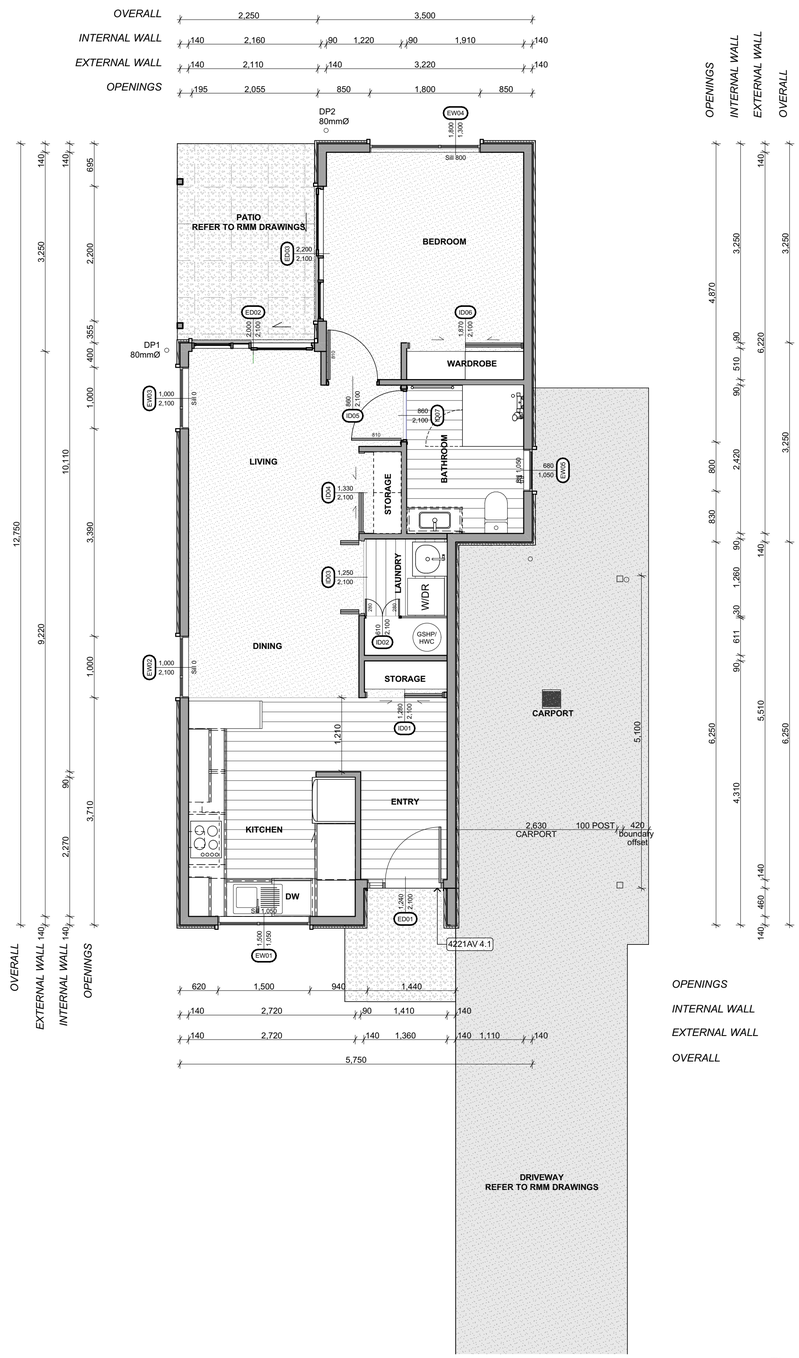

Floor Plan
1:50

General Construction Notes

Relative Levels shown are expressed in terms of the QLDC datum.

All timber framing to be SG8 unless otherwise noted on plans.

All timber framing and fixing to comply with NZS 3604:2011

DPC between all timber framing and concrete or steel surfaces.

Allow for blocking to wall and roof framing as required to support claddings, linings, fixings and fittings.

All drawings to be read in conjunction with:
- JTB architectural specification
- Clark Fortune Macdonald Survey Plans
- Sullivan Hall Engineering documents
- Rough Milne Mitchell Landscape Architectural plans
- Revolve Energy documentation
- Carriageway Consulting Documentation

Schedule of Timber Treatment

H1.2 Framing protected from the weather, above ground, and also exposed to ground atmosphere.
- Exterior wall framing
- Roof and ceiling framing
- Interior wall framing
- Intermediate interior floor framing
- Enclosed skillion roof and purlins
- Roof framing with lined soffits
- Subfloor framing except piles

H3.1 Fascias, weatherboards, facings and other painted trim requiring a not less than 15-year durability.
- Exterior joinery and timber reveals for aluminium windows
- Timber cavity battens

H3.2 Framing exposed to weather above ground with a risk of trapped water.
- Cantilevered enclosed deck joists and associated framing (joist trimmers, nogs, dwangs and blocking)
- Ground floor and upper floor bottom plates
- Decking and outdoor structures
- Rafters exposed to the weather
- Beams exposed to the weather
- Timber slatted decking joists and bearers
- Uncoated or stained Radiata pine weatherboards and trim
- Fence rails and palings (not in contact with the ground)

H4 Landscape timbers.
- Fence posts
- Horizontal timbers for retaining walls

H5 Timber in contact with ground.
- House piles and poles
- Crib walling
- Retaining wall poles

Homestar Notes

Please refer to architectural specification for additional selections and information.

Interior plasterboard and fibre cement linings (walls and ceilings) to be at least 50% is ECO labelled A.

Insulation to all walls, ceiling/roof, under timber and/or under floor slab and slab edge.

Floor Covering at least 50% is ECO labelled A.

Applied Coating at least 50% is ECO labelled A.

Non-Timber roof cladding (e.g. long run steel roofing) at least 50% is ECO labelled A OR Interior engineered wood (e.g. joinery, wall, ceiling, and floor lining exposed to interior including cork, MDF and plywood).

Floor Covering: Where 50% of floor coverings meet the VOC limits as specified by a NZGBC recognised IAQ scheme or eco-label (or no floor coverings used).

Applied Coating: Where 50% of applied coatings meet the VOC limits as specified by a NZGBC recognised IAQ scheme or eco-label (or no applied coatings are used).

WALLS

Cladding

4231HL 4.2
- **4231HL 4.1** H3.1 TIMBER CAVITY BATTENS [refer spec]
- **4231HL 4.2** 150MM (120MM COVER) JAMES HARDIE® LINEA™ WEATHERBOARDS [refer spec]

4221AV 4.1
- **4221AV 4.1** WB10 ABODO VULCAN VERTICAL WEATHERBOARD CLADDING (125MM COVER) [refer spec]
- **4221AV 4.3** H3.1 CASTELLATED TIMBER CAVITY BATTENS [refer spec]

External Walls/Framing

- **3820 4.7** 140X45MM, SG8, H1.2 INTERIOR WALL FRAMING, STUDS @ 600CRS, DWANGS @ 800CRS - RADIATA PINE [refer spec]
- **4171HR 4.1** 6MM RAB™ BOARD - RIGID AIR BARRIER [refer spec]
- **4711P 4.2** R4.0, 140MM, PINK® BATTS® ULTRA® 140MM WALL INSULATION [refer spec]

Internal Framing

- **3820 4.6** 90X45MM, SG8, H1.2 INTERIOR WALL FRAMING, STUDS @ 600CRS, DWANGS @ 800CRS - RADIATA PINE [refer spec]
- **4710P 4.1** 100MM, R2 4, PINK® BATTS® SILENCER® INSULATION [refer spec]
- **3820 4.6** 90X45MM, SG8, H1.2 INTERIOR WALL FRAMING, STUDS @ 600CRS, DWANGS @ 800CRS - RADIATA PINE [refer spec]

Linings

- **5113G 4.1** 10MM GIB® STANDARD WALL LINING IN DRY AREAS [refer spec]
- **5113G 4.2** 10MM GIB® WATER RESISTANT WALL LINING IN WET AREAS [refer spec]

Top & Bottom Plate Notes

All timber plates are to be single 45mm members on flat. Plates are to be the depth of their respective host wall framing (external 140mm, internal 90mm).

All bottom plates are to fixed with proprietary post fixed anchors to concrete slab in accordance with Cl 7.5.12.2, NZS3604:2011. Fixings to be at a typical 900mm crs max and 150mm from each plate end.

All top plates are to be provided in accordance with the requirements of Section 8, NZS3604:2011. All top plate fixings are to be type B - 2 / 90 x 3.15 product nails and 2 wire dogs as per Tb 8.18, NZS3604:2011

FLOOR PLAN KEY

Floors Finishes

- **6411 4.1** VINYL PLANK FLOORING [refer spec]
- **6511 4.2** CUT PILE TWIST CARPET [refer spec]
- EXTERIOR PATIO SLAB TO LANDSCAPE ARCHITECTS SPECIFICATION
- CONCRETE DRIVEWAY

ARCHITECTS jerram tocker + barron

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A1 Drawing

N

Revision

Rev ID	Change ID	Transmittal Set Name	Change Name	Date

Site

Wind zone	High (SE Advised)
Exposure zone	Zone B
Earthquake zone	Zone 3

Project

Job number	1947
Drawn	KP
Approved	MD

Check all dimensions on site
Do not scale from plans
If in doubt consult the architect
Read in conjunction with the architectural specification and all consultant documentation

Name and address

Tewa Banks Developement

Jopp Street, Arrowtown, 9302

Drawing

Ground Floor Plan

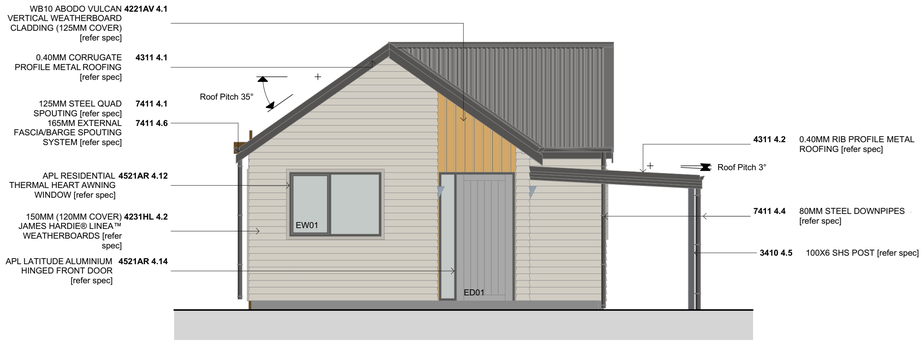
Status

House Type 1B

BC & TENDER ISSUE STAGE I

Number | Revision

3.1



Type 1B Elevation 1
1:50

BUILDING ENVELOPE RISK MATRIX		
East Elevation		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Medium risk	1
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		**5**

BUILDING ENVELOPE RISK MATRIX		
East Elevation		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Medium risk	1
Eaves width	High risk	2
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		**4**

Type 1B Elevation 2
1:50

BUILDING ENVELOPE RISK MATRIX		
East Elevation		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Medium risk	1
Eaves width	High risk	2
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		**4**

Type 1B Elevation 3
1:50

BUILDING ENVELOPE RISK MATRIX		
East Elevation		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Medium risk	1
Eaves width	High risk	2
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		**4**

Type 1B Elevation 4
1:50

Note:
Refer to Sheet AB-A5.01 for Exterior Finishes Schedule

ARCHITECTS jerram tocker + barron

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A1 Drawing

Revision

Rev ID	Change ID	Transmittal Set Name	Change Name	Date

Site

Wind zone	High (SE Advised)
Exposure zone	Zone B
Earthquake zone	Zone 3

Project

Job number	1947
Drawn	KP
Approved	MD

Check all dimensions on site
Do not scale from plans
If in doubt consult the architect
Read in conjunction with the architectural specification and all consultant documentation

Name and address

Tewa Banks Developement

Jopp Street, Arrowtown, 9302

Drawing

Elevations

Status

House Type 1B

BC & TENDER ISSUE STAGE I

Number	Revision
3.2	