

Floor Plan 1:50

Schedule of Timber Treatment	WALLS Cladding
H1.2 Structural framing timber including subfloor framing (excluding piles). Framing protected from the weather, above ground, and also exposed to ground atmosphere.	4221 4.4 BOARD AND BATTEN CLADDING - H3.2 200X18.5MM
- Exterior wall framing - Roof and ceiling framing	BOARD, 65MMX19MM COVER BATTENS
- Interior wall framing - Intermediate interior floor framing - Enclosed skillion roof and purlins	[REFER SPEC] 4221 4.2 45X20MM, H3.2, TIMBER
- Roof framing with lined soffits - Subfloor framing except piles	CASTELLATED CAVITY BATTENS [REFER SPEC]
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	[REFER SPEC] 4231HL 4.2 4231HL 4.2 150MM (120MM COVER) JAMES HARDIE® LINEA™ WEATHERBOARDS
 Timber cavity battens H3.2 Framing exposed to weather above ground with a risk of trapped water. 	[REFER SPEC] 4231HL 4.1 H3.1 TIMBER CAVITY BATTENS
 Cantilevered enclosed deck joists and associated framing (joist trimmers, nogs, dwangs and 	[REFER SPEC] [4221AV 4.1] 4221AV 4.1 WB10 ABODO
blocking) - Decking and outdoor structures - Rafters exposed to the weather	VULCAN VERTICAL WEATHERBOARD CLADDING (125MM
 Beams exposed to the weather Timber slatted decking joists and 	COVER) [REFER SPEC] 4221AV 4.2 H3.1
bearers - Uncoated or stained Radiata pine weatherboards and trim	CASTELLATED TIMBER CAVITY
 Fence rails and palings (not in contact with the ground) 	BATTENS [REFER SPEC] External Walls/Framing
H4 Landscape timbers. - Fence posts	3820 4.1 140X45MM, SG8, H1.2 EXTERIOR
- Horizontal timbers for retaining walls Timber in contact with ground. House piles and poles	WALL FRAMING, STUDS @ 600CRS, DWANGS @ 800CR
- House piles and poles - Crib walling - Retaining wall poles	- RADIATA PINE [REFER SPEC] 4171HR 4.1 6MM RAB™
General Construction Notes	BOARD - RIGID AIR BARRIER [REFER SPEC]
Relative Levels shown are expressed in terms of the QLDC datum.	4711P 4.2 R4.0, 140MM, PINK® BATTS® ULTRA® 140MM
All timber framing to be SG8 unless otherwise noted on plans.	WALL INSULATION [REFER SPEC]
All timber framing and fixing to comply with NZS 3604:2011	Internal Framing
DPC between all timber framing and concrete or steel surfaces.	3820 4.6 90X45MM, SG8, H1.2 INTERIOR WALL FRAMING, STUDS @ 600CRS,
Allow for blocking to wall and roof framing as required to support claddings, linings, fixings and fittings.	DWANGS @ 800CRS - RADIATA PINE
All drawings to be read in conjunction with: - JTB architectural specification	[REFER SPEC] 4710P 4.1 100MM, R2.4, PINK® BATTS®
Clark Fortune Macdonald Survey Plans Sullivan Hall Engineering documents	SILENCER® INSULATION [REFER SPEC]
- Rough Milne Mitchell Landscape Architectural	3820 4.6 90X45MM, SG8, H1.2 INTERIOR
- Revolve Energy documentation - Carriageway Consulting Documentation	WALL FRAMING, STUDS @ 600CRS, DWANGS @ 800CRS - RADIATA PINE
Homestar Notes Please refer to architectural specification for	[REFER SPEC] 5171GI 4.1 GIB® INTERTENANCY
additional selections and information.	BARRIER SYSTEM TYPE GBT(L)AB 60D - TWO-WAY FRR
(walls and ceilings) to be at least 50% is ECO labelled A.	60/60/60 [REFER SPEC] 13MM GIB
Insulation to all walls, ceiling/roof, under timber and/or under floor slab and slab edge.	STANDARD PLASTERBOARD/GI
Floor Covering at least 50% is ECO labelled A.	B AQUALINE, INSULATION, 90MM SG8 FRAMING WITH
Applied Coating at least 50% is ECO labelled A. Non-Timber roof cladding (e.g. long run steel	25MM GAP TO GIB BARRIERLINE®
Interior engineered wood (e.g. joinery, wall, ceiling, and floor lining exposed to interior including cork, MDF and plywood).	Linings 5113G 4.1 10MM GIB®
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).	STANDARD WALL LINING [REFER SPEC] DRYAREAS 5113G 4.2 10MM GIB®
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).	WATER RESISTANT WALL LINING [REFER SPEC] <i>WET AREAS</i>
Fop & Bottom Plate Notes All timber plates are to be single 45mm nembers on flat. Plates are to be the depth of heir respective host wall framing (external	FLOOR PLAN KEY Floors Finishes
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.	6411 4.1 VINYL PLANK FLOORING [REFER SPEC]
Fixings to be at a typical 900mm crs max and 150mm from each plate end.	6511 4.2 CUT PILE TWIST CARPET [REFER
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	EXTERIOR PATIO SLAB TO LANDSCAPE ARCHITECTS SPECIFICATION
	3101 4.3 100MM 25MPA CONCRETE FLOOF SLAB - REFER TO

Project Job number Drawn Approved 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

SE'S SPECIFICATION [REFER SPEC]

Site

Wind zone

Exposure zone

Earthquake zone

Tewa Banks

High (SE Advised)

Zone B

Zone 3

1947

KP

MD

Jopp Street, Arrowtown, 9302

jerram

barron

Date

tocker +

ARCHITECTS

NZIA

A1 Drawing

PRACTICE

jerram + tocker + barron architects ltd

+64 3 548 8781 | office@jtbarchitects.co.nz | www.jtbarchitects.co.nz

AUCKLAND | WELLINGTON | NELSON | CHRISTCHURCH

Revision

Rev ID Change Transmittal ID Set Name Change Name

Drawing

Ground Floor Plan

Status

House Type 2A

Revision

TENDER ISSUE

Number

5.1



190X42MM KWILA, PERGOLA **3820 4.10** BEAM [REFER SPEC]

150MM (120MM COVER) **4231HL 4.2** JAMES HARDIE® LINEA™ WEATHERBOARDS [REFER SPEC] —

90X90MM KWILA, PERGOLA 3820 4.9 _ POST [REFER SPEC]

APL RESIDENTIAL THERMAL **4521AR 4.12** HEART AWNING WINDOW – [REFER SPEC]

BUILDING ENVELOP	BUILDING ENVELOPE RISK MATRIX		
Elevatio	on 3		
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	Very high risk	5	
Envelope complexity	Medium risk	1	
Deck design	Low risk	0	
Total Risk Score:		8	

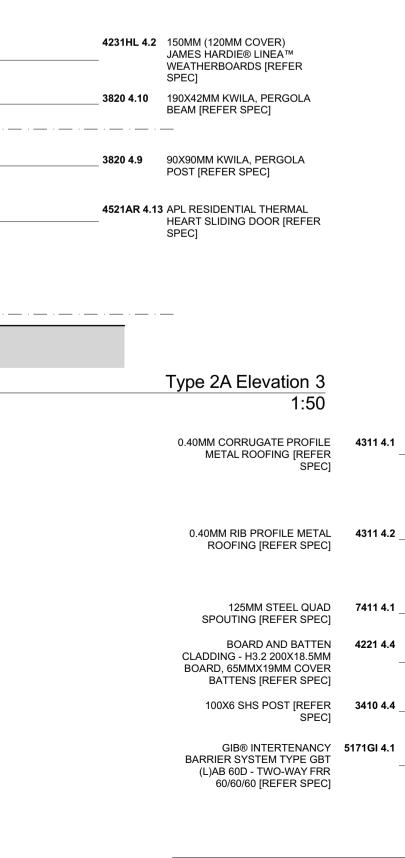


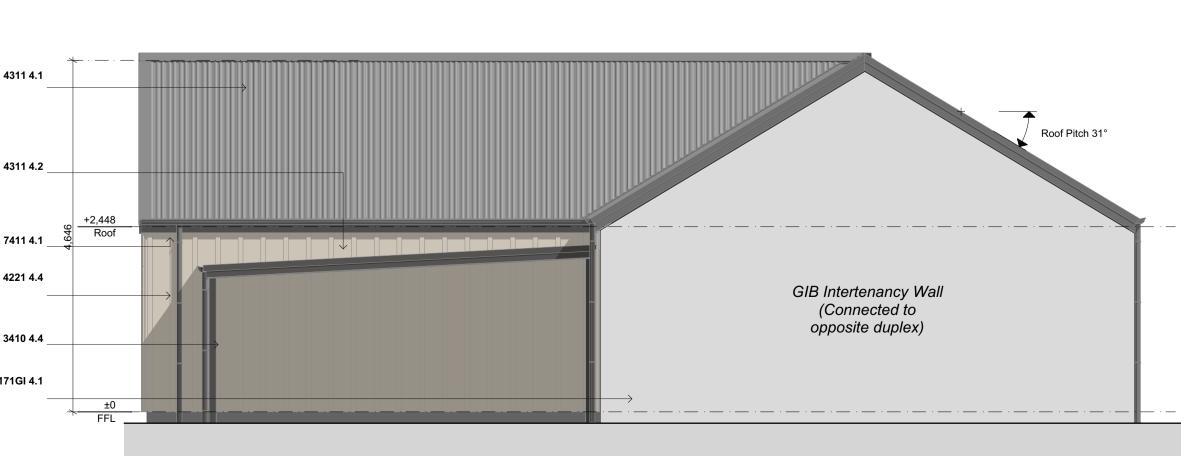
BUILDING ENVELOF	PE RISK MATR	IX
Elevatio	on 1	
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		8

0.40MM CORRUGATE PROFILE METAL ROOFING [REFER SPEC]

- 125MM STEEL QUAD SPOUTING [REFER SPEC] 165MM EXTERNAL FASCIA/BARGE SPOUTING SYSTEM [REFER SPEC]
- 4311 4.2 0.40MM RIB PROFILE METAL ROOFING [REFER SPEC]
- 4221 4.4 BOARD AND BATTEN CLADDING - H3.2 200X18.5MM BOARD, 65MMX19MM COVER BATTENS [REFER SPEC] 4521AR 4.12 APL RESIDENTIAL THERMAL HEART AWNING WINDOW
 - [REFER SPEC]
 - Type 2A Elevation 1 1:50







jerram ARCHITECTS tocker +



Revision



jerram + tocker + barron architects ltd +64 3 548 8781 | office@jtbarchitects.co.nz | www.jtbarchitects.co.nz AUCKLAND | WELLINGTON | NELSON | CHRISTCHURCH

barron

A1 Drawing

Elevatio	on 2	
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	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		8

4311 4.1 0.40MM CORRUGATE PROFILE — METAL ROOFING [REFER SPEC]

7411 4.1	125MM S SPOUTII
7411 4.2	SPOUTII SPEC1
7411 4.5	165MM E FASCIA/ SYSTEM
 4221 4.4 	BOARD / CLADDII BOARD, BATTEN
7411 4.3	80MM D DOWNP

125MM STEEL QUAD
SPOUTING [REFER SPEC]
SPOUTING BRACKETS [REFER
SPEC]
165MM EXTERNAL
FASCIA/BARGE SPOUTING
SYSTEM [REFER SPEC]

BOARD AND BATTEN CLADDING - H3.2 200X18.5MM BOARD, 65MMX19MM COVER BATTENS [REFER SPEC]
80MM DIA. ROUND DOWNPIPES [REFER SPEC] 80 DIAMETER

Type 2A Elevation 2 1:50

BUILDING ENVELOP	BUILDING ENVELOPE RISK MATRIX	
Elevatio	on 4	
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	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		8

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 Do not scale from plans If in doubt consult the arc Read in conjunction with specification and all cons	hitect the architectural	

Name and address

Tewa Banks

Jopp Street, Arrowtown, 9302

Drawing

Elevations

Status

House Type 2A

TENDER ISSUE

Number

Revision

5.2