

Schedule of Timber Treatment	
H1.2	<p>Structural framing timber including subfloor framing (excluding piles). Framing protected from the weather, above ground, and also exposed to ground atmosphere.</p> <ul style="list-style-type: none"> - Exterior joist framing - Roof and ceiling framing - Interior wall framing - Intermediate interior floor framing - Enclosed skillion roof and roof framing - Roofing with linings and soffits - Subfloor framing except piles
H3.1	<p>Fascias, weatherboards, facings and other painted trim requiring a not less than 10 year durability.</p> <ul style="list-style-type: none"> - Exterior joinery and timber reveals for aluminium windows - Timber cavity battens
H3.2	<p>Framing exposed to weather above ground with a risk of trapped water. Carriageway enclosed deck joists and associated framing (joist trimmers, joists, awangs and blocking)</p> <ul style="list-style-type: none"> - Decking and outdoor structures - Rafter exposed to the weather - Beams exposed to the weather - Timber slatted decking joists and bearers - Uncoated or stained Redgata pine - Fence boards and trim - Fence rails and palads (not in contact with the ground)
H4	<p>Landscaping timbers. - Fence posts - Horizontal timbers for retaining walls</p>
H5	<p>Timber in contact with ground.</p> <ul style="list-style-type: none"> - Retaining walls and poles - Crib walling - Retaining wall poles

General Construction Notes

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

All timber framing to be S68 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
- Christchurch Floodplain Evacuation Plans
- Sullivan Hall Engineering documents
- Rough Milne Mitchell Landscape Architectural plans
- Revolve Energy documentation
- Carriageway Consulting Documentation

Homestor 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 slat 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. plyer, wall, ceiling) or 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 ISO 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 ISO scheme or eco-label (or no applied coatings are used).

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 be 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 c/s 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 rods per 900mm c/s. NZS3604:2011


WALLS

Cladding

4221 4.4	BOARD AND BATTEN CLADDING - H3.2 200X18.5MM BOARD, 65MMX19MM COVER BATTENS [refer spec]
4221 4.2	45X20MM, H3.2, TIMBER CASTELLATED CAVITY BATTENS [refer spec]

4231HL 4.2	4231HL 4.2 150MM (120MM COVER) JAMES HARDIE® LINEA™ WEATHERBOARDS [refer spec]
4231HL 4.1	4231HL 4.1 H3.1 TIMBER CAVITY BATTENS [refer spec]
4221AV 4.1	4221AV 4.1 WB10 ABODO VULCAN VERTICAL WEATHERBOARD CLADDING (125MM COVER) [refer spec]
4221AV 4.2	4221AV 4.2 H3.1 CASTELLATED TIMBER CAVITY BATTENS [refer spec]

External Walls/Framing

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

Internal Framing

=====

3820 4.6 90X45MM, SG8,
H1.2 INTERIOR
WALL FRAMING,
STUDS @ 600CRS,
DWANGS @ 800CRS
- RADIATA PINE
[refer spec]

4710P 4.1 1100MM, R2.4,
PINKO BATTS®
SILENCER®
INSULATION [refer
spec]



=====

3820 4.6 90X45MM, SG8,
H1.2 INTERIOR
WALL FRAMING,
STUDS @ 600CRS,
DWANGS @ 800CRS
- RADIATA PINE
[refer spec]

5171G 4.1 GIB®
 INTERPENAN®
 BARRIER SYSTEM
 TYPE GBT(L)AB 60D
 - TWO-WAY FRP
 60/60/60 [REFER
 SPEC]
 13MM GIB
 STANDARD
 PLASTERBOARD/GI
 B AQUALINE,
 INSULATION, 90MM
 SG8 FRAMING WITH
 25MM GAP TO GIB
 BARRIERLINE®

00000000 **3820 4.8** 90X45MM, SG8,
 H1.2 INTERIOR
 TIMBER FINS
 RADIATA PINE [refer
 spec]

Linings

	5113G 4.1 10MM GIB® STANDARD WALL LINING [refer spec] <i>IN DRY AREAS</i>
	5113G 4.2 10MM GIB® WATER RESISTANT WALL LINING [refer spec] <i>IN WET AREAS</i>

jerram
tocker +
barron

ARCHITECTS

 **NZIA**
PRACTICE

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

A1 Drawing

[illegible]

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

Drawing

Ground Floor Plan

Status

House Type 2BTENDER ISSUE

Number	Revision
--------	----------

0.40MM CORRUGATE PROFILE METAL ROOFING [refer spec] 4311 4.1

0.40MM RIB PROFILE METAL ROOFING [refer spec] 4311 4.2

125MM STEEL QUAD SPOUTING [refer spec] 7411 4.1

SPOUTING BRACKETS [refer spec] 7411 4.2

Roof

BOARD AND BATTEN CLADDING - H3.2 200X18.5MM BOARD, 65MMX19MM COVER BATTENS [refer spec] 4221 4.4

APL RESIDENTIAL THERMAL HEART AWNING WINDOW [refer spec] 4521AR 4.12

FFL

ED04

ED01

ED02

Roof Pitch 40°

4.646

4221AV 4.1 WB10 ABOODO VULCAN VERTICAL WEATHERBOARD CLADDING (125MM COVER) [refer spec]

3820 4.10 190X42MM KWILA, PERGOLA BEAM [refer spec]

3820 4.9 90X90MM KWILA, PERGOLA POST [refer spec]

4221 4.4 BOARD AND BATTEN CLADDING - H3.2 200X18.5MM BOARD, 65MMX19MM COVER BATTENS [refer spec]

BUILDING ENVELOPE RISK MATRIX		
Elevation 2		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NPS 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

780X980MM VELUX VSE INTEGRA SKYLIGHT - MOTORISED OPENING, ELECTRIC [refer spec] 4554VS 4.2

Roof Pitch 31°

125MM STEEL QUAD SPOUTING [refer spec] 7411 4.1
SPOUTING BRACKETS [refer spec] 7411 4.2

Roof

GIB Intertency Wall
(Connected to opposite duplex)

GIB® INTERTENCY BARRIER SYSTEM TYPE GBT (L)AB 60c - TWO-WAY FRR 60/60/60 [refer spec] 5171GI 4.1

FFL

4311 4.1 0.40MM CORRUGATE PROFILE METAL ROOFING [refer spec]

4311 4.2 0.40MM RIB PROFILE METAL ROOFING [refer spec]

7411 4.1 125MM STEEL QUAD SPOUTING [refer spec]

7411 4.5 165MM EXTERNAL FASCIA/BARGE SPOUTING SYSTEM [refer spec]

3820 4.10 190X42MM KWILA, PERGOLA BEAM [refer spec]

4221 4.4 BOARD AND BATTEN CLADDING - H3.2 200X18.5MM BOARD, 65MMX19MM COVER BATTENS [refer spec]

3820 4.9 90X30MM KWILA, PERGOLA POST [refer spec]

8424 100X5 SHS

4.656

Architectural elevation drawing of a building facade. The drawing shows a gabled roof with a 40-degree pitch. The roof is covered in 0.40mm corrugate profile metal roofing. The gable end features a 125mm steel quad spouting. The main wall is clad in board and batten. There are three windows: a double door on the left and two double windows on the right. The drawing includes material callouts and dimensions.

Left Side Callouts:

- 0.40MM CORRUGATE PROFILE METAL ROOFING [refer spec] (4311 4.1)
- 125MM STEEL QUAD SPOUTING [refer spec] (7411 4.1)
- 80MM DIA. ROUND DOWNPIPES [refer spec] (7411 4.3)
- APL RESIDENTIAL THERMAL HEART SLIDING DOOR [refer spec] (4521AR 4.13)
- 150MM (120MM COVER) JAMES HARDIE® LINEA™ WEATHERBOARDS [refer spec] (4231HL 4.2)

Right Side Callouts:

- 0.40MM CORRUGATE PROFILE METAL ROOFING [refer spec] (4311 4.1)
- 125MM STEEL QUAD SPOUTING [refer spec] (7411 4.1)
- 165MM EXTERNAL FASCIA/BARGE SPOUTING SYSTEM [refer spec] (7411 4.5)
- APL RESIDENTIAL THERMAL HEART AWNING WINDOW [refer spec] (4521AR 4.12)
- BOARD AND BATTEN CLADDING - H3.2 200X18.5MM BOARD, 65MMX19MM COVER BATTENS [refer spec] (4221 4.4)

Dimensions:

- Roof Pitch 40°
- 4.65M

Labels:

- Roof
- FFL
- EW03
- EW04
- EW05

BUILDING ENVELOPE RISK MATRIX		
Elevation 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 ENVELOPE RISK MATRIX		
Elevation 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

The drawing shows a building elevation with a gabled roof and a flat section. The roof is labeled '0.40MM CORRUGATE PROFILE METAL ROOFING [refer spec]' and 'Roof Pitch 31°'. The wall is labeled '125MM STEEL QUAD SPOUTING [refer spec]' and 'BOARD AND BATTEN CLADDING - H3.2 200X18.5MM BOARD, 65MMX19MM COVER BATTENS [refer spec]'. The windows are labeled 'APL RESIDENTIAL THERMAL HEART AWNING WINDOW [refer spec]' and 'EW01', 'EW02', and 'ED03'. The door is labeled '4521AR 4.13 APL RESIDENTIAL THERMAL HEART SLIDING DOOR [refer spec]'. The roofline is labeled '4231HL 4.2 150MM (120MM COVER) JAMES HARDIE® LINEA™ WEATHERBOARDS [refer spec]'. The wall above the door is labeled '7411 4.1 125MM STEEL QUAD SPOUTING [refer spec]' and '7411 4.5 165MM EXTERNAL FASCIA/BARGE SPOUTING SYSTEM [refer spec]'. The wall below the door is labeled '7411 4.3 80MM DIA. ROUND DOWNPIPES [refer spec]'. The drawing also includes a vertical dimension line on the left side labeled '4.698' and a horizontal dimension line at the bottom labeled 'F.F.L.'.

Friday, 4 August 2023 @ 4:22 pm BIMcloud: BIMSVR - BIMcloud Basic for Archicad 25/1947 Tewa Banks Type 2B Petra Trousilova