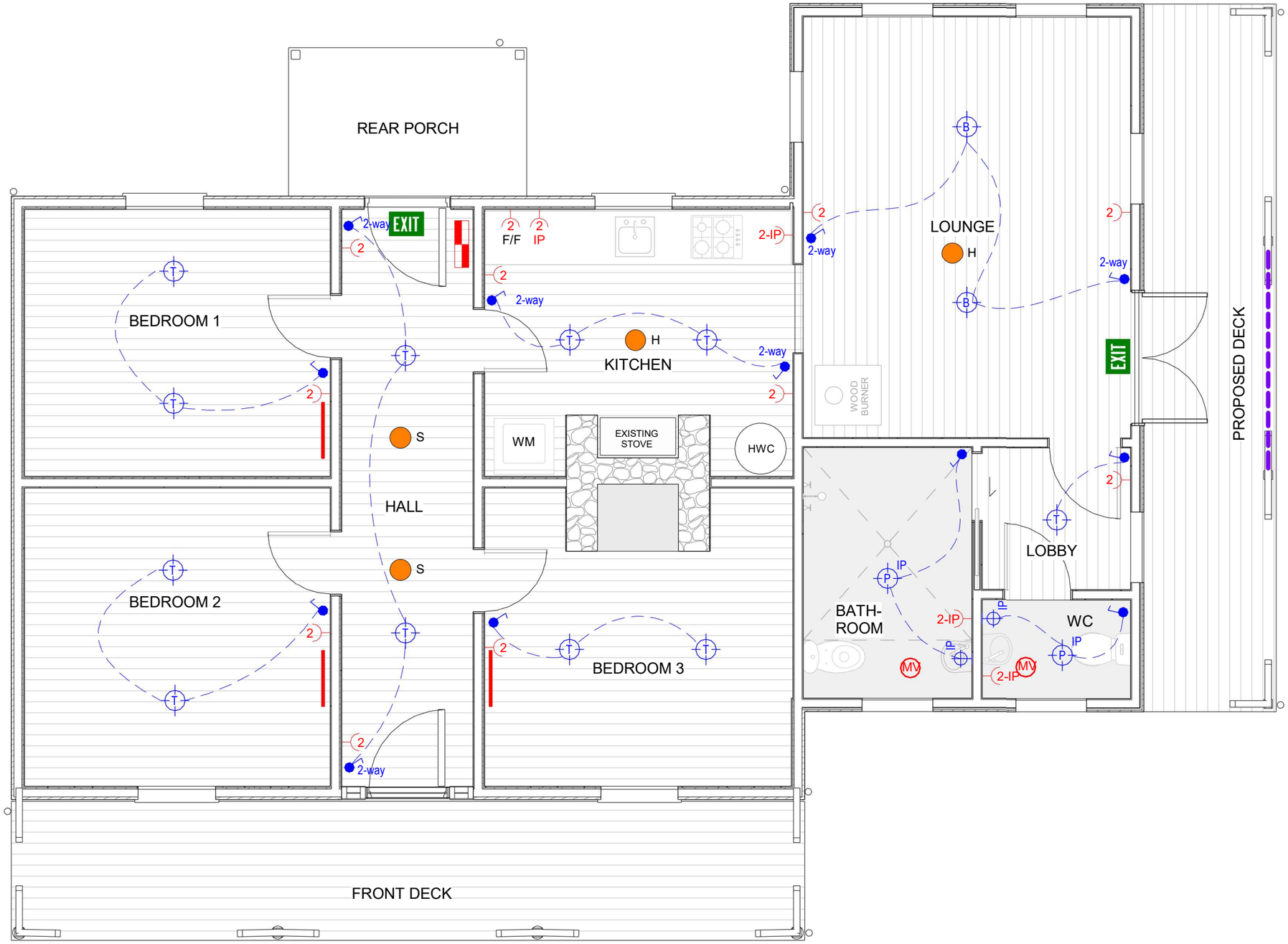
PROJECT NUMBER: 557a

SHEET: P107

SCALE: 1 : 50 @ A3

DRAWN: KG

REV: 5



ELECTRICAL KEY

QTY	SYMBOL	DESCRIPTION
		Switch Board
	HWC	Hot Water System
	S	Smoke Alarm - Connected
	H	Heat Detector - Connected
	MV	Mechanical Ventilation
		Panel Heater
	EXIT	Illuminated Exit Signage
		Photoiluminescent Strip
	B	Surface Mounted Button LED
	T	Surface Mounted Tube LED
	2	Double Power Point
	2-IP	Double Power Point - IP Rated
		Light Switch

NOTE: READ IN CONJUNCTION WITH FIRE REPORT BY STANTECH

NOTE: POWER SUPPLY EXTENDED TO BIG COTTAGE FROM THE BARN

NOTE: ALL EXISTING ELECTRICAL FIXTURES AND WIRING TO BE STRIPPED OUT AND REPLACED

1 Electrical & Fire Safety Plan

1 : 50

Origin CONSULTANTS

NOTES:

All dimensions to be verified on site before making any shop drawings or commencing any work.

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REVISION	DESCRIPTION	DATE
1	Current Issue	07.01.2026
2	For Consultants	20.01.2026
3	For Informtion	03.06.2026
4	Building Consent	31.10.2026

PROJECT: Big Cottage - Alterations & Repairs.

DRAWING: Proposed - Electrical & Fire Plan

SCALE: As indicated

ADDRESS: Paradise, Glenorchy

CLIENT: Paradise Trust

DRAWN: KG

office@originteam.co.nz
PO Box 213 Queenstown 03 442 0300

PROJECT NUMBER: 557a

SHEET: P108

REV: 4

Project Name

Big Cottage

Client Name

The Paradise Charitable Trust

Territorial Authority

Queenstown–Lakes District Council

Climate Zone

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):**	**45.4**
	Glazing area to total wall area ratio:	**16.4%**
	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	Optional	45	2.8	16.1
Roof	Optional	31	5	6.2
Floor other than slab-on-ground	Optional	31	3.4	9.1
Window or glazed door	Optional	8.8	0.63	14.0

Reference Building		**Total heat loss (W/K):**	**66.1**
Building element type	**Net area (m2)**	**Construction R-value**	**Heat loss (W/K)**
Wall	37.7	2.0	18.8
Roof	31.0	6.6	4.7
Slab-on-ground floor	0.0	1.7	0.0
Floor other than slab-on-ground	31.0	3.0	10.3
Window or door	16.1	0.5	32.3

H1 INSULATION CALCUATIONS CLIMATE ZONE 6

Location	Required R-Value	Provided R-Value	Product
Roof	6.6	5.0	Earthwool Skillion 155mm
Walls	2.0	2.8	Earthwool 90mm
Floor	3.0	3.4	Mammoth Underfloor 140mm
Glazing - Window	0.50	0.63	Timber Framed
Glazing - Skylights	N/A	N/A	N/A

Origin CONSULTANTS

NOTES:

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REVISION	DESCRIPTION	DATE
1	Current Issue	07.01.2026
2	For Consultants	20.01.2026
3	For Informtion	03.06.2026
4	Building Consent	31.10.2026

PROJECT: Big Cottage - Alterations & Repairs.

DRAWING: H1 Calculations

SCALE:

ADDRESS: Paradise, Glenorchy

CLIENT: Paradise Trust

DRAWN: KG

office@originteam.co.nz
PO Box 213 Queenstown 03 442 0300

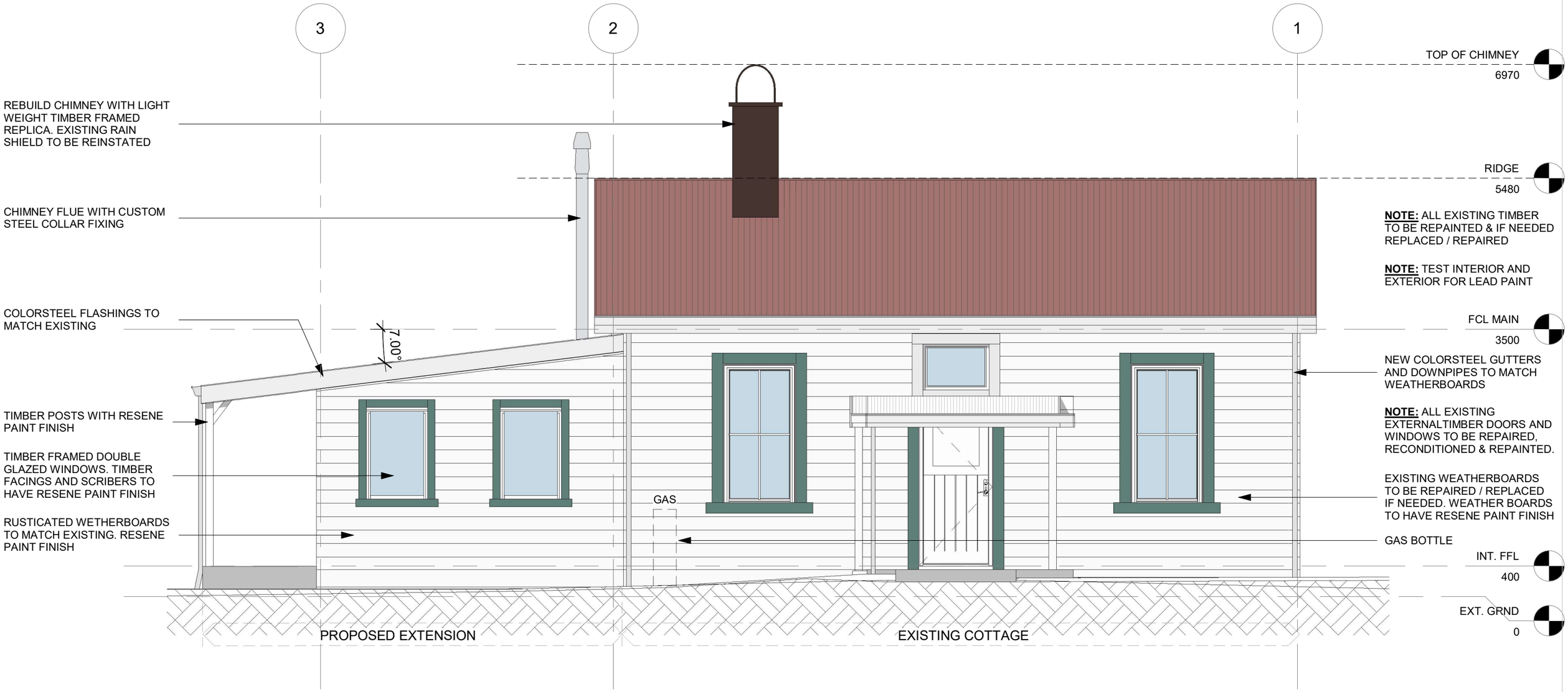
PROJECT NUMBER: 557a

SHEET: P109

REV: 4

E2/AS1 RISK MATRIX - NORTH ELEVATION						
Risk Factor	LOW	MED.	HIGH	V. HIGH	SUB-TOTALS	EX. HIGH
Windzone	0	0	1	2	**2**	(2) wind zone only
Number of Storeys	(0)	1	2	4	**0**	
Roof/wall intersection design	0	(1)	3	5	**1**	
Eaves width	0	1	(2)	5	**2**	
Envelope complexity	(0)	1	3	6	**0**	
Deck Design	(0)	2	4	6	**0**	
				TOTAL RISK SCORE	**5**	

Cladding Type: Horizontal rusticated timber weatherboards on cavity = Allowed



1 Proposed North Elevation

1 : 50

Origin CONSULTANTS

NOTES:

All dimensions to be verified on site before making any shop drawings or commencing any work.

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REVISION	DESCRIPTION	DATE
5	Resource Consent	09/04/19
6	For Pricing	09/12/19
7	Current Issue	07.01.2026
8	For Consultants	20.01.2026
9	For Informtion	03.06.2026
10	Building Consent	31.10.2026

PROJECT: Big Cottage - Alterations & Repairs.

ADDRESS: Paradise, Glenorchy

office@originteam.co.nz
PO Box 213 Queenstown 03 442 0300

DRAWING: Proposed - North Elevation

CLIENT: Paradise Trust

PROJECT NUMBER: 557a

SHEET: P200

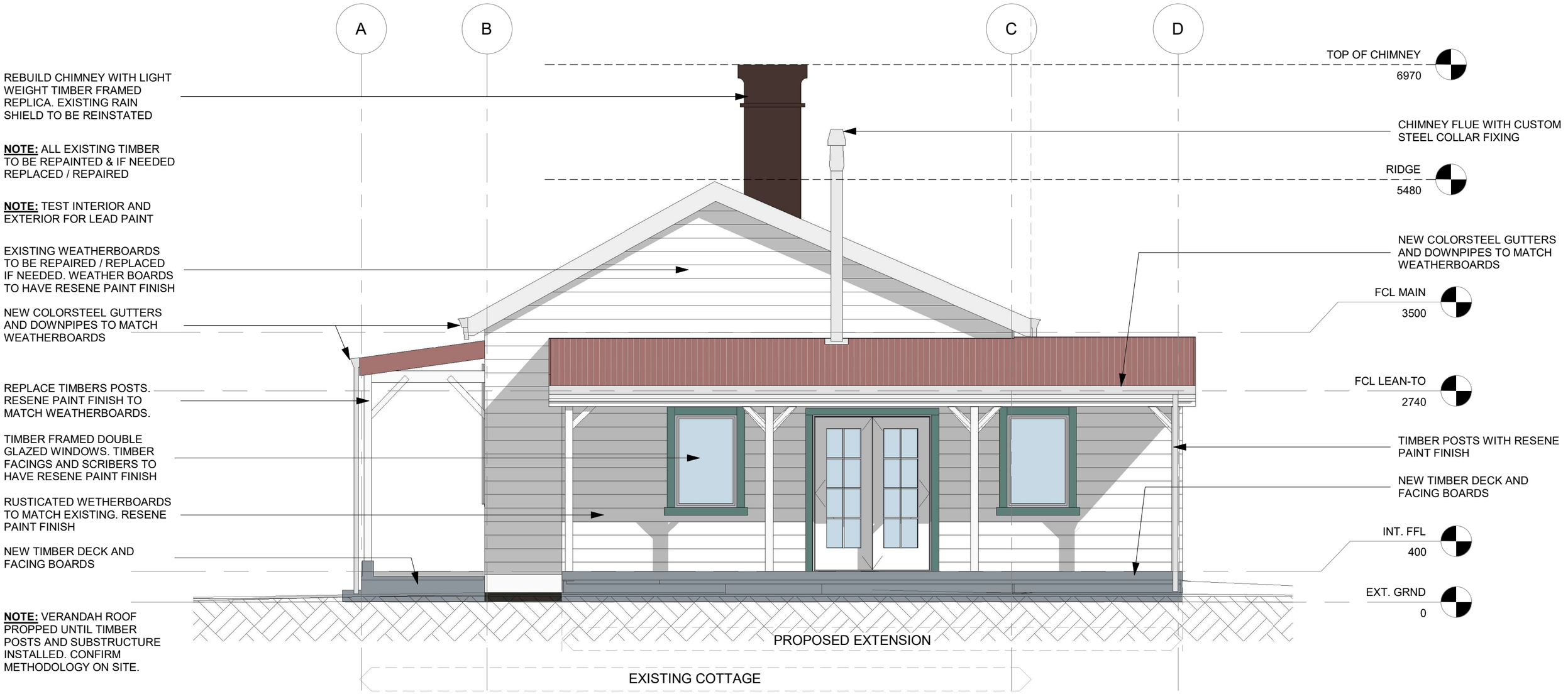
SCALE: 1 : 50 @ A3

DRAWN: KG

REV: 10

E2/AS1 RISK MATRIX - EAST ELEVATION						
Risk Factor	LOW	MED.	HIGH	V. HIGH	SUB-TOTALS	EX. HIGH
Windzone	0	0	1	2	**2**	(2) wind zone only
Number of Storeys	(0)	1	2	4	**0**	
Roof/wall intersection design	(0)	1	3	5	**0**	
Eaves width	(0)	1	2	5	**0**	
Envelope complexity	(0)	1	3	6	**0**	
Deck Design	(0)	2	4	6	**0**	
				TOTAL RISK SCORE	**2**	

Cladding Type: Horizontal rusticated timber weatherboards on cavity = Allowed



1 Proposed East Elevation
1 : 50

Origin CONSULTANTS

NOTES:

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REVISION	DESCRIPTION	DATE
5	Resource Consent	09/04/19
6	For Pricing	09/12/19
7	Current Issue	07.01.2026
8	For Consultants	20.01.2026
9	For Informtion	03.06.2026
10	Building Consent	31.10.2026

PROJECT: Big Cottage - Alterations & Repairs.

ADDRESS: Paradise, Glenorchy

office@originteam.co.nz
PO Box 213 Queenstown 03 442 0300

DRAWING: Proposed - East Elevation

CLIENT: Paradise Trust

SCALE: 1 : 50 @ A3

DRAWN: KG

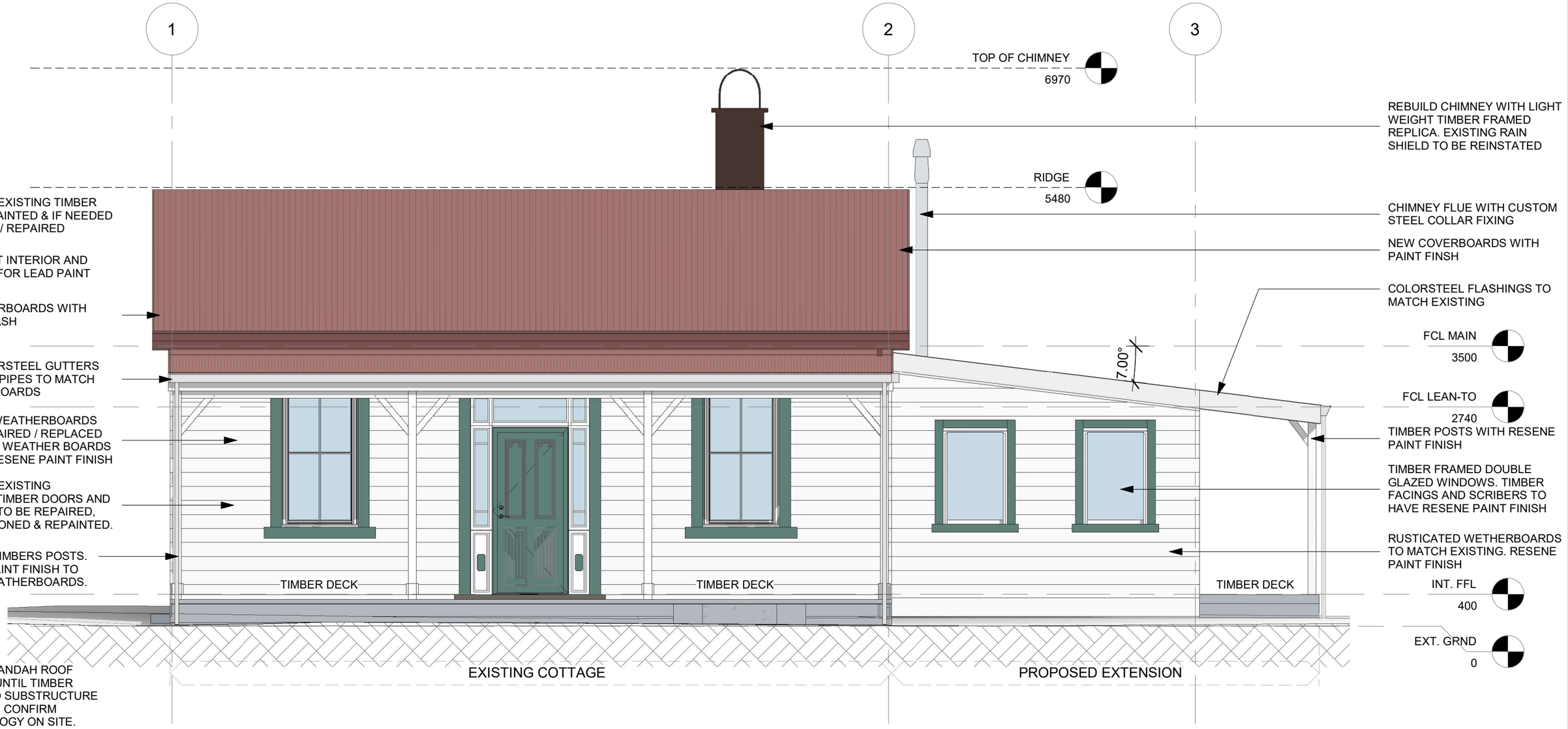
PROJECT NUMBER: 557a

SHEET: P201

REV: 10

E2/AS1 RISK MATRIX - SOUTH ELEVATION						
Risk Factor	LOW	MED.	HIGH	V. HIGH	SUB-TOTALS	EX. HIGH
Windzone	0	0	1	2	**2**	(2) wind zone only
Number of Storeys	(0)	1	2	4	**0**	
Roof/wall intersection design	0	1	3	(5)	**5**	
Eaves width	0	1	(2)	5	**2**	
Envelope complexity	(0)	1	3	6	**0**	
Deck Design	(0)	2	4	6	**0**	
				TOTAL RISK SCORE	**9**	

Cladding Type: Horizontal rusticated timber weatherboards on cavity = Allowed



NOTE: ALL EXISTING TIMBER TO BE REPAINTED & IF NEEDED REPLACED / REPAIRED

NOTE: TEST INTERIOR AND EXTERIOR FOR LEAD PAINT

NEW COVERBOARDS WITH PAINT FINIASH

NEW COLORSTEEL GUTTERS AND DOWNPIPES TO MATCH WEATHERBOARDS

EXISTING WEATHERBOARDS TO BE REPAIRED / REPLACED IF NEEDED. WEATHER BOARDS TO HAVE RESENE PAINT FINISH

NOTE: ALL EXISTING EXTERNALTIMBER DOORS AND WINDOWS TO BE REPAIRED, RECONDITIONED & REPAINTED.

REPLACE TIMBERS POSTS. RESENE PAINT FINISH TO MATCH WEATHERBOARDS.

NOTE: VERANDAH ROOF PROPPED UNTIL TIMBER POSTS AND SUBSTRUCTURE INSTALLED. CONFIRM METHODOLOGY ON SITE.

1 Proposed South Elevation
1 : 50

Origin CONSULTANTS

NOTES:

All dimensions to be verified on site before making any shop drawings or commencing any work.

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REVISION	DESCRIPTION	DATE
5	Resource Consent	09/04/19
6	For Pricing	09/12/19
7	Current Issue	07.01.2026
8	For Consultants	20.01.2026
9	For Informtion	03.06.2026
10	Building Consent	31.10.2026

PROJECT: Big Cottage - Alterations & Repairs.

ADDRESS: Paradise, Glenorchy

DRAWING: Proposed - South Elevation

CLIENT: Paradise Trust

SCALE: 1 : 50 @ A3

DRAWN: KG

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PO Box 213 Queenstown 03 442 0300

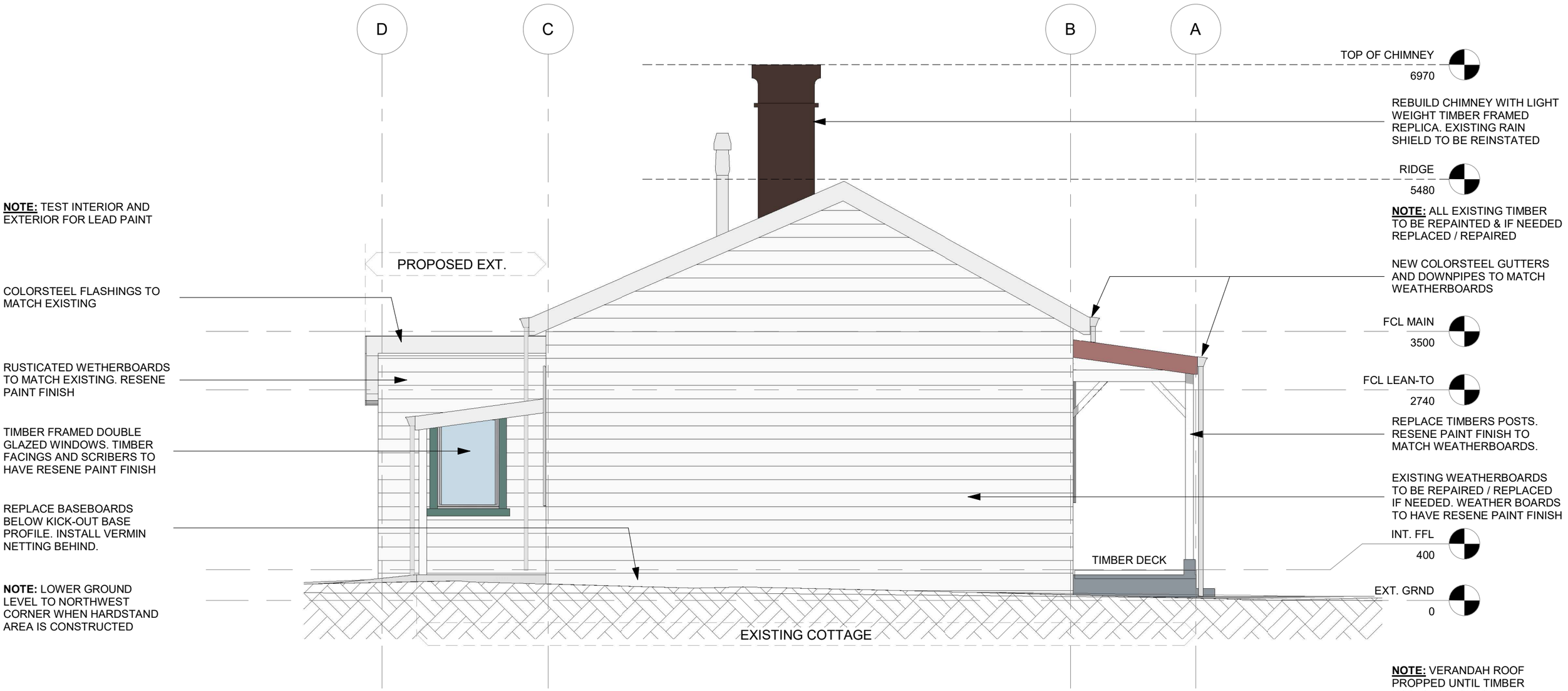
PROJECT NUMBER: 557a

SHEET: P202

REV: 10

E2/AS1 RISK MATRIX - WEST ELEVATION						
Risk Factor	LOW	MED.	HIGH	V. HIGH	SUB-TOTALS	EX. HIGH
Windzone	0	0	1	2	**2**	(2) wind zone only
Number of Storeys	(0)	1	2	4	**0**	
Roof/wall intersection design	0	1	3	(5)	**5**	
Eaves width	0	1	2	(5)	**5**	
Envelope complexity	(0)	1	3	6	**0**	
Deck Design	(0)	2	4	6	**0**	
				TOTAL RISK SCORE	**12**	

Cladding Type: Horizontal rusticated timber weatherboards on cavity = Allowed



1 Proposed West Elevation
1 : 50

Origin CONSULTANTS

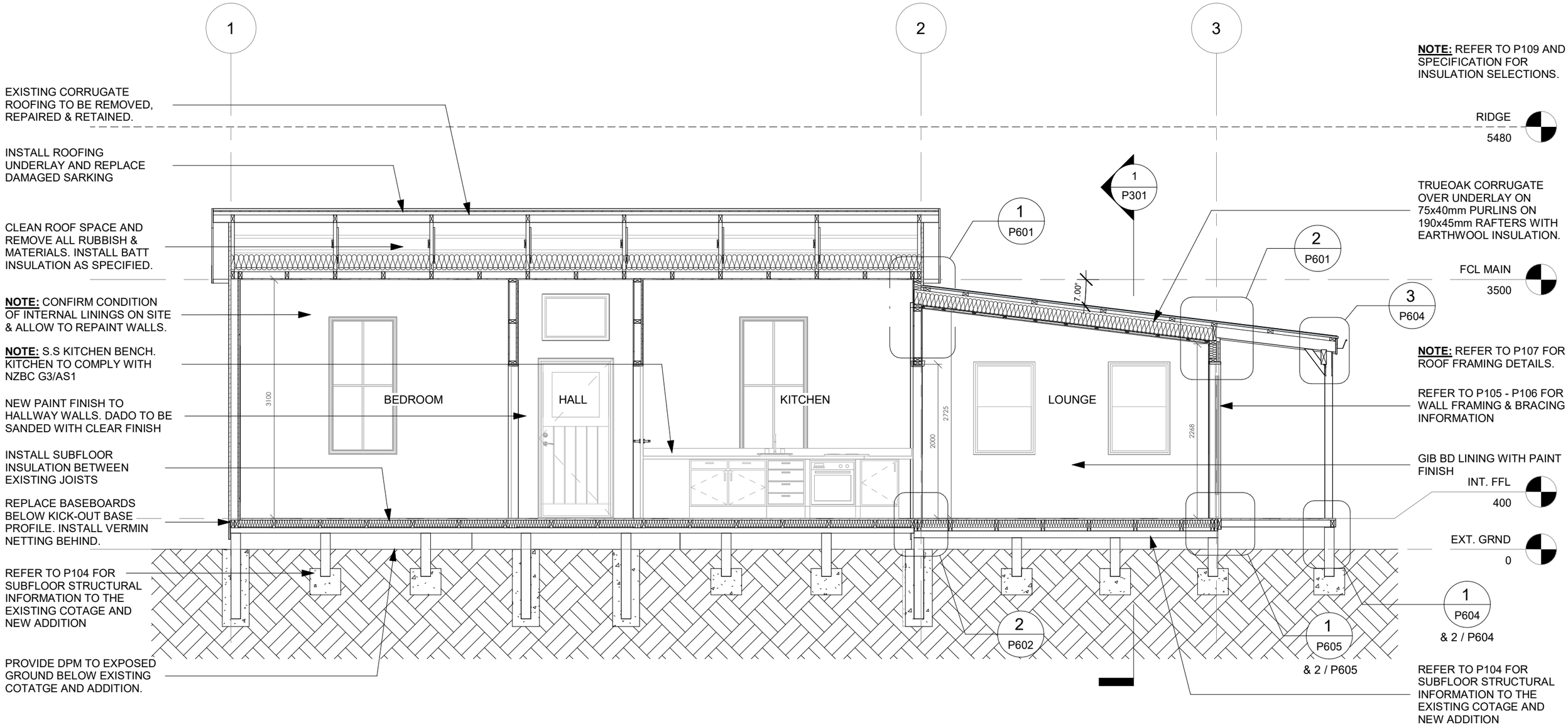
NOTES:

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REVISION	DESCRIPTION	DATE
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7	Current Issue	07.01.2026
8	For Consultants	20.01.2026
9	For Informtion	03.06.2026
10	Building Consent	31.10.2026

PROJECT: Big Cottage - Alterations & Repairs.
DRAWING: Proposed - West Elevation
SCALE: 1 : 50 @ A3
ADDRESS: Paradise, Glenorchy
CLIENT: Paradise Trust
DRAWN: KG
office@originteam.co.nz
PO Box 213 Queenstown 03 442 0300
PROJECT NUMBER: 557a
SHEET: P203
REV: 10



1 Proposed Section AA

1 : 50

Origin CONSULTANTS

NOTES:

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PROJECT: Big Cottage - Alterations & Repairs.

ADDRESS: Paradise, Glenorchy

office@originteam.co.nz
PO Box 213 Queenstown 03 442 0300

DRAWING: Proposed - Section AA

CLIENT: Paradise Trust

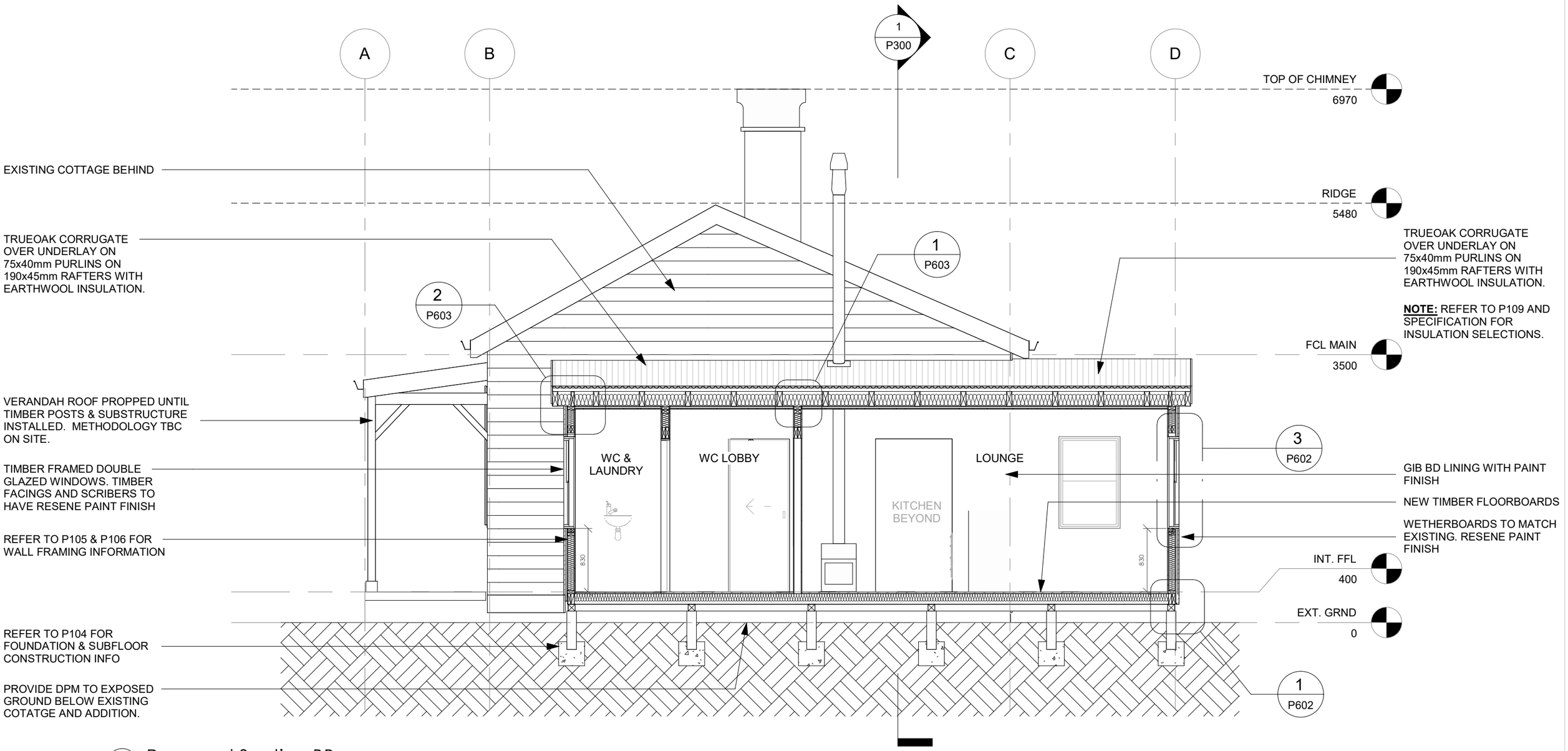
PROJECT NUMBER: 557a

SHEET: P300

SCALE: 1 : 50

DRAWN: KG

REV: 5



1 Proposed Section BB
1 : 50

Origin CONSULTANTS

NOTES:

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REVISION	DESCRIPTION	DATE
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3	For Consultants	20.01.2026
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5	Building Consent	31.10.2026

PROJECT: Big Cottage - Alterations & Repairs.

ADDRESS: Paradise, Glenorchy

DRAWING: Proposed - Section BB

CLIENT: Paradise Trust

SCALE: 1 : 50

DRAWN: KG

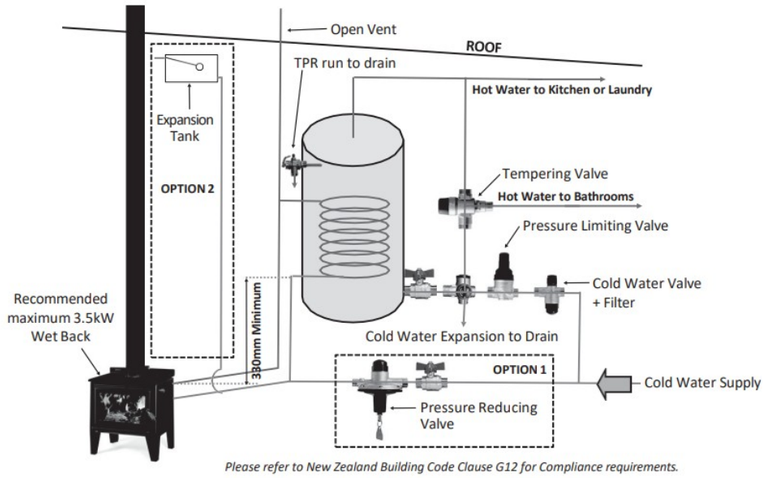
office@originteam.co.nz
PO Box 213 Queenstown 03 442 0300

PROJECT NUMBER: 557a

SHEET: P301

REV: 5

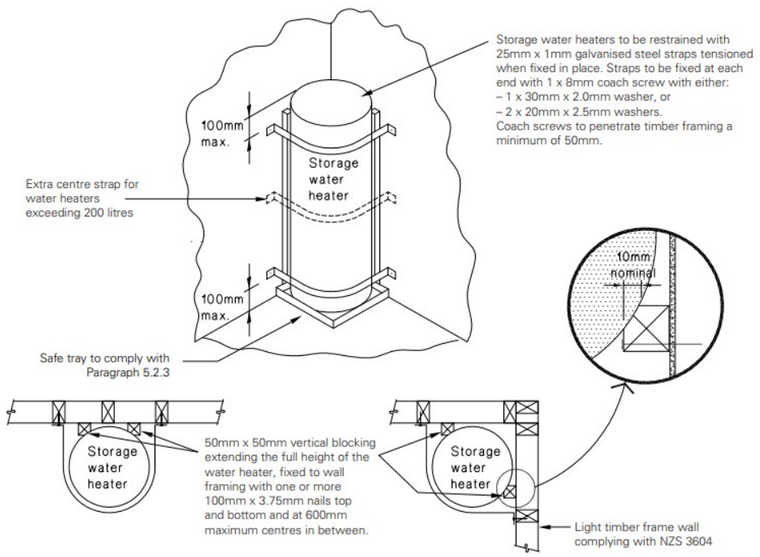
INSTALLATION DIAGRAMS



Please refer to New Zealand Building Code Clause G12 for Compliance requirements.

Wetback Coil (Valve Tank Supply) - Typical Installation

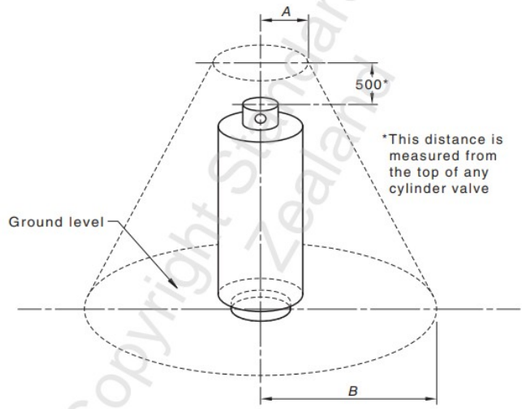
Figure 14: **Seismic Restraint of Storage Water Heaters 90 – 360 litres**
Paragraph 6.11.4



Notes:

1. An additional centre strap is required where a *storage water heater* is located more than 12 m above finished ground level.
2. Additional timber framing may be required in retrofit situations to ensure adequate strap fixing is available.
3. Straps shall not be installed where they may restrict access to water heater inlets, outlets or controls.
4. Where the 100 mm maximum strap distance from the top or bottom of the *storage water heater* cannot be achieved, straps may be placed within the top and bottom 25% with one additional strap placed centrally for water heaters < 200 litres, and two additional evenly spaced straps for water heaters 200 - 360 litres.
5. A maximum total of four straps are required when complying with both Note 1 and Note 4.

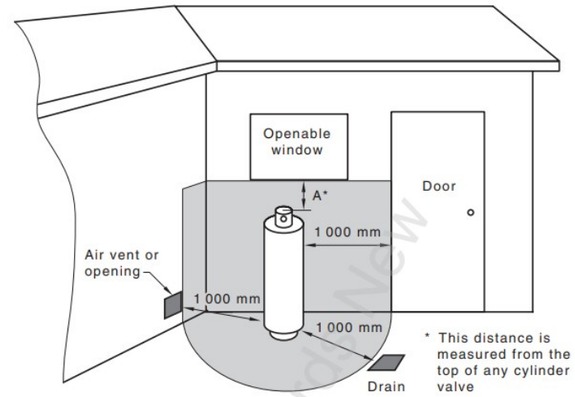
1 HWC SEISMIC RESTRAINT
NTS



Ignition source not to be within the encompassed area

Radius	Exchange cylinder mm	*In situ* fill cylinder mm
A	500	1 500
B	1 500	3 500

Figure J.5(A) — Minimum clearance to ignition sources



Shading indicates prohibited area for a drain or opening

Distance	Exchange cylinder mm	*In situ* fill cylinder mm
A	150	500

Figure J.5(B) — Minimum clearance to a drain or openings into a building

HWC NOTE: NEW HIGH PRESSURE PETER COCKS HWC FOR WETBACK. FINAL SELECTION TO BE CONFIRMED WITH PLUMBER. CONFIRM VALVE SCHEMATIC WITH ARCHITECT PRIOR TO SUPPLY AND INSTALLATION.

METRO FIRES WETBACK. PLUMBER TO CO-ORDINATE WITH MAIN CONTRACTOR.

GAS INSTALLATION NOTE: GAS INSTALLATION TO COMPLY WITH NZS 5261:2003 & AS/NZS 5601.1:2022. ALL WORK TO BE DONE BY A LICENSED GASFITTER.

CONFIRM EXACT POSITION OF BOTTLE ON SITE WITH ARCHITECT. ANY PENETRATION TO THE BUILDING ENVELOPE TO COMPLY WITH NZBC E2/AS1

Copyright Standards New Zealand

Origin CONSULTANTS

NOTES:

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REVISION	DESCRIPTION	DATE
1	Current Issue	07.01.2026
2	For Consultants	20.01.2026
3	For Informtion	03.06.2026
4	Building Consent	31.10.2026

PROJECT: Big Cottage - Alterations & Repairs.

DRAWING: HWC & Gas Details

SCALE: 1 : 5 @ A3

ADDRESS: Paradise, Glenorchy

CLIENT: Paradise Trust

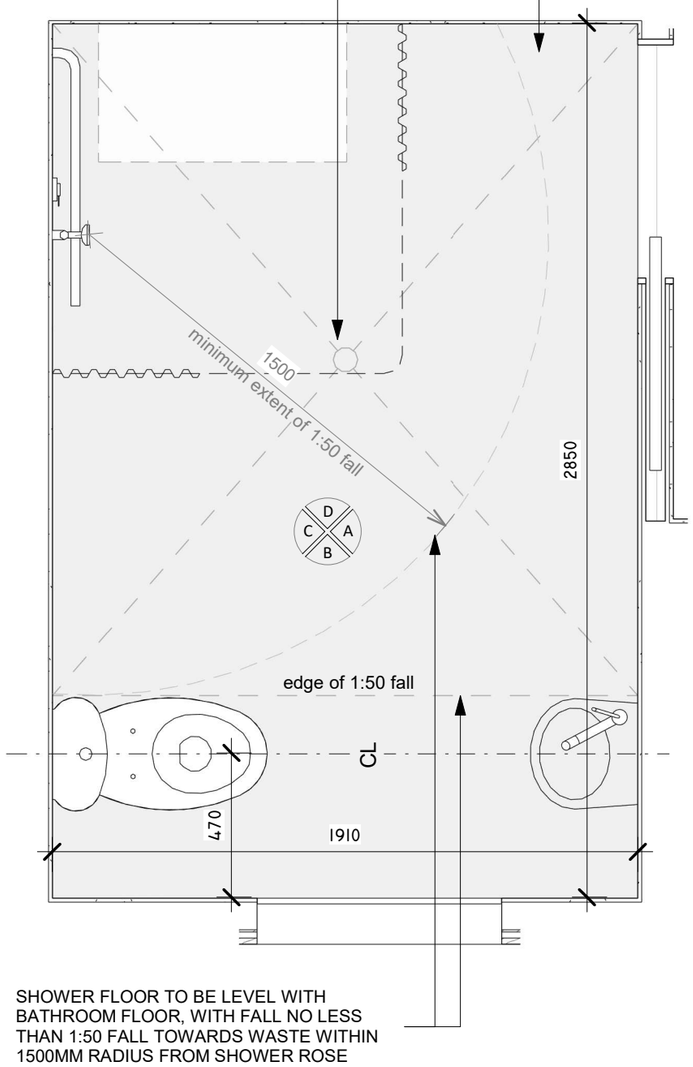
DRAWN: Author

office@originteam.co.nz
PO Box 213 Queenstown 03 442 0300

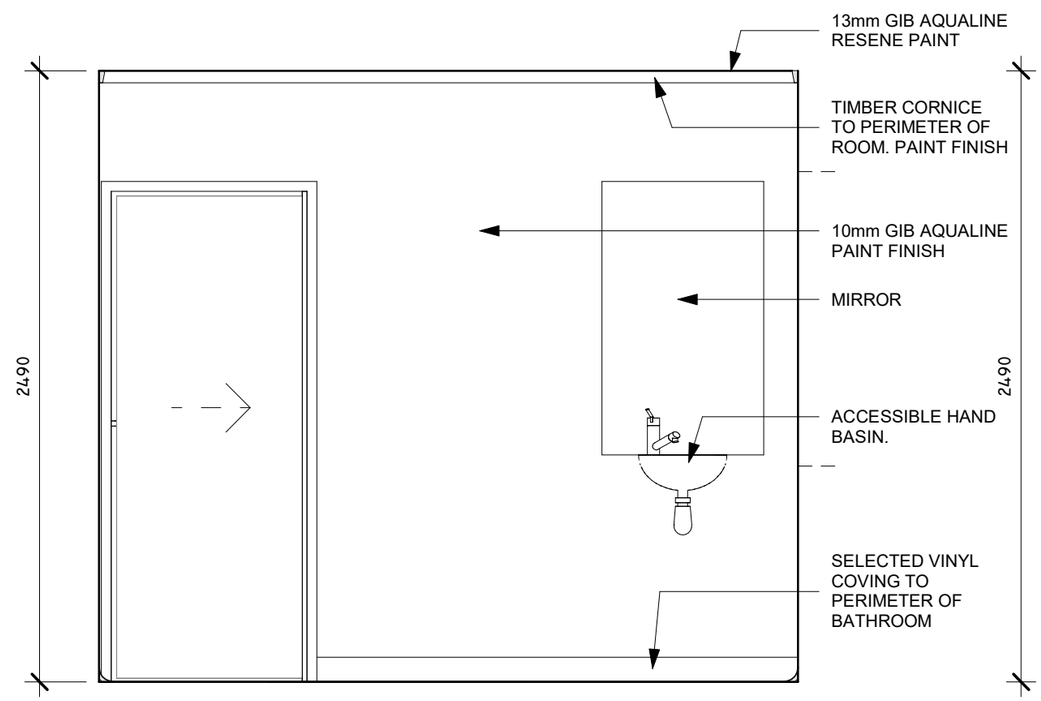
PROJECT NUMBER: 557a

SHEET: P400

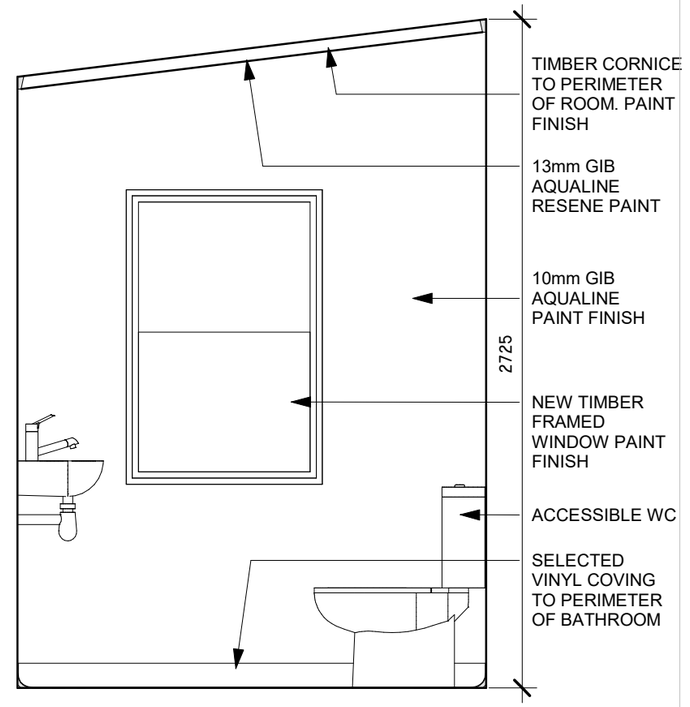
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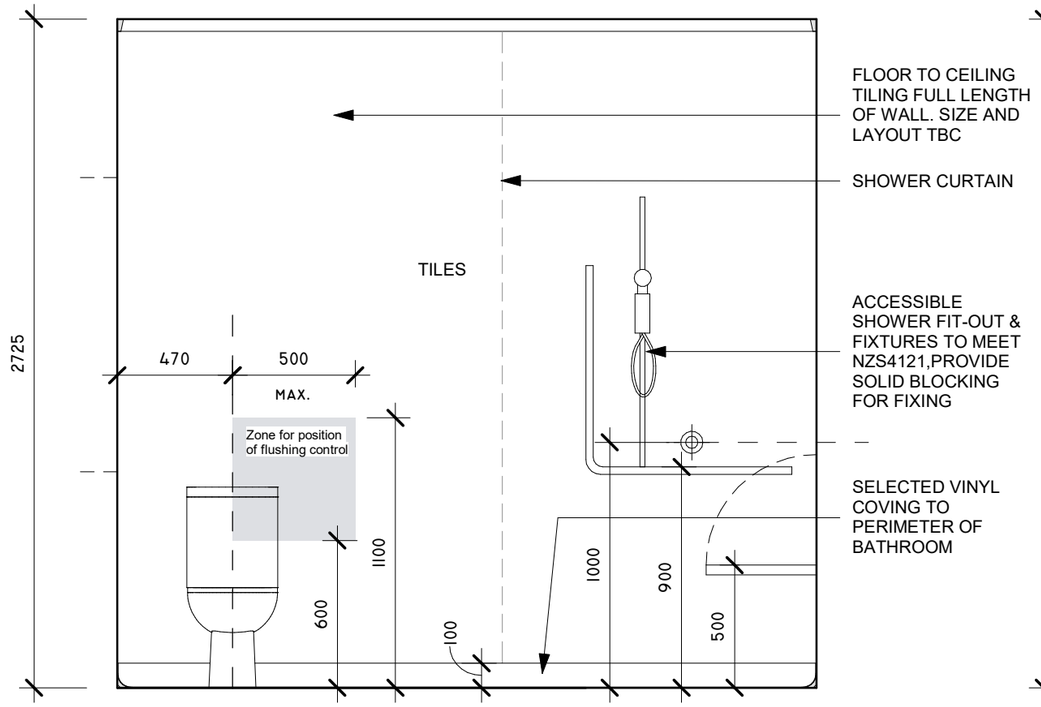
1 Bathroom - Floor plan
1 : 20



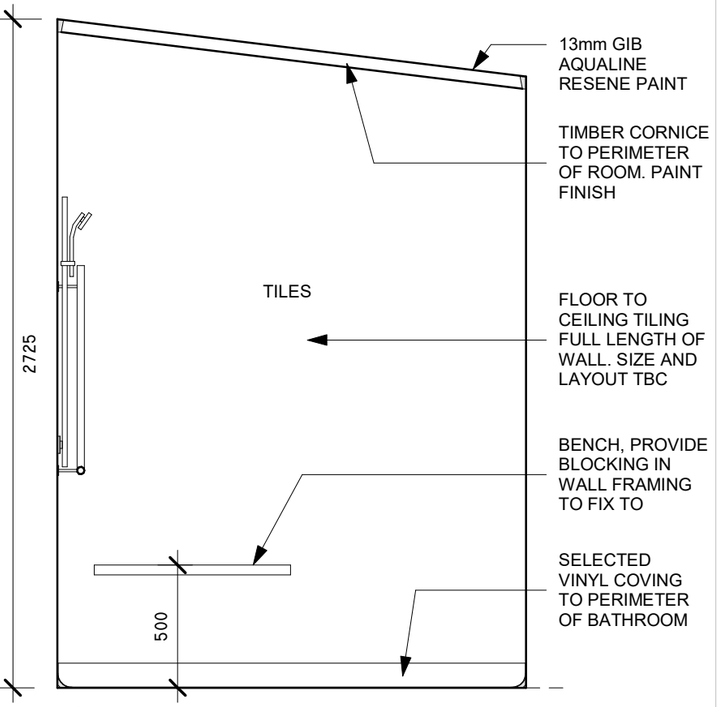
2 Bathroom - Elevation A
1 : 25



3 Bathroom - Elevation B
1 : 25



4 Bathroom - Elevation C
1 : 25



5 Bathroom - Elevation D
1 : 25

Notes:	Refer to P610 & P611 for Wet Area Details
Notes:	All fixtures and finishes tbc

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3	For Consultants	20.01.2026
4	For Informtion	03.06.2026
5	Building Consent	31.10.2026

PROJECT: Big Cottage - Alterations & Repairs.

DRAWING: Proposed - Bathroom

SCALE: As indicated

ADDRESS: Paradise, Glenorchy

CLIENT: Paradise Trust

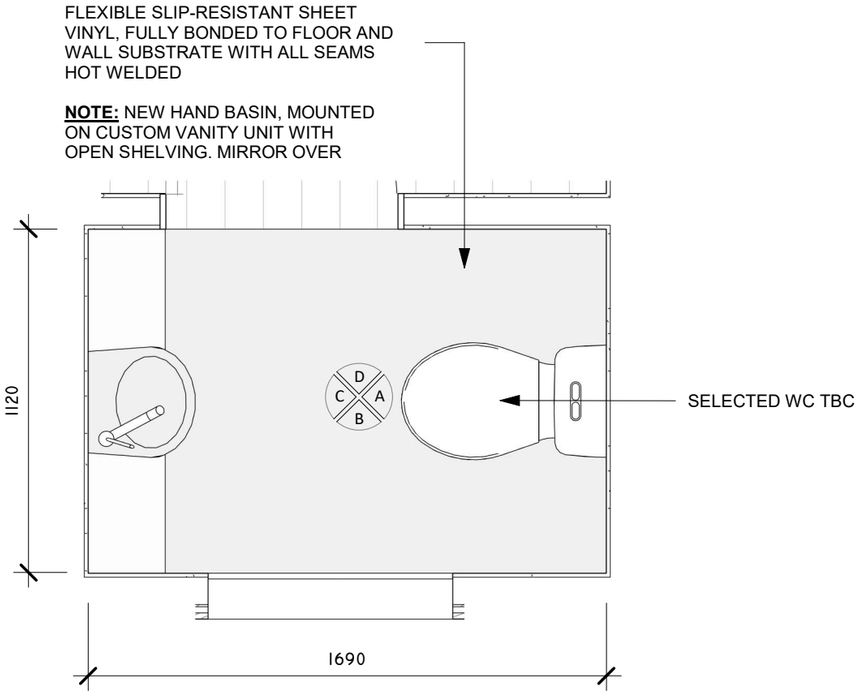
DRAWN: KG

office@originteam.co.nz
PO Box 213 Queenstown 03 442 0300

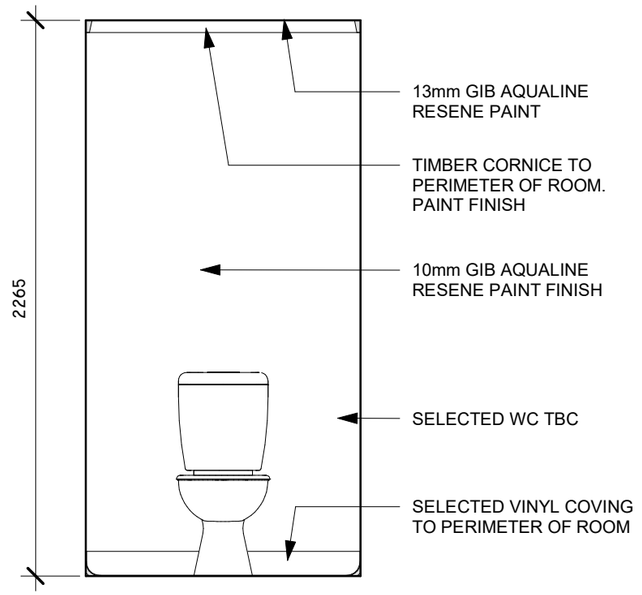
PROJECT NUMBER: 557a

SHEET: P500

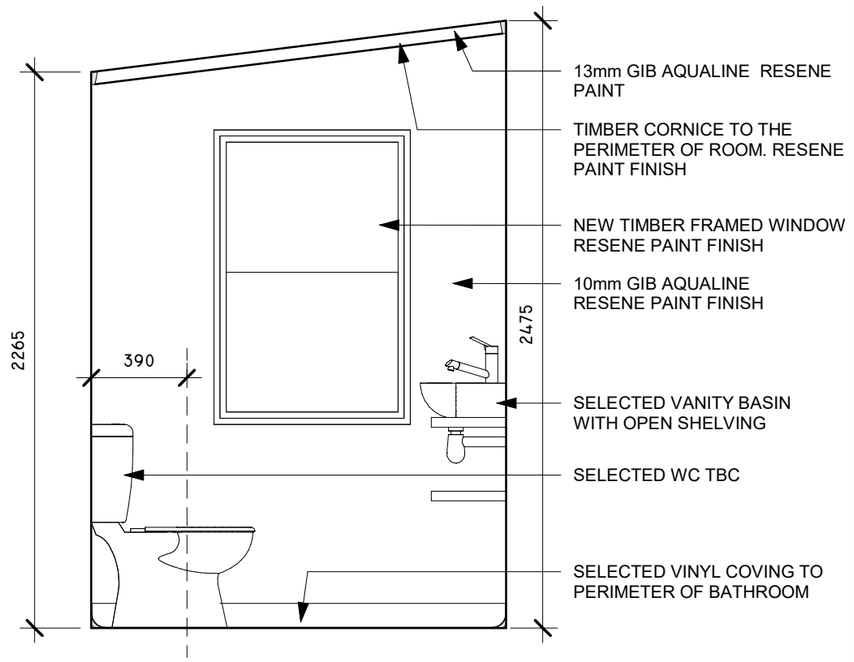
REV: 5



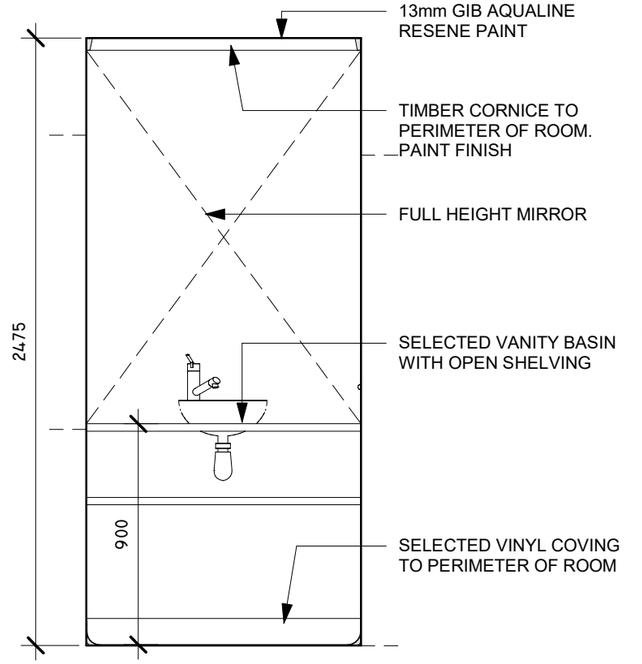
1 WC - Floor Plan
1 : 20



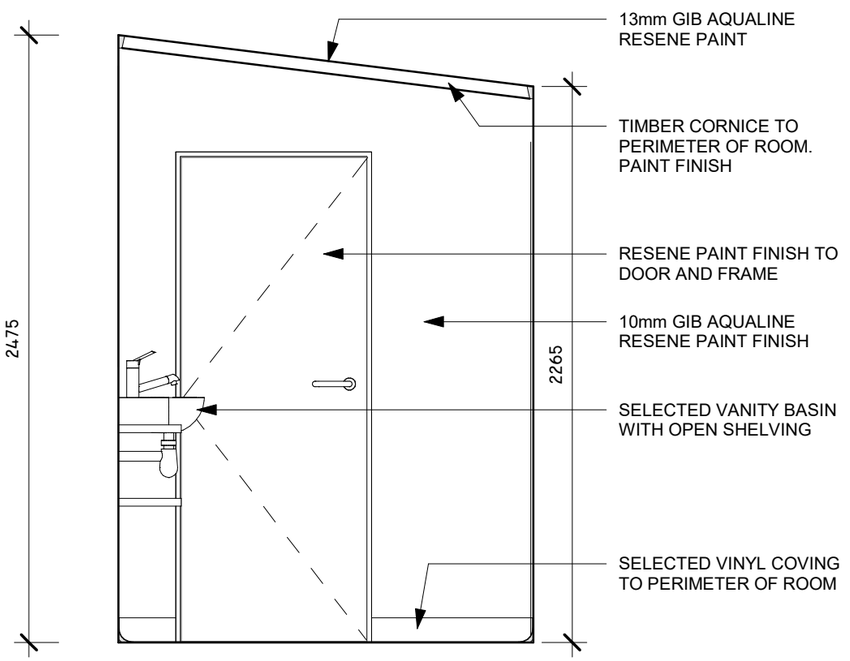
2 WC - Elevation A
1 : 25



3 WC - Elevation B
1 : 25



4 WC - Elevation C
1 : 25



5 WC - Elevation D
1 : 25

Notes: Refer to P606 & P607 for Wet Area Details

Notes: All fixtures and finishes to be selected by client

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NOTES:

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3	For Consultants	20.01.2026
4	For Informtion	03.06.2026
5	Building Consent	31.10.2026

PROJECT: Big Cottage - Alterations & Repairs.

ADDRESS: Paradise, Glenorchy

DRAWING: Proposed - WC

CLIENT: Paradise Trust

SCALE: As indicated

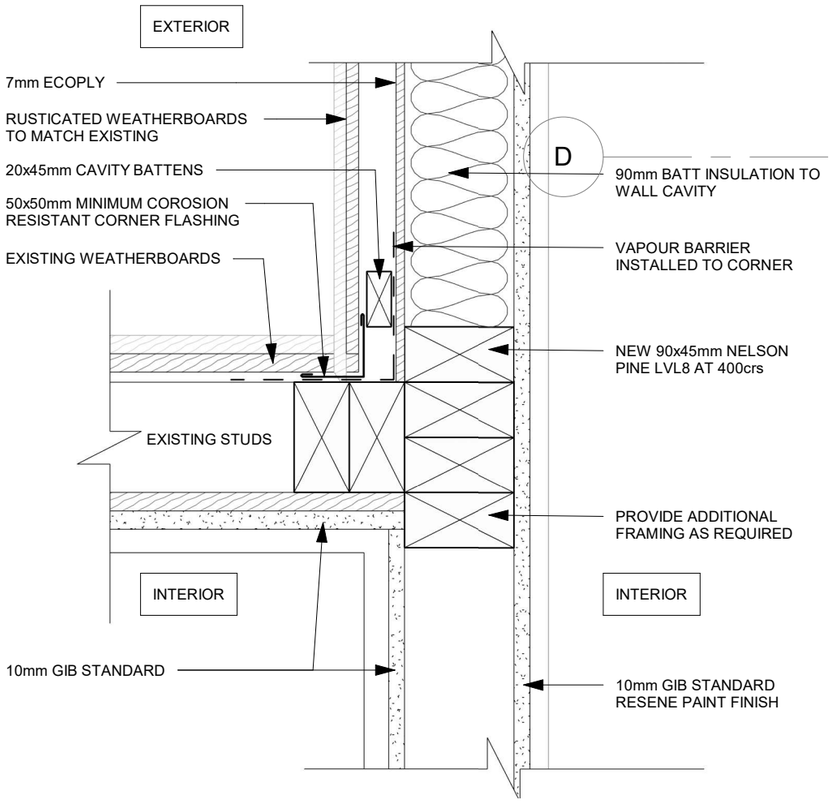
DRAWN: KG

office@originteam.co.nz
PO Box 213 Queenstown 03 442 0300

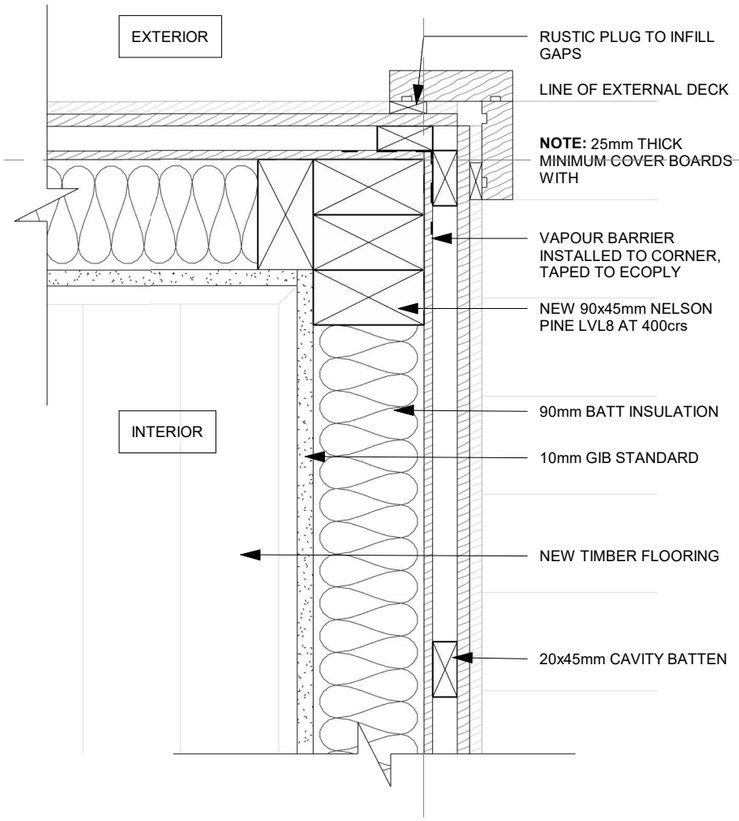
PROJECT NUMBER: 557a

SHEET: P501

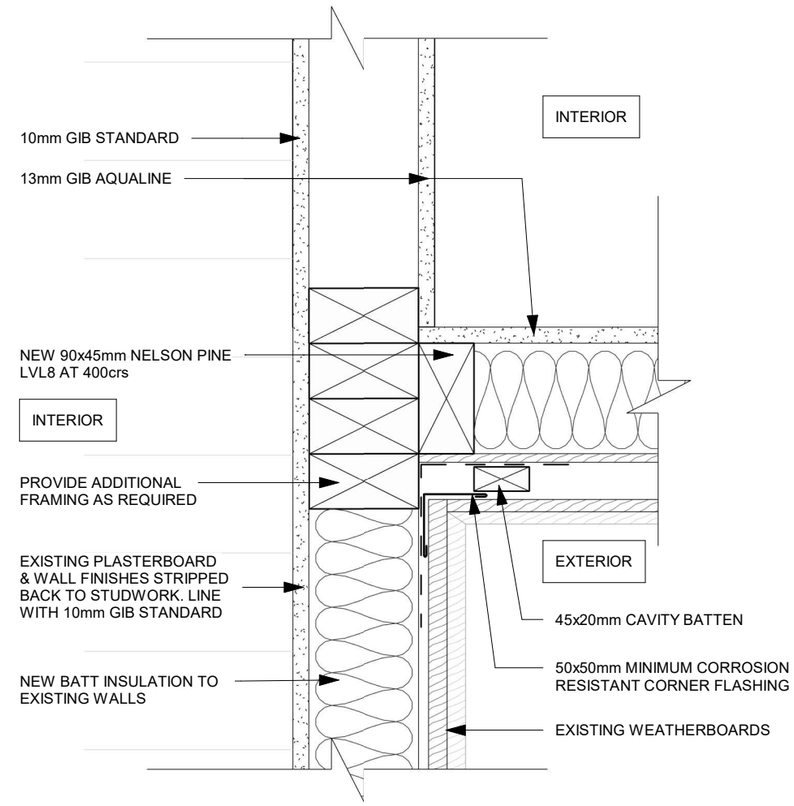
REV: 5



1 External Wall Junction 1 - Plan View
1 : 5



2 External Wall Junction 2 - Plan View
1 : 5



3 External Wall Junction 3 - Plan View
1 : 5

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NOTES:

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5	Building Consent	31.10.2026

PROJECT: Big Cottage - Alterations & Repairs.

DRAWING: Proposed - Plan Details

SCALE: 1 : 5

ADDRESS: Paradise, Glenorchy

CLIENT: Paradise Trust

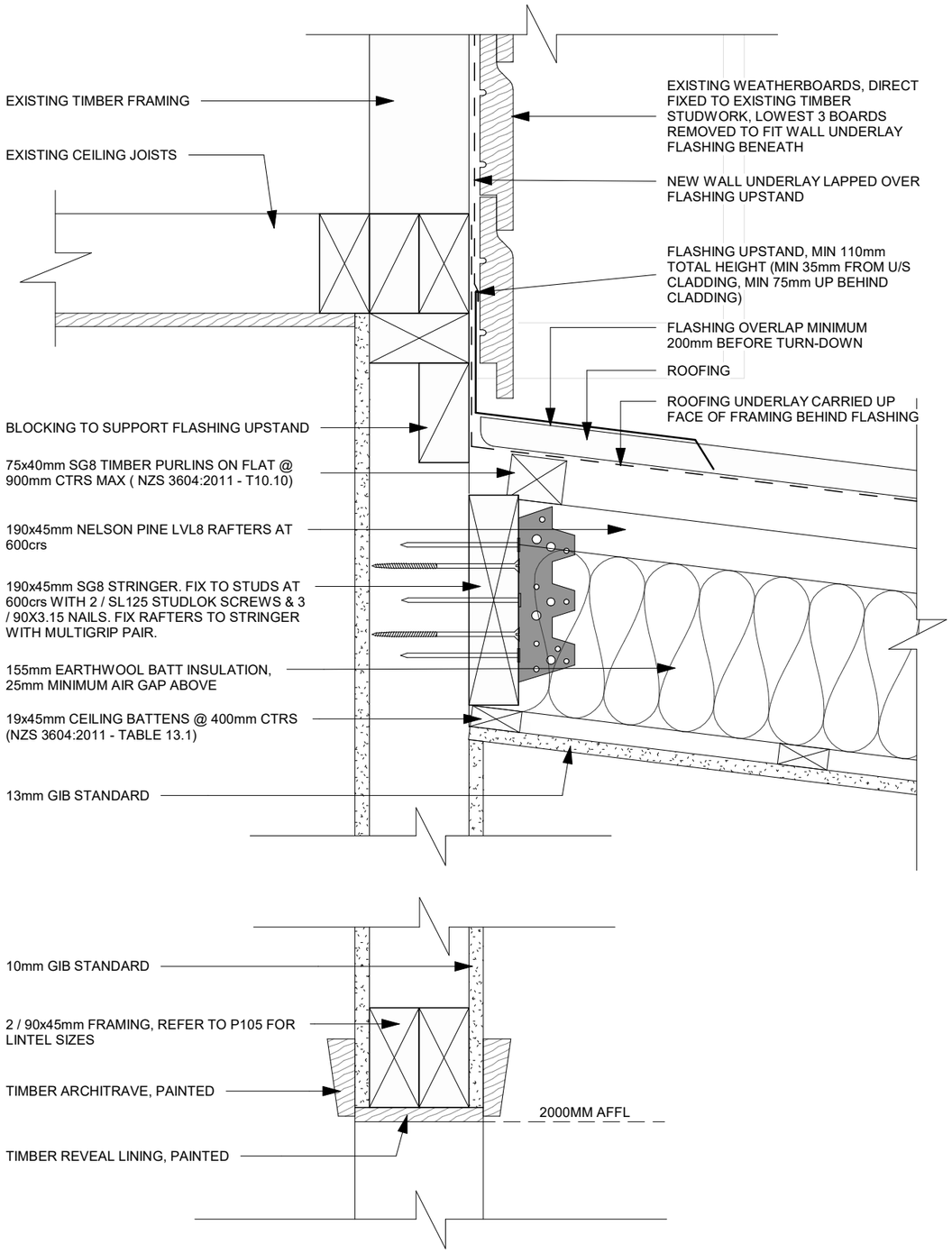
DRAWN: KG

office@originteam.co.nz
PO Box 213 Queenstown 03 442 0300

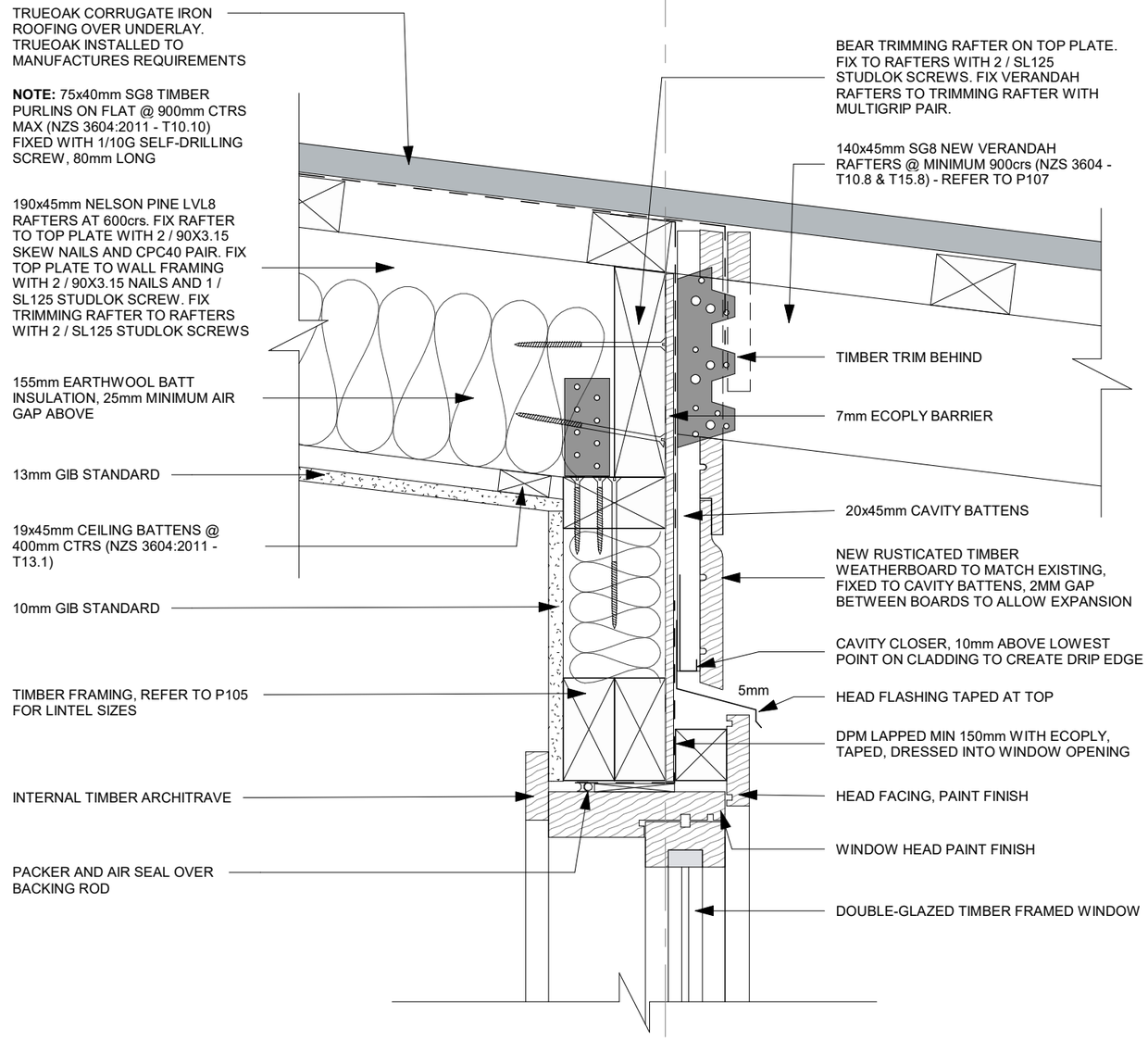
PROJECT NUMBER: 557a

SHEET: P600

REV: 5



1 Lean-to to Existing Wall Junction Detail
1 : 5



2 External Wall Head to Roof / Porch Junction
1 : 5

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4	For Informtion	03.06.2026
5	Building Consent	31.10.2026

PROJECT: Big Cottage - Alterations & Repairs.

ADDRESS: Paradise, Glenorchy

office@originteam.co.nz
PO Box 213 Queenstown 03 442 0300

DRAWING: Proposed - Roof Junction Details

SCALE: 1 : 5

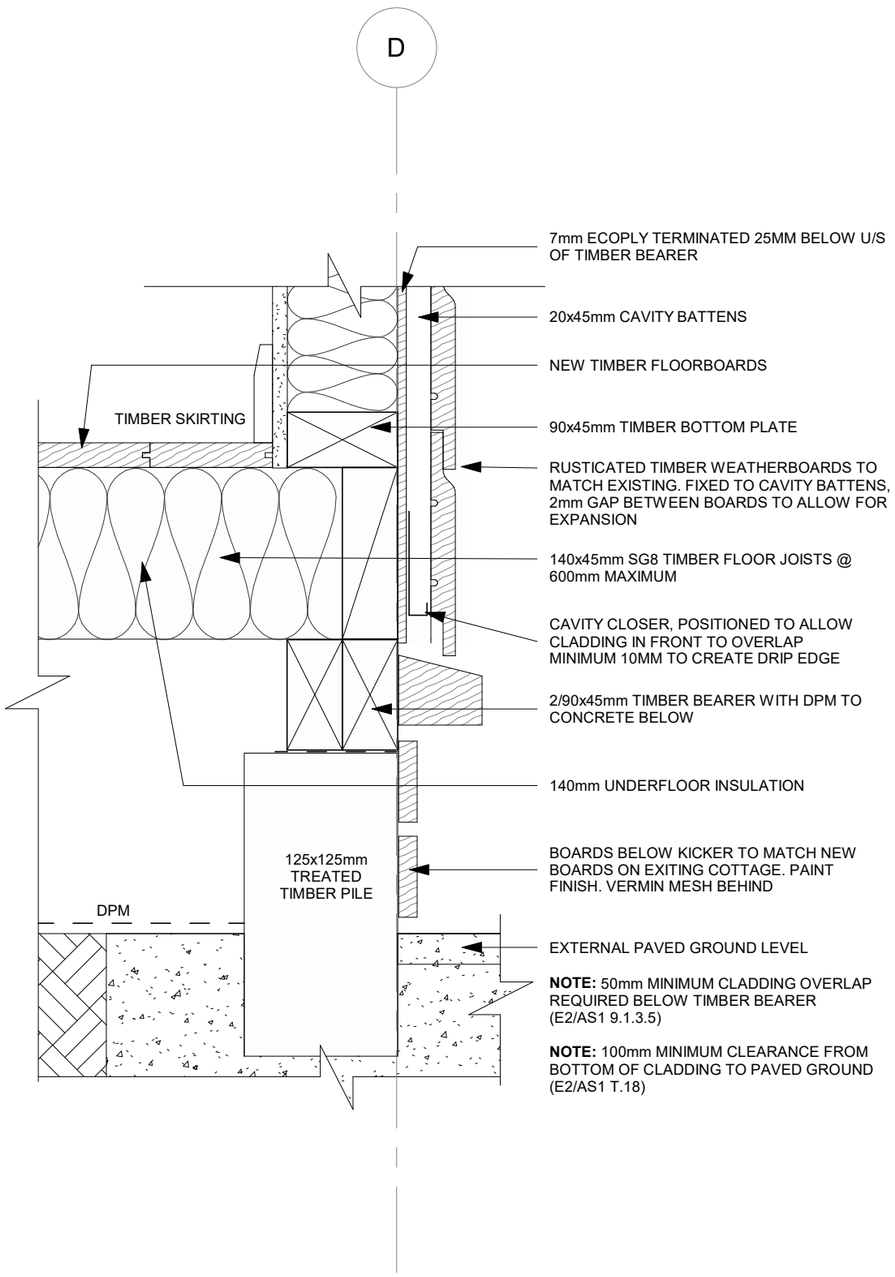
CLIENT: Paradise Trust

DRAWN: KG

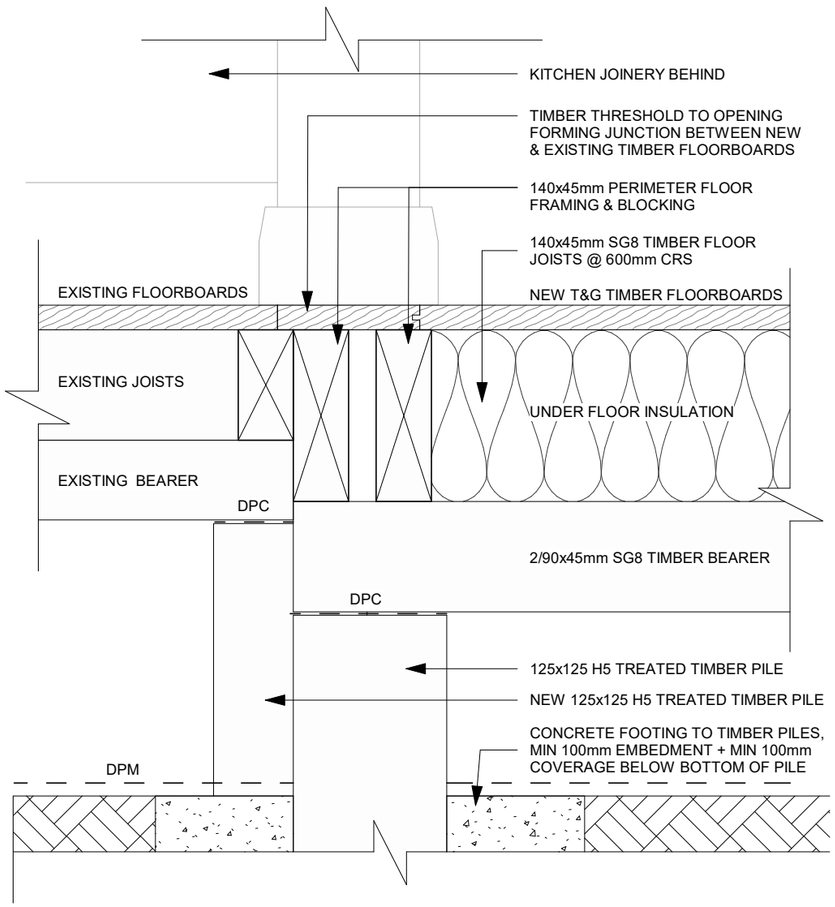
PROJECT NUMBER: 557a

SHEET: P601

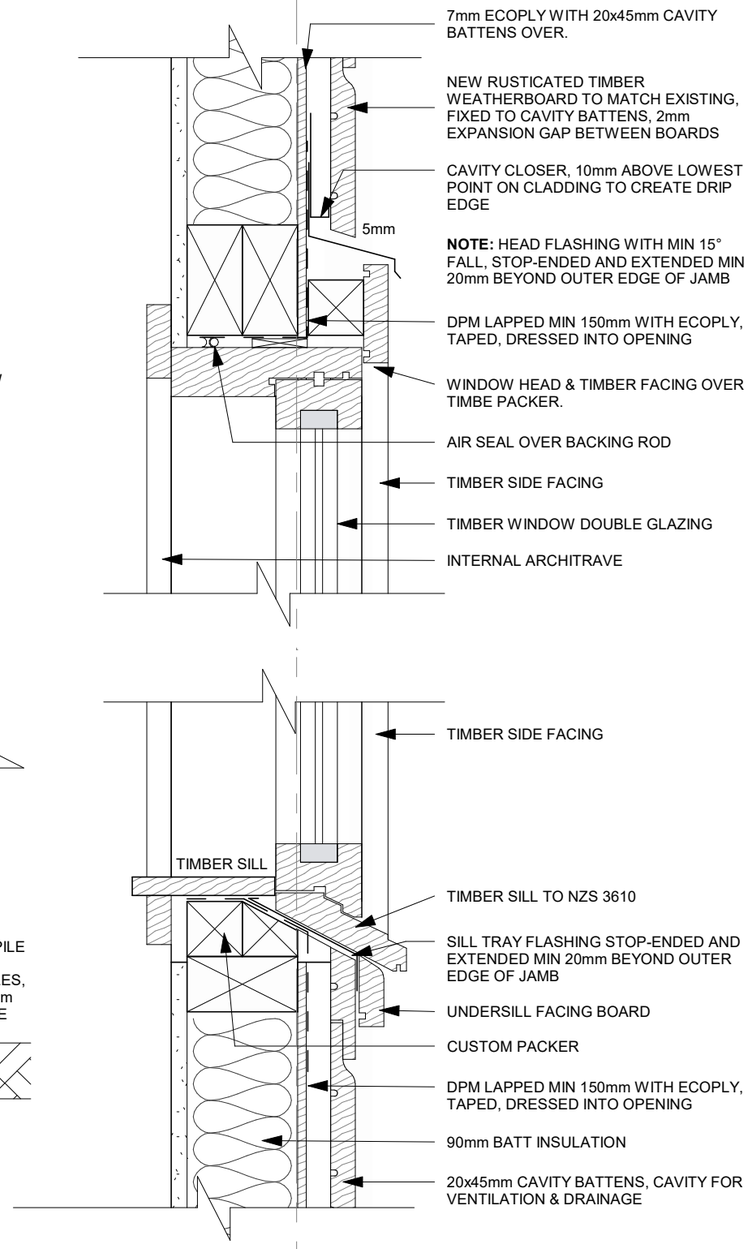
REV: 5



1 External Wall / Floor / Foundation Junction
1 : 5



2 New & Existing Floor & Foundation Junction
1 : 5



3 Window Head & Sill Details
1 : 5

Origin CONSULTANTS

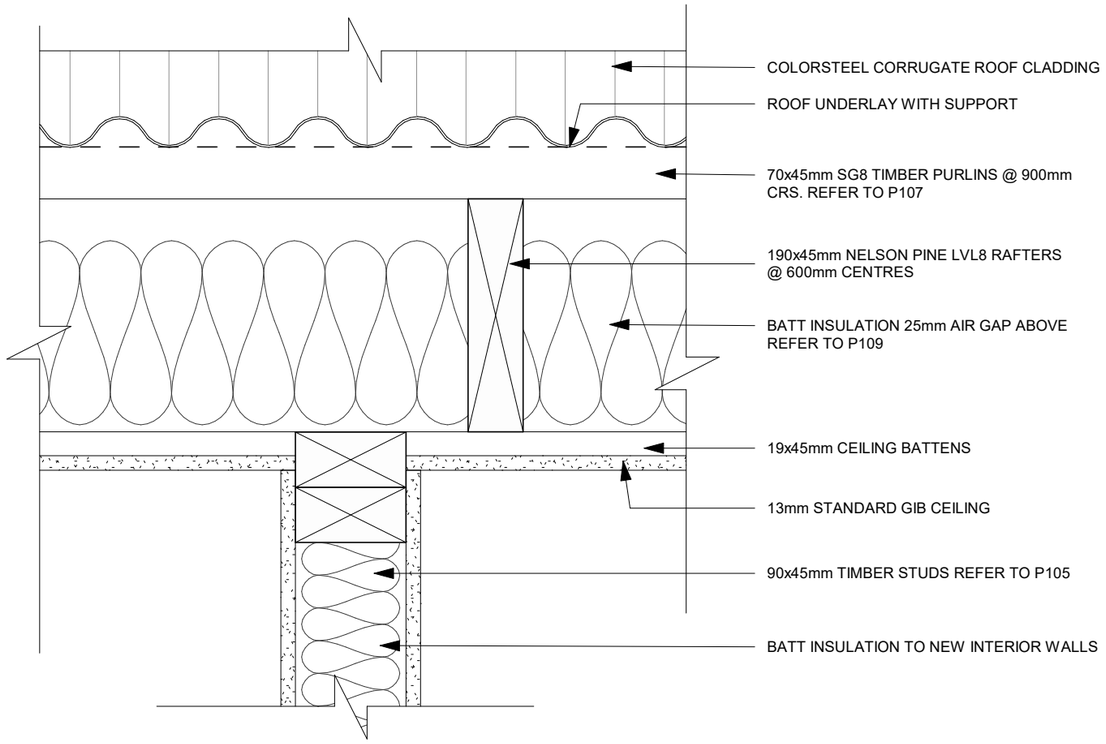
NOTES:

All dimensions to be verified on site before making any shop drawings or commencing any work.

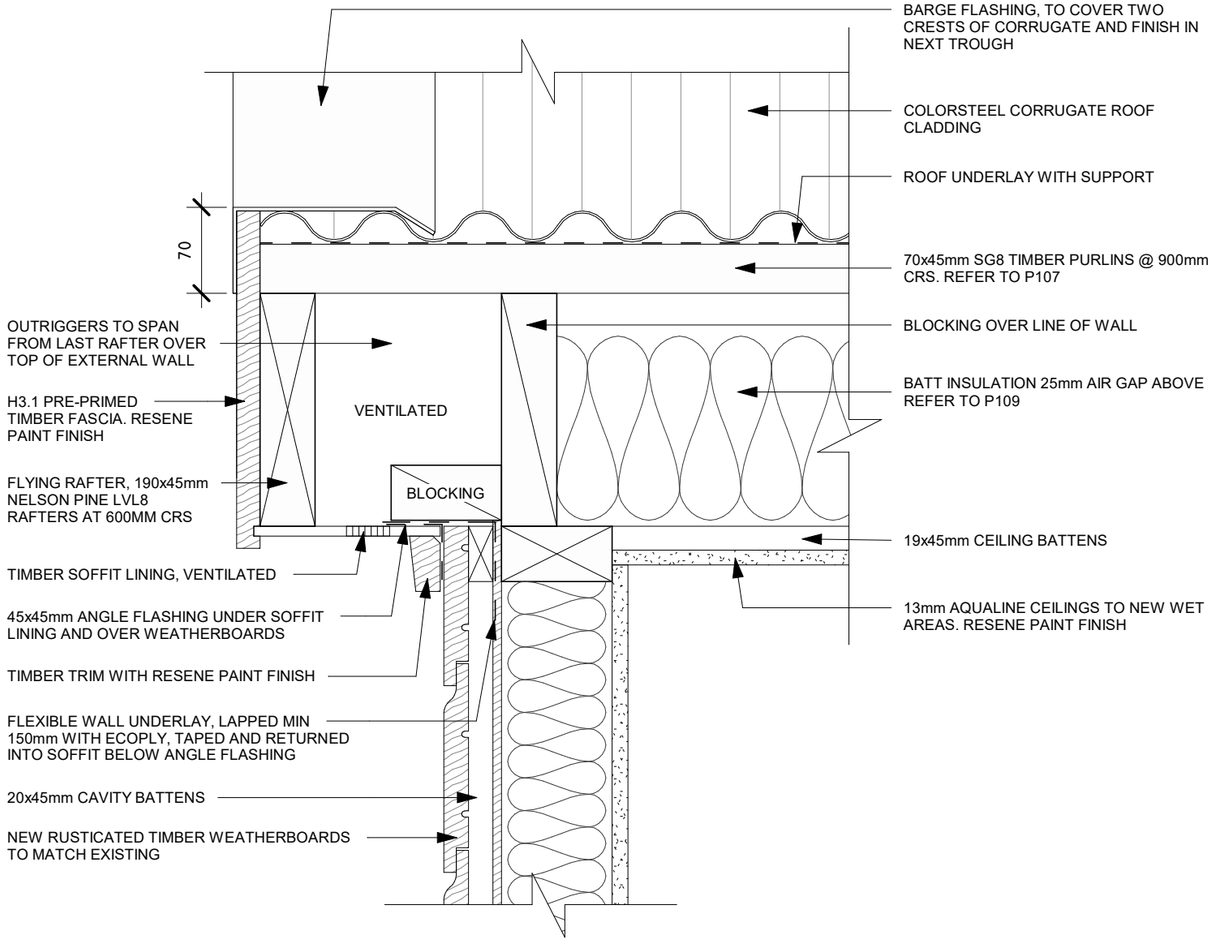
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4	For Informtion	03.06.2026
5	Building Consent	31.10.2026

PROJECT: Big Cottage - Alterations & Repairs.
DRAWING: Proposed - Junction Details
SCALE: 1 : 5
ADDRESS: Paradise, Glenorchy
CLIENT: Paradise Trust
DRAWN: KG
office@originteam.co.nz
PO Box 213 Queenstown 03 442 0300
PROJECT NUMBER: 557a
SHEET: P602
REV: 5



1 Partition Head Detail
1 : 5



2 Wall Head & Soffit Detail
1 : 5

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3	For Consultants	20.01.2026
4	For Informtion	03.06.2026
5	Building Consent	31.10.2026

PROJECT: Big Cottage - Alterations & Repairs.
DRAWING: Proposed - Wall Head Details
SCALE: 1 : 5
ADDRESS: Paradise, Glenorchy
CLIENT: Paradise Trust
DRAWN: KG
office@originteam.co.nz
PO Box 213 Queenstown 03 442 0300
PROJECT NUMBER: 557a
SHEET: P603
REV: 5

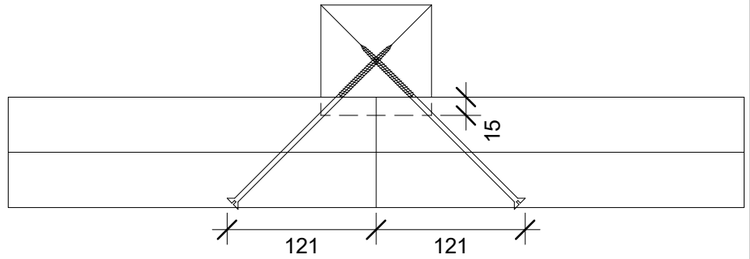
TIMBER PILE NOTES:

ORINARY PILES:

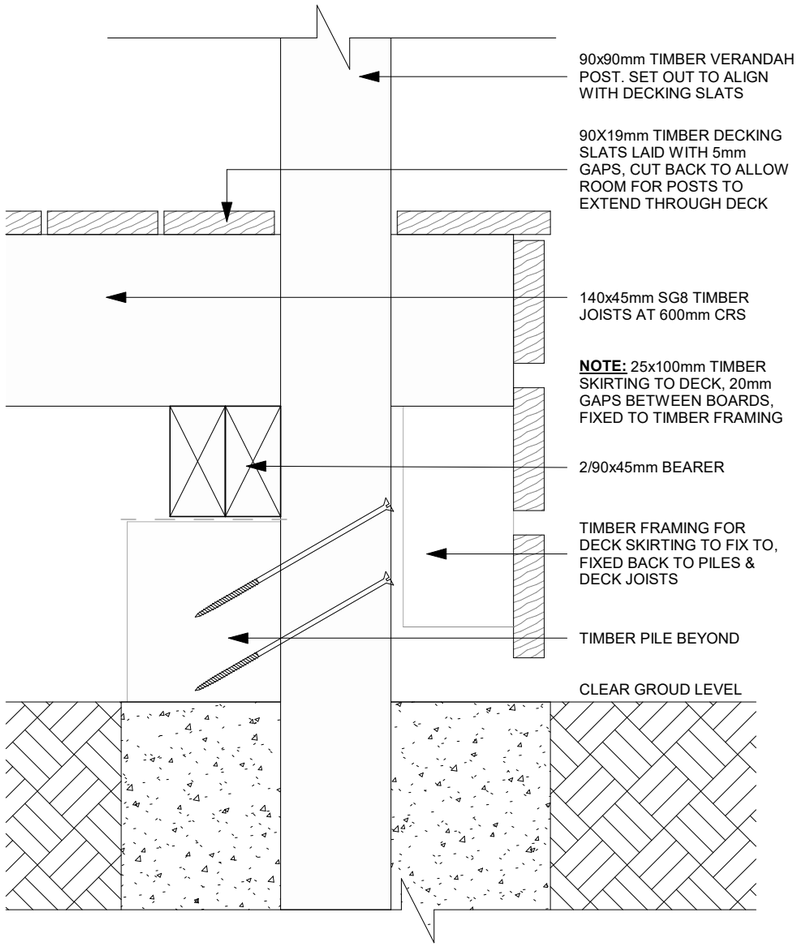
- MINIMUM 300x300x300mm DEEP CONCRETE FOOTING FROM CLEARED GROUND LEVEL WITH MINIMUM 100mm CONCRETE BELOW END OF PILE
- DPM TO BE INSTALLED BETWEEN TOP OF TIMBER PILE AND BEARER
- BEARER FIXED TO PILE WITH 2/4.9mm WIRE DOGS + 4/100X3.75 NAILS SKEW DRIVEN INTO PILES

ANCHOR PILES:

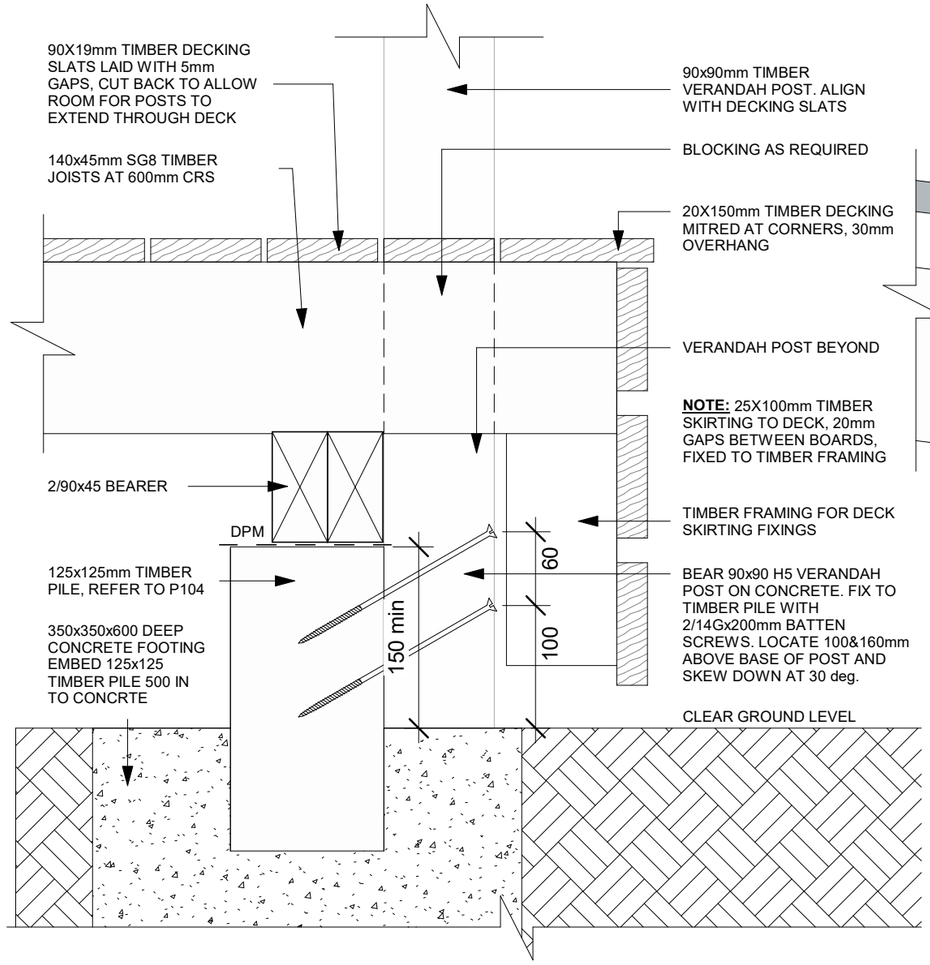
- MINIMUM 900mm DEEP CONCRETE FOOTING FROM CLEARED GROUND LEVEL WITH MINIMUM 100mm CONCRETE BELOW END OF PILE
- CONCRETE FOOTING TO BE 350X350mm IN PLAN
- DPM TO BE INSTALLED BETWEEN TOP OF TIMBER PILE AND BEARER
- BEARER TO ANCHOR PILE FIXING. USE PROPRIETARY MITEK ANCHOR PILE FIXING KIT.



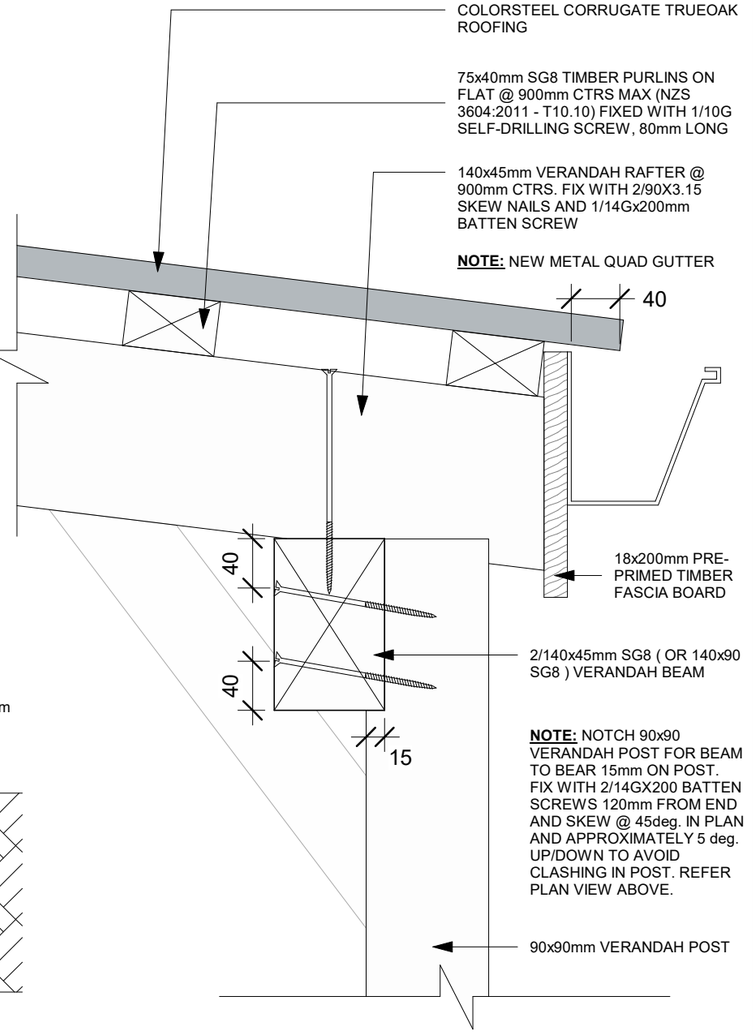
4 Post Fixings - Plan View
1 : 5



1 Verandah Post Base Detail
1 : 5



2 Deck - Footing Junction
1 : 5



3 Verandah Post to Roof Junction
1 : 5

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5	Building Consent	31.10.2026

PROJECT: Big Cottage - Alterations & Repairs.

ADDRESS: Paradise, Glenorchy

DRAWING: Proposed - Deck Details

CLIENT: Paradise Trust

SCALE: 1 : 5

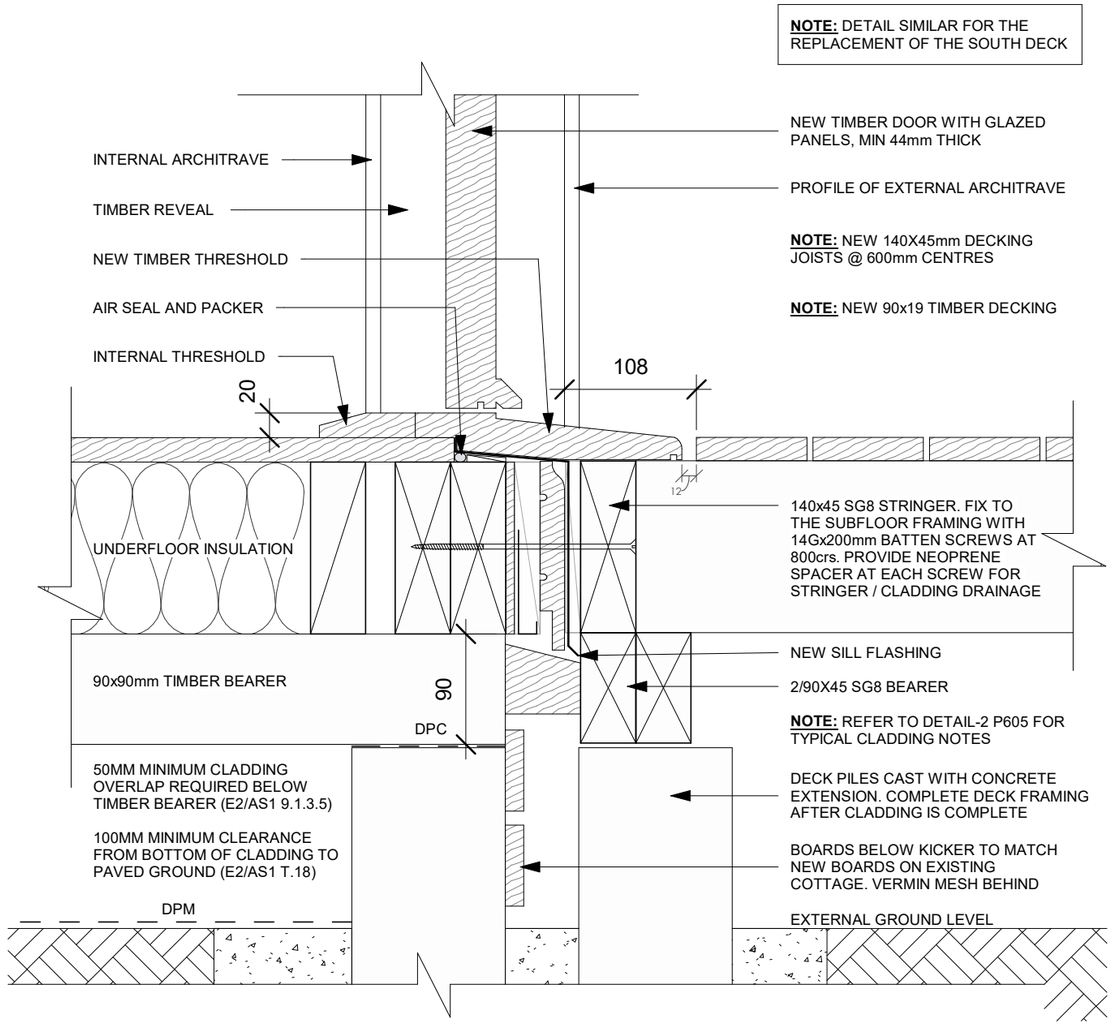
DRAWN: KG

office@originteam.co.nz
PO Box 213 Queenstown 03 442 0300

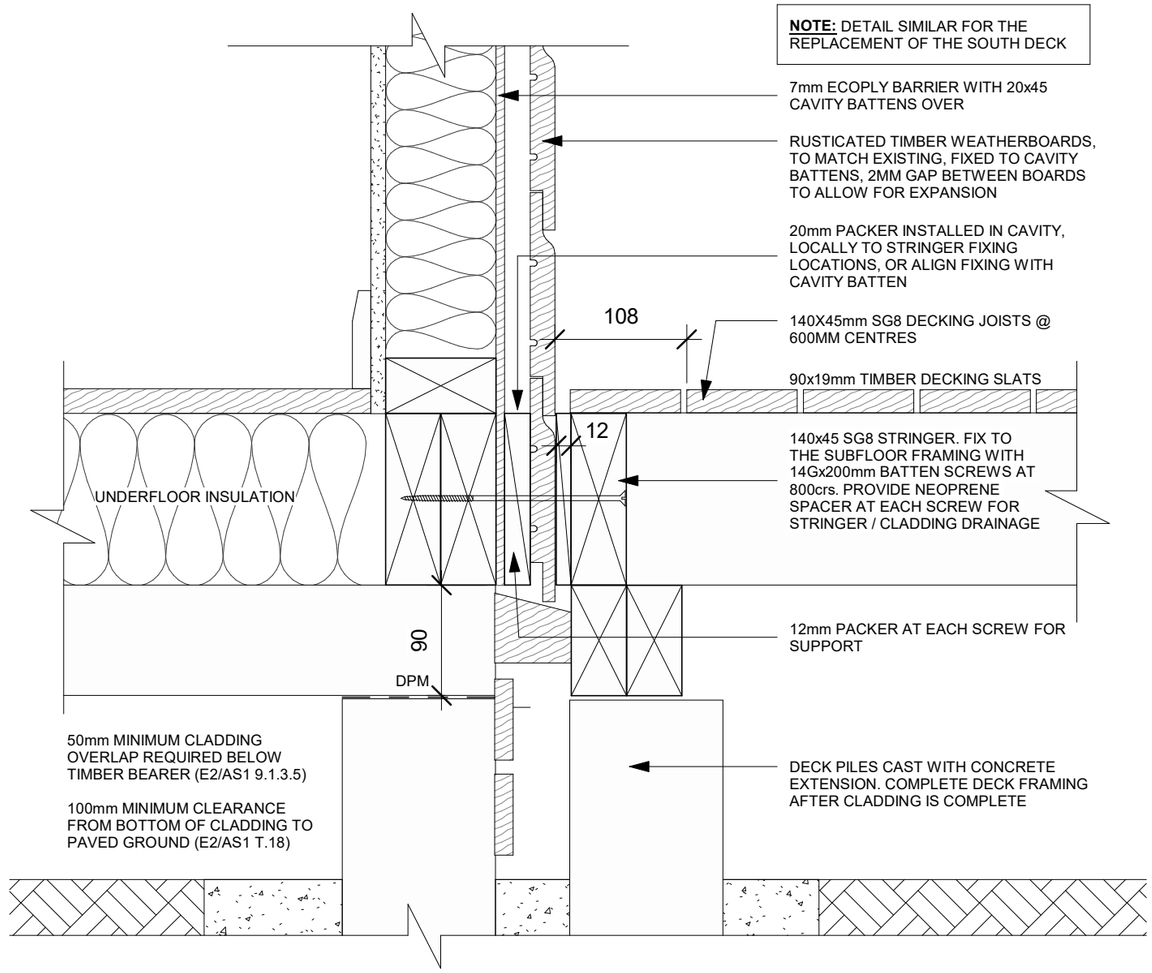
PROJECT NUMBER: 557a

SHEET: P604

REV: 5



1 Level Threshold to Deck Detail
1 : 5



2 External Wall to Deck Detail
1 : 5

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3	For Consultants	20.01.2026
4	For Informtion	03.06.2026
5	Building Consent	31.10.2026

PROJECT: Big Cottage - Alterations & Repairs.

ADDRESS: Paradise, Glenorchy

office@originteam.co.nz
PO Box 213 Queenstown 03 442 0300

DRAWING: Proposed - Deck Junction Details

CLIENT: Paradise Trust

SCALE: 1 : 5

DRAWN: KG

PROJECT NUMBER: 557a

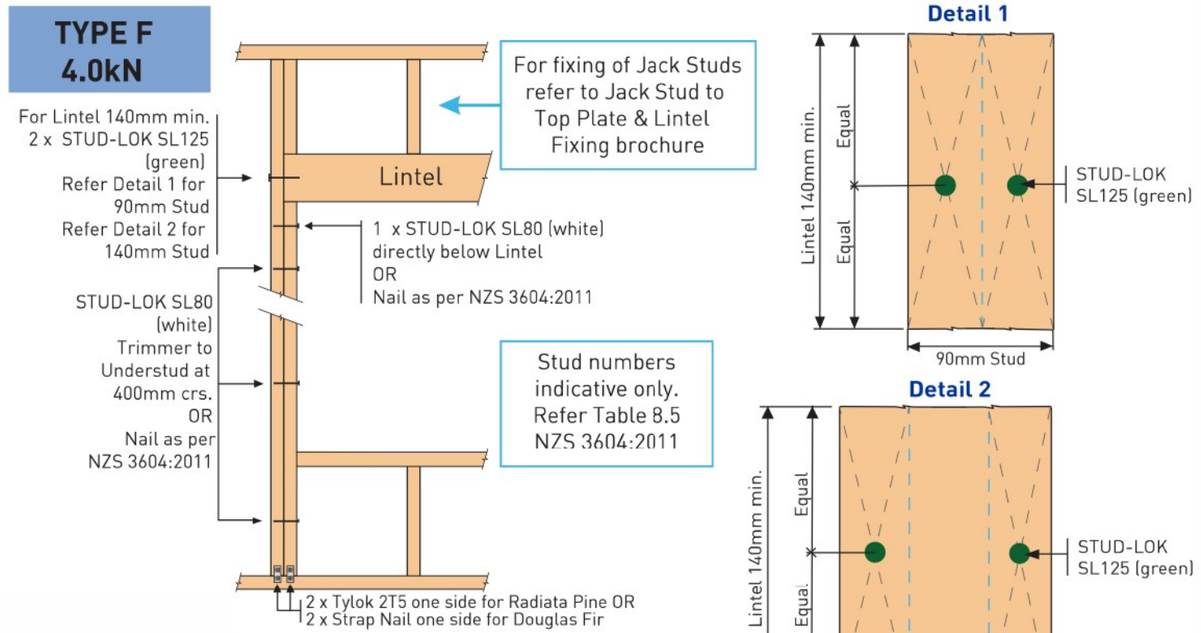
SHEET: P605

REV: 5

STUD-LOK LINTEL FIXING OPTIONS FOR ON-SITE

MiTek® BOWMAC®

TYPE F
4.0kN



Detail 1

Detail 2

Origin CONSULTANTS

NOTES:

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REVISION	DESCRIPTION	DATE
1	For Informtion	03.06.2026
2	Building Consent	31.10.2026

PROJECT: Big Cottage - Alterations & Repairs.

DRAWING: Lintel Fixings

SCALE:

ADDRESS: Paradise, Glenorchy

CLIENT: Paradise Trust

DRAWN: Author

office@originteam.co.nz
PO Box 213 Queenstown 03 442 0300

PROJECT NUMBER: 557a

SHEET: P606

REV: 2

GIB EzyBrace® Systems specification BL1-H

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

WALL FRAMING

Wall framing to comply with;

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

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

BOTTOM PLATE FIXING

Timber floor

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

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

Concrete floor

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

WALL LINING

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

PERMITTED ALTERNATIVES

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

FASTENING THE LINING

Fasteners

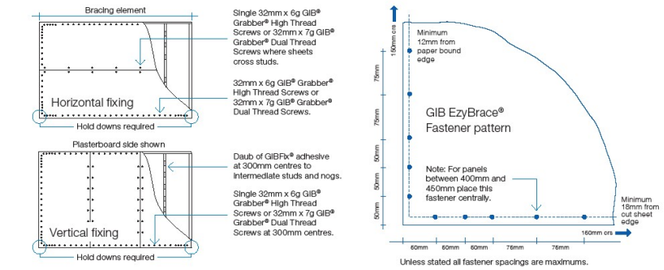
32mm x 6g GIB® Grabber® High Thread Screws or 32mm x 7g GIB® Grabber® Dual Thread Screws. If using the GIBFix® Framing System or if fastening through GIBFix® Angles use only 32mm x 7g GIB® Grabber® Dual Thread Screws.

Fastener centres

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

JOINTING

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



Unless stated all fastener spacings are maximums.

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

7.7 ECOPLY® BARRIER BRACING SPECIFICATION – EPB1

Table 5: Sided Structural Plywood Brace

Specification No.	Minimum Wall Length	Lining Requirements	Hold-Down	BUs/m Wind	BUs/m Earthquake
EPB1	0.4m	Ecoply® Barrier one side	Yes GIB HandiBrac®	80	95
	0.6m			95	105
	1.2m			120	135

Framing

Wall framing must comply with:

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

Framing dimensions and height are as determined by the NZS 3604 stud and top plate tables for load bearing and non load bearing walls. Kiln dried verified structural grade timber must be used. Machine stress graded timber of minimum SG8, such as Laserframe®, is recommended.

Bottom Plate Fixing

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

Lining

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

Fastening Ecoply® Barrier Panels

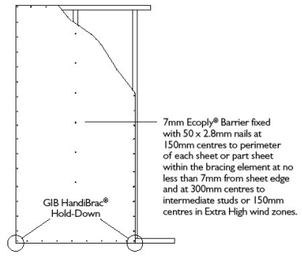
Fasteners

Fasten with 50 x 2.8mm galvanised or stainless steel flat head nails direct fix. Place fasteners no less than 7mm from sheet edges. Screws cannot be used. Power driven nails are suitable. Do not overdrive, nails must be full round head.

In certain circumstances stainless steel fasteners may be required. Refer to section 7.1 in the Ecoply Barrier Specification and Installation Guide for these circumstances and further fastener selection advice. Where stainless steel nails are required, annular grooved nails must be used.

Fastening Centres

Fasteners are placed at 150mm centres around the perimeter of each sheet and 300mm centres to intermediate studs or 150mm centres in Extra High wind zones. Where more than one sheet forms the brace element each sheet must be nailed off independently.



Ecoply® Bracing Systems are designed to meet the requirements of the New Zealand Building Code and have been tested and analysed using the P21 method referenced in NZS 3604:2011 listed as an acceptable solution B1/AS1 Structure. Testing was carried out using Ecoply Barrier manufactured by CHH Ply and SG8 timber framing and GIB® products manufactured by Winstone Wallboards Ltd. Substituting materials may compromise performance of the system. GIB® and GIB HandiBrac® are registered trade marks of Fletcher Building Holdings Ltd.

SEPTEMBER 2020

7.9 ECOPLY® BARRIER BRACING SPECIFICATION – EPBS

Table 7: Single Sided Structural Plywood Brace No Additional Hold-Down

Specification No.	Minimum Wall Length	Lining Requirements	Hold-Down	BUs/m Wind	BUs/m Earthquake
EPBS	0.4m	Ecoply® Barrier one side	No additional fastening[1]	60	60
	0.6m			60	65
	1.2m			65	70
	2.4m			80	90

[1] As per NZS 3604: 2011. No specific additional fastening required.

Framing

Wall framing must comply with:

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

Framing dimensions and height are as determined by the NZS 3604 stud and top plate tables for load bearing and non load bearing walls. Kiln dried verified structural grade timber must be used. Machine stress graded timber of minimum SG8, such as Laserframe®, is recommended.

Bottom Plate Fixing

Bottom plates are fixed in accordance with the requirements of NZS 3604. No specific additional fastening required.

Lining

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

Fastening the Ecoply® Barrier

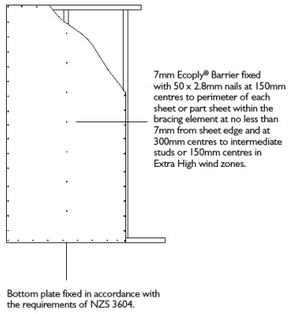
Fasteners

Fasten with 50 x 2.8mm galvanised or stainless steel flat head nails direct fix. Place fasteners no less than 7mm from sheet edges. Screws cannot be used. Power driven nails are suitable. Do not overdrive, nails must be full round head.

In certain circumstances stainless steel fasteners may be required. Refer to section 7.1 in the Ecoply Barrier Specification and Installation Guide for these circumstances and further fastener selection advice. Where stainless steel nails are required, annular grooved nails must be used.

Fastening Centres

Fasteners are placed at 150mm centres around the perimeter of each sheet and 300mm centres to intermediate studs or 150mm centres in Extra High wind zones. Where more than one sheet forms the brace element each sheet must be nailed off independently.



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SEPTEMBER 2020

Origin CONSULTANTS

NOTES:

All dimensions to be verified on site before making any shop drawings or commencing any work.

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REVISION	DESCRIPTION	DATE
1	For Informtion	03.06.2026
2	Building Consent	31.10.2026

PROJECT: Big Cottage - Alterations & Repairs.

ADDRESS: Paradise, Glenorchy

DRAWING: Bracing Spec

CLIENT: Paradise Trust

SCALE:

DRAWN: Author

office@originteam.co.nz
PO Box 213 Queenstown 03 442 0300

PROJECT NUMBER: 557a

SHEET: P607

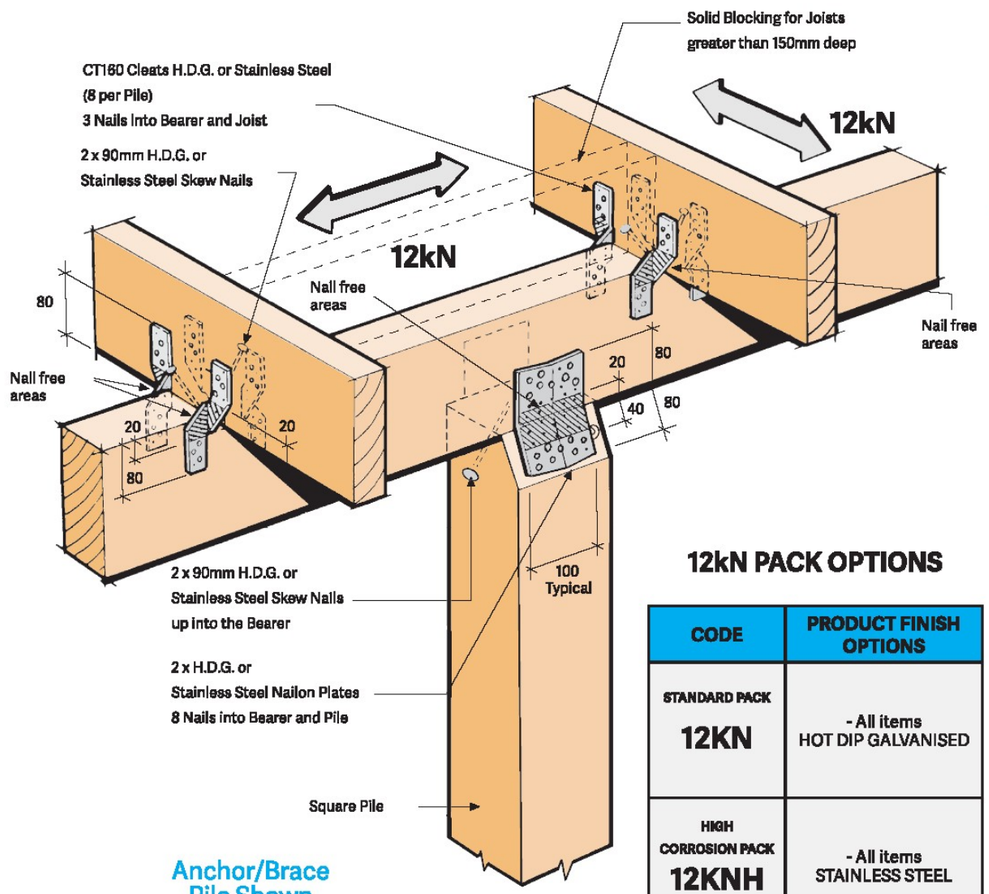
REV: 2

MiTek® LUMBERLOK®

12kN PILE FIXING

FOR BRACED PILES OR ANCHOR PILES

- The 12kN Pile Fixing must be installed in accordance with this brochure
- Auckland University Tested. Test Ref. 4613
- All subfloor construction must be in accordance with NZS 3604:2011
- NZS 3604 requires lines of lateral support to floor joists within 300mm of bearer or bracing lines, refer to Clause 7.1.2
- Joists deeper than 150mm require solid blocking over braced or anchor pile



Anchor/Brace Pile Shown
(on internal bracing line)

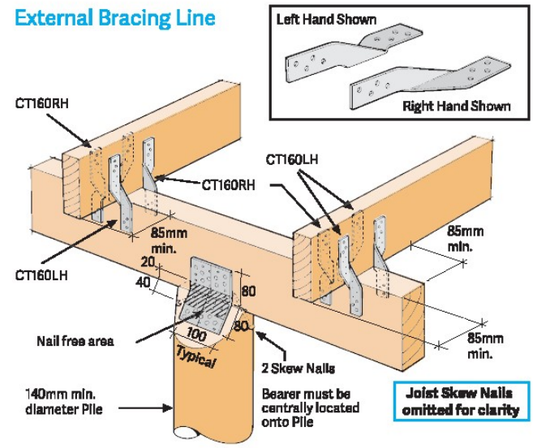
12kN PACK OPTIONS

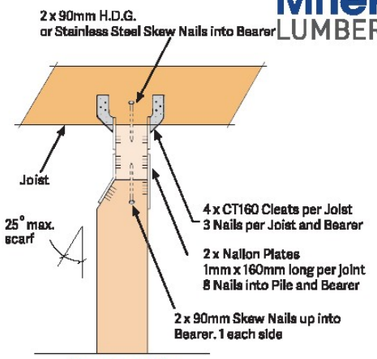
CODE	PRODUCT FINISH OPTIONS
STANDARD PACK **12KN**	- All items HOT DIP GALVANISED
HIGH CORROSION PACK **12KNH**	- All items STAINLESS STEEL

➜ See next page for Corrosion Table

MiTek® LUMBERLOK®

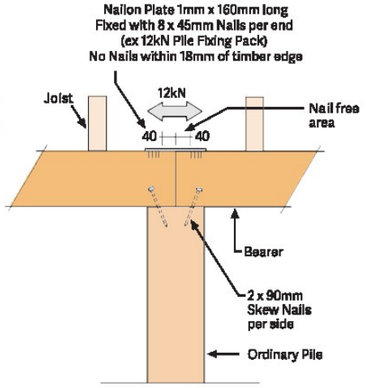
External Bracing Line



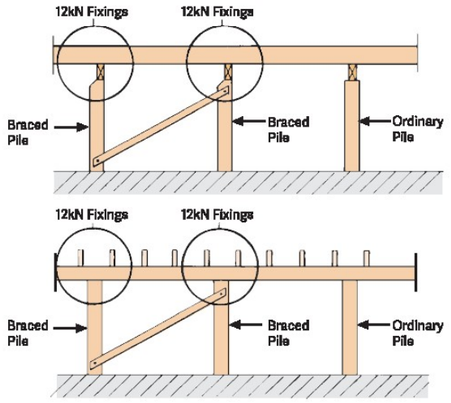


Square Pile

CORROSION HAZARD USE TABLE	
Standard Pack (12KN) - Zones B & C - All Fixings ABOVE 600mm from Ground level	All items Hot Dip Galvanised.
High Corrosion Pack (12KNH) - Zone D - All Fixings BELOW 600mm from Ground level	All items Stainless Steel (304).



12kN Bearer Splice
Clause 6.12.7.2
NZS 3604:2011



Sample Subfloor Elevations
12kN Fixing - Pile to Bearer
- Joists to Bearer

12kN Joint Fixing Schedule

PILE TO BEARER	- Nailon Plate (2 per joint) 1mm x 100mm x 160mm long - 8 Nails per Plate into Pile - 8 Nails per Plate into Bearer - 2 skew Nails 90mm (1 per face)
JOIST TO BEARER	- CT160 Cleats (4 per Joist) 160mm long - 3 Nails per Cleat into Joist - 3 Nails per Cleat into Bearer - 2 skew Nails 90mm (1 per side)
NAILS	- 80 x 45mm x 3.55 dia. Spiral Nails - 6 x 90mm x 4 dia. Stainless Steel Nails (12KNH Pack only)

12kN Pile Set Contents

Each set represents 1 x 12kN Pile Fixing
(packed 4 sets per carton)
2 x Nailon Plates 160mm long
8 x CT160 Cleats
80 x 45mm x 3.55 dia. Spiral Nails
6 x 90mm x 4 dia. Stainless Steel Annular Groove Nails - 12KNH Pack

} Refer front page for Product Finish Options

90mm H.D.G. Nails not included.

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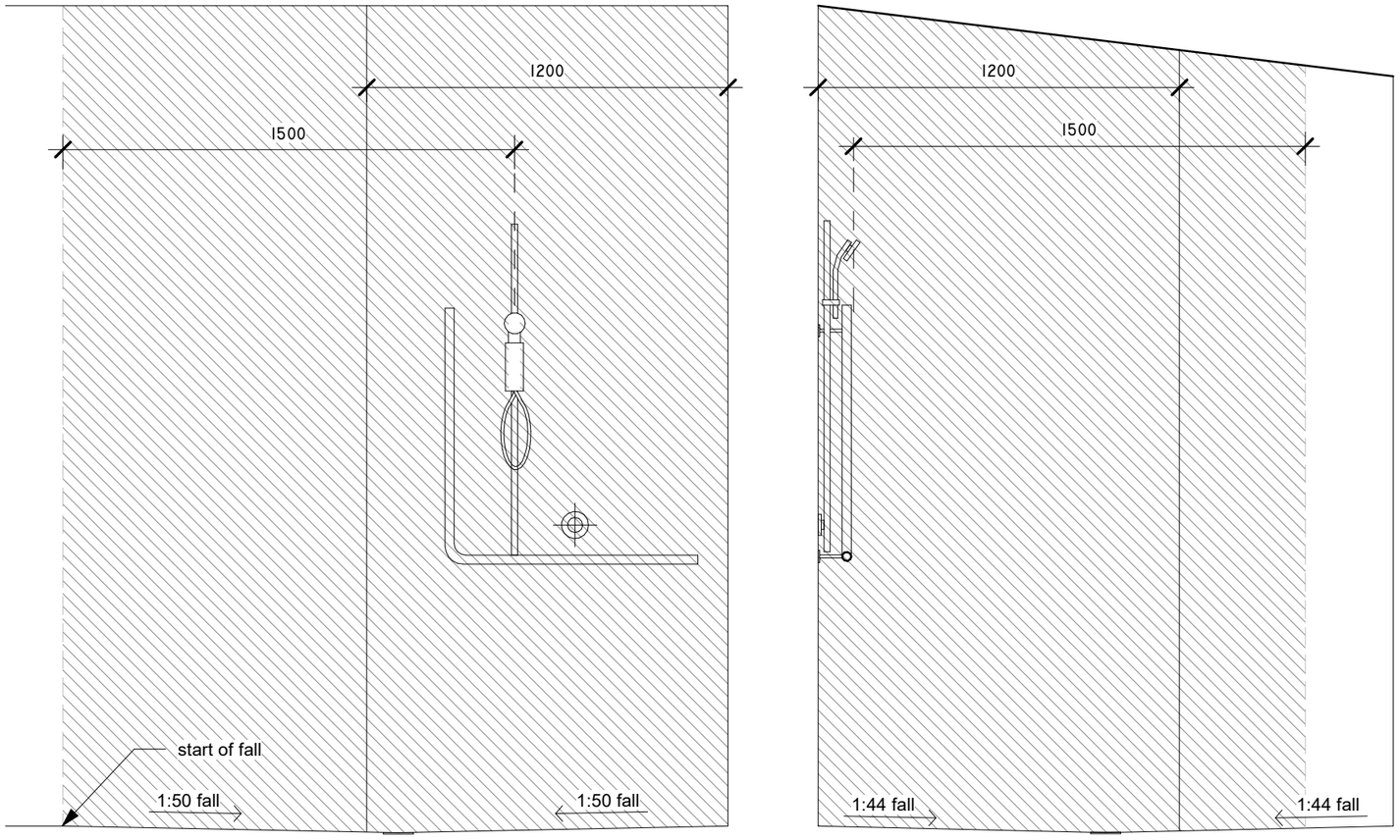
NOTES:

All dimensions to be verified on site before making any shop drawings or commencing any work.

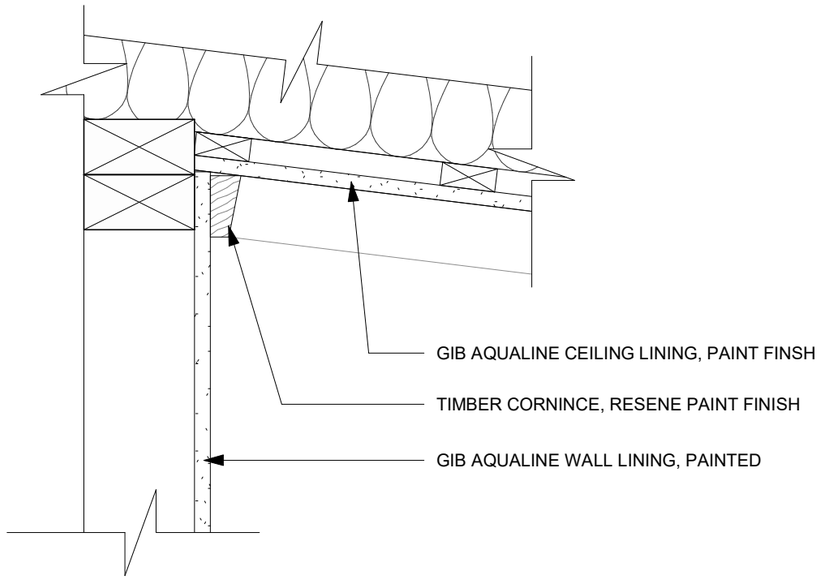
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1	For Informtion	03.06.2026
2	Building Consent	31.10.2026

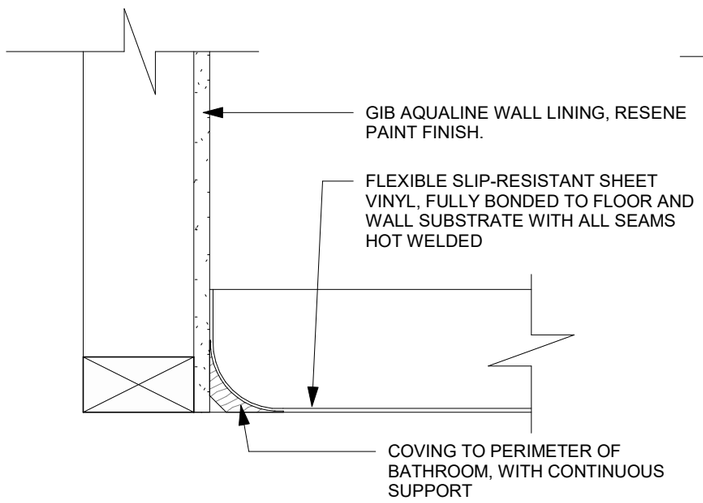
PROJECT: Big Cottage - Alterations & Repairs.		DRAWING: Pile Specs	SCALE:
ADDRESS: Paradise, Glenorchy		CLIENT: Paradise Trust	DRAWN: Author
office@originteam.co.nz PO Box 213 Queenstown 03 442 0300	PROJECT NUMBER: 557a	SHEET: P608	REV: 2



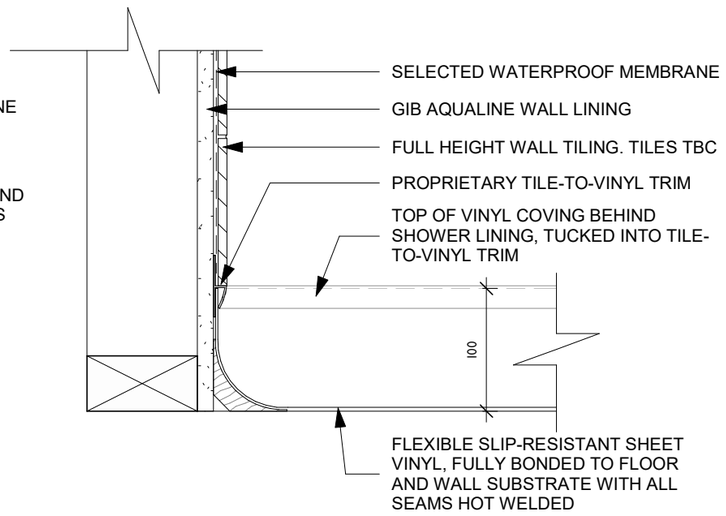
1 Shower Fall & Splash Zone Diagram
1 : 20



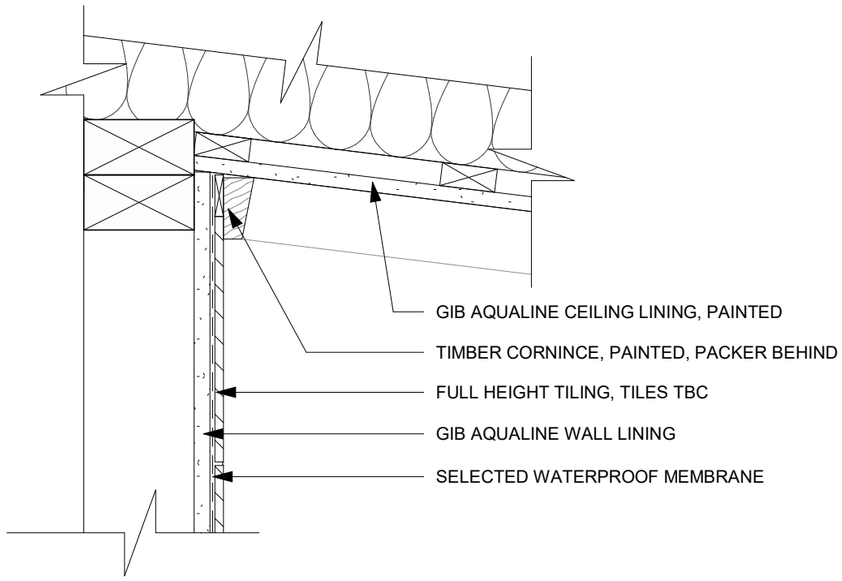
4 GIB Wall to Ceiling
1 : 5



2 GIB Wall to Floor
1 : 5



3 Tiled Wall to Floor
1 : 5



5 Tiled Wall to Ceiling
1 : 5

Origin CONSULTANTS

NOTES:

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REVISION	DESCRIPTION	DATE
1	For Pricing	09/12/19
2	Current Issue	07.01.2026
3	For Consultants	20.01.2026
4	For Informtion	03.06.2026
5	Building Consent	31.10.2026

PROJECT: Big Cottage - Alterations & Repairs.

ADDRESS: Paradise, Glenorchy

DRAWING: Proposed - Wet Area Details 1

CLIENT: Paradise Trust

SCALE: As indicated

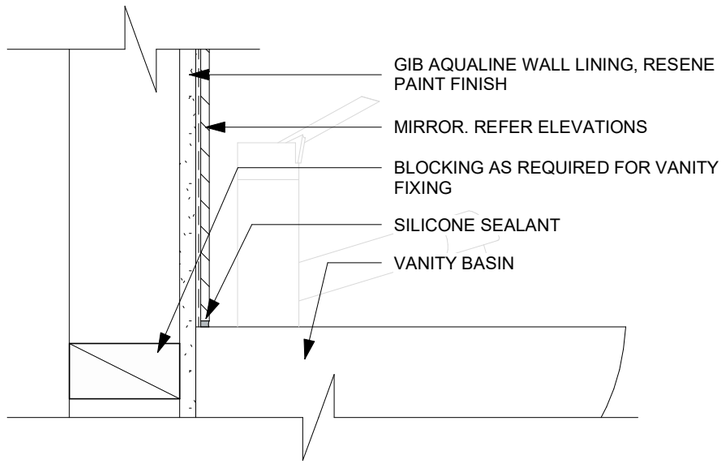
DRAWN: KG

office@originteam.co.nz
PO Box 213 Queenstown 03 442 0300

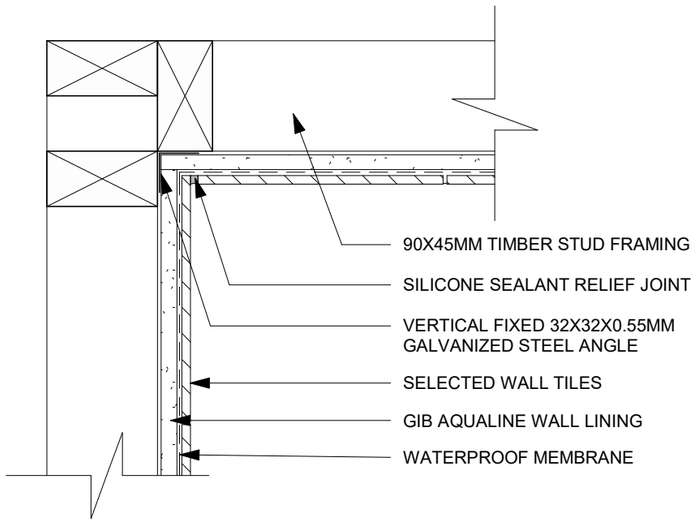
PROJECT NUMBER: 557a

SHEET: P610

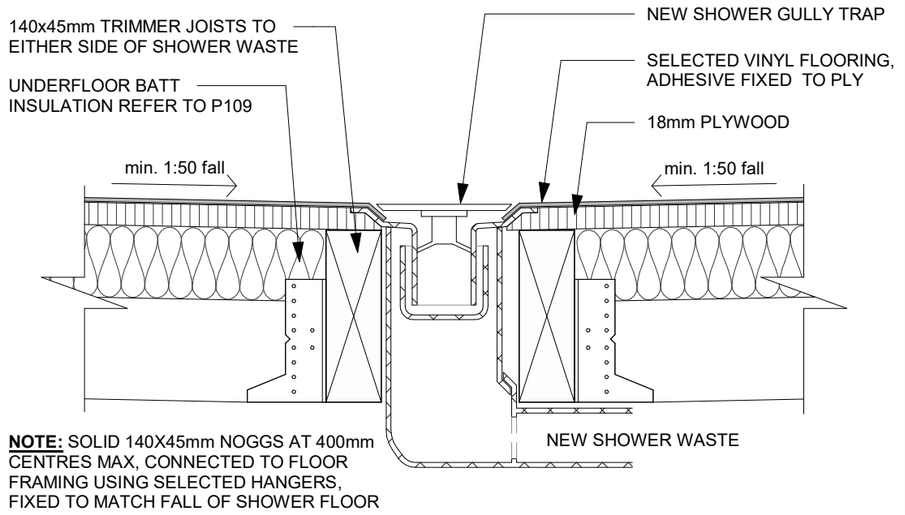
REV: 5



1 Vanity Top Junction
1 : 5

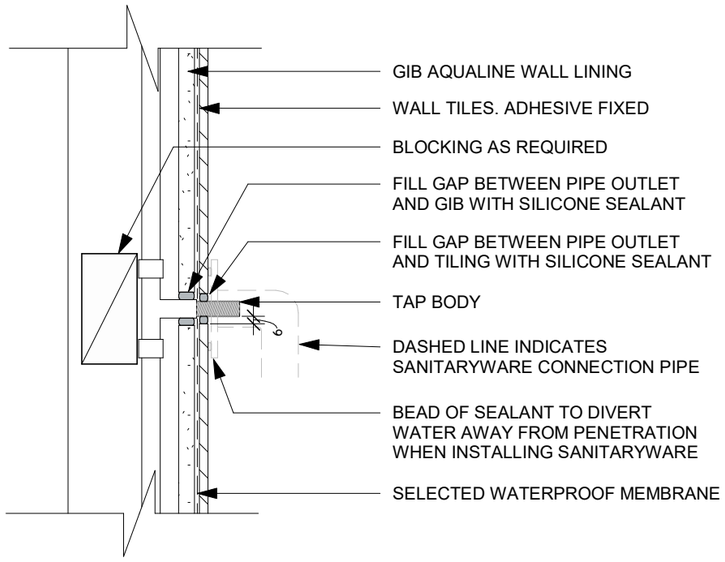


3 Bathroom Corner Detail - Tiled
1 : 5

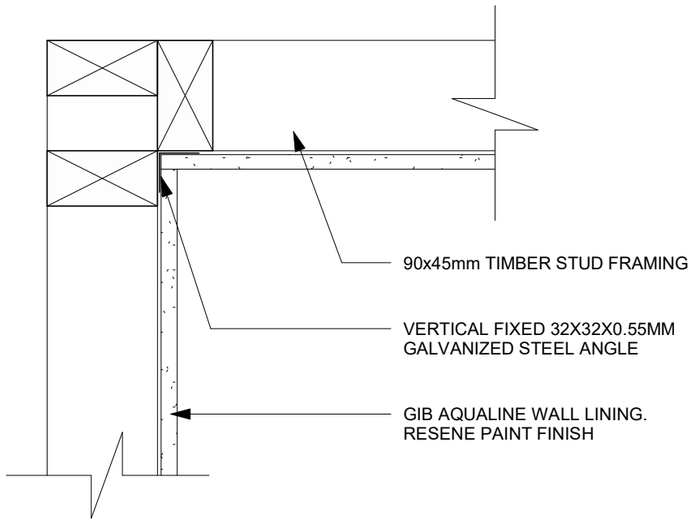


NOTE: SOLID 140X45mm NOGGS AT 400mm CENTRES MAX, CONNECTED TO FLOOR FRAMING USING SELECTED HANGERS, FIXED TO MATCH FALL OF SHOWER FLOOR

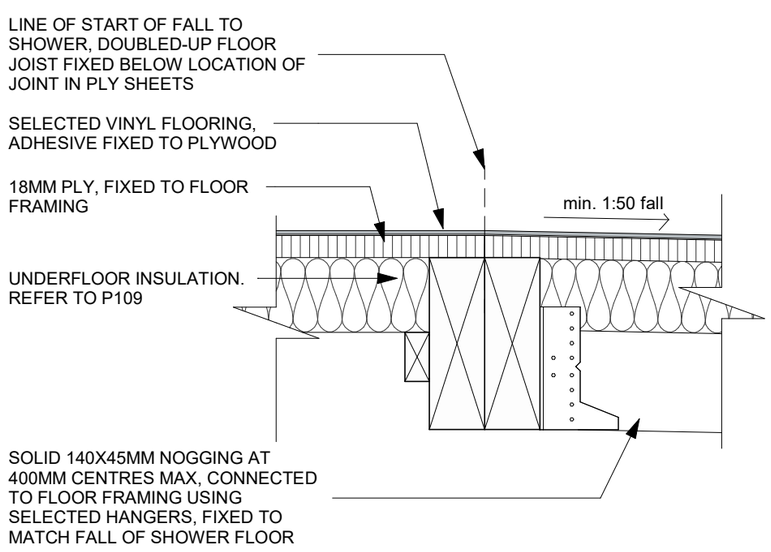
5 Shower Waste Outlet
1 : 5



2 Typical Pipe Penetration
1 : 5



4 Bathroom Corner Detail - GIB
1 : 5



6 Shower Fall Construction
1 : 5

Origin CONSULTANTS

NOTES:

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3	For Consultants	20.01.2026
4	For Informtion	03.06.2026
5	Building Consent	31.10.2026

PROJECT: Big Cottage - Alterations & Repairs.

DRAWING: Proposed - Wet Area Details 2

SCALE: 1 : 5

ADDRESS: Paradise, Glenorchy

CLIENT: Paradise Trust

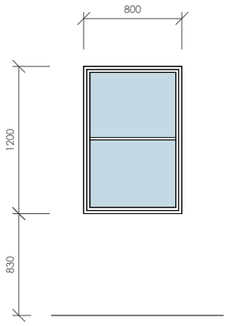
DRAWN: KG

office@originteam.co.nz
PO Box 213 Queenstown 03 442 0300

PROJECT NUMBER: 557a

SHEET: P611

REV: 5

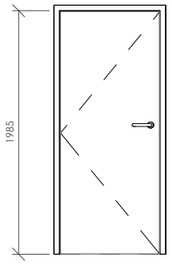


W01, W02, W03, W04, W05, W06 & W07

Timber framed, double glazed window.
Trim sizes TBC on site.
Proprietary hardware selection TBC.
Finish and colour TBC.

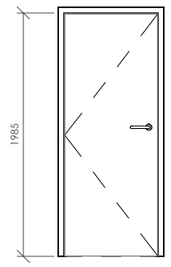
EXISTING EXTERIOR WINDOWS & DOORS - NOTE:

All existing exterior windows and doors are to be reconditioned and repainted.



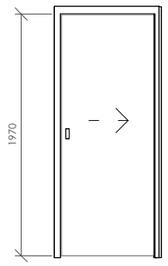
ID01

Proprietary Door.
Approximately 860mm door leaf.
Proprietry hardware selection TBC.
Finish and colour TBC.



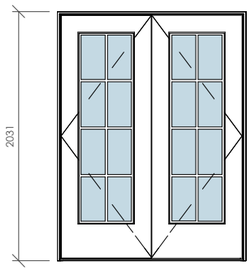
ID02

Proprietary Door.
Approximately 760mm door leaf.
Proprietry hardware selection TBC.
Finish and colour TBC.



ID03

Proprietary Cavity Slider.
Approximately 760mm door leaf.
Proprietary hardware selection TBC.
Finish and colour TBC.



ED01

8-Panel Glazed Double Door.
Timber Framed Door. Double Glazed.
Approximately 740mm door leaf.
Proprietry hardware selection TBC.
Finish and colour TBC.

NOTE: CONFIRM FRAMING OPENING (TRIM) SIZE ON SITE PRIOR TO MANUFACTURE OF DOORS AND WINDOWS.

Window & Door Schedule

1 : 50

Origin CONSULTANTS

NOTES:

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REVISION	DESCRIPTION	DATE
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2	For Consultants	20.01.2026
3	For Informtion	03.06.2026
4	Building Consent	31.10.2026

PROJECT: Big Cottage - Alterations & Repairs.

ADDRESS: Paradise, Glenorchy

office@originteam.co.nz
PO Box 213 Queenstown 03 442 0300

DRAWING: Window & Door Schedule

CLIENT: Paradise Trust

SCALE: 1 : 50

DRAWN: KG

PROJECT NUMBER: 557a

SHEET: P700

REV: 4