

| | | | | (walls a labelled Insulatio and/or u Floor Co |
|------------------|---|---------------------------------|--|---|
| Accessibility | Lot numbers | Stage BC | Accessible Facilities | Applied |
| Accessible | 27 50 | C J | Leveled entry with threshold drains Accessible shower Grab rails | Non-Tir roofing) Interior |
| Accessible ready | 24 38, 39 47 | J B C | Accessible shower Blocking provided for grab rails fixing | ceiling, includin Floor C |
| Standard | 1 17 23 33 42, 43 48, 49 63, 68 | K D J E B C H | Proprietary shower | Applied coating (or no a |

| Schedule of Timber Treatment | WALL CL | |
|--|-------------|--|
| H1.2 Structural framing timber including subfloor framing (excluding piles). Framing protected from the weather, above ground, and also exposed to | <u></u> | 4261 4.3 CLAY BRICKS FOR BRICK VENEER SYSTEM [refer spec] |
| ground atmosphere. - Exterior wall framing - Roof and ceiling framing - Interior wall framing | | WALL TIES MAXIMUM WALL TIE SPACING 600H X 400V |
| Intermediate interior floor framing Enclosed skillion roof and purlins Roof framing with lined soffits Subfloor framing except piles | | 4241 4.3 0.40MM VERTICAL CORRUGATE STEEI CLADDING [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 | | 4241 4.1 20X45MM, CAVIBAT CAVITY BATTENS [refer spec] |
| aluminium windows - Timber cavity battens | ····· | 4221AV 4.1 WB10 ABODO VULCAN VERTICAL WEATHERBOARD CLADDING (125MM |
| 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) | | COVER) [refer spec] 4221AV 4.3 H3.1 CASTELLATED CAVITY BATTENS [refer spec] |
| - Ground floor and upper floor bottom | Externel | roming |
| plates - Decking and outdoor structures | External F | -raming 3820 4.1 140X45MM, SG8, |
| Rafters exposed to the weather Beams exposed to the weather Timber slatted decking joists and bearers Uncoated or stained Radiata pine weatherboards and trim | | H1.2 EXTERIOR WALL FRAMING, STUDS @ 600CRS, DWANGS @ 800CRS - RADIATA PINE [refer spec] |
| - Fence rails and palings (not in contact with the ground) | | 4711P 4.3 R4.0, 140MM, PINK® BATTS® ULTRA® 140MM WALL INSULATION |
| H4 Landscape timbers. - Fence posts - Horizontal timbers for retaining walls Timber in contact with ground. | | [refer spec] 4171HR 4.1 6MM RAB™ BOARD - RIGID AIR BARRIER [refer spec] |
| H5 - House piles and poles - Crib walling - Retaining wall poles | | 3820 4.2 90X45MM, SG8, H1.2 EXTERIOR WALL FRAMING, |
| General Construction Notes | | STUDS @ 600CRS, DWANGS @ 800CRS |
| Relative Levels shown are expressed in terms of the QLDC datum. | | - RADIATA PINE [refer spec] 4711P 4.2 R2.4. 90MM, PINK® |
| All timber framing to be SG8 unless otherwise noted on plans. | | BATTS® CLASSIC WALL INSULATION [refer spec] 4171HR 4.1 6MM RAB™ |
| NI timber framing and fixing to comply with NZS 3604:2011 OPC between all timber framing and concrete | | BOARD - RIGID AIR BARRIER [refer spec] |
| or steel surfaces. | Internal F | raming |
| Allow for blocking to wall and roof framing as equired to support claddings, linings, fixings and fittings. | | 3820 4.7 90X45MM, SG8, H1.2 INTERIOR WALL FRAMING, |
| All drawings to be read in conjunction with: JTB architectural specification Clark Fortune Macdonald Survey Plans Sullivan Hall Engineering documents | | STUDS @ 600CRS, DWANGS @ 800CRS - RADIATA PINE [refer spec] |
| Rough Milne Mitchell Landscape Architectural lans Revolve Energy documentation Carriageway Consulting Documentation | | 3820 4.2 90X45MM, SG8, H1.2 EXTERIOR WALL FRAMING, STUDS @ 600CRS, DWANGS @ 800CRS - RADIATA PINE |
| | | [refer spec] 4710P 4.1 100MM, R2.4, PINK® BATTS® SILENCER® INSULATION [refer spec] |
| | Linings | 5113G 4.1 10MM GIB® STANDARD WALL LINING [refer spec] IN DRY AREAS |
| | <u> </u> | 5113G 4.2 10MM GIB® WATER RESISTANT WALL LINING [refer |

Homestar Notes Please refer to architectural specification for

Interior plasterboard and fibre cement linings s and ceilings) to be at least 50% is ECO

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

> Covering at least 50% is ECO labelled A. ed Coating at least 50% is ECO labelled A.

Timber roof cladding (e.g. long run steel ng) at least 50% is ECO labelled A OR r engineered wood (e.g. joinery, wall, , and floor lining exposed to interior ling cork, MDF and plywood).

r Covering: Where 50% of floor coverings t the VOC limits as specified by a NZGBC nised IAQ scheme or eco-label (or no overings used).

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

| FLOOR PLAN KEY Floors Finishes | | |
|-----------------------------------|----------|---|
| | 6411 4.1 | VINYL PLANK FLOORING [refer spec] |
| | 6511 4.2 | CUT PILE TWIST CARPET [refer spec] |
| | 6411FV | Forbo Vinyl Floor & Wall Surfacing [refer spec] |
| | TO LAN | OR PATIO SLAB DSCAPE ECTS ICATION |
| | 3101 4.3 | 100MM 25MPA CONCRETE FLOOR SLAB - REFER TO SE'S SPECIFICATION [refer spec] |
| | | |

tocker + ARCHITECTS

SYSTEM [refer spec]

4711P 4.2 R2.4. 90MM, PINK® BATTS® CLASSIC

DWANGS @ 800CRS - RADIATA PINE [refer spec]

spec] IN WET AREAS 5122 4.1 9MM PLYWOOD

All timber plates are to be single 45mm members on flat. Plates are to be the depth

All bottom plates are to fixed with proprietary post fixed anchors to concrete

NZS3604:2011. Fixings to be at a typical

900mm crs max and 150mm from each

fixings are to be type B - 2 / 90 x 3.15

product nails and 2 wire dogs as per Tb 8.18, NZS3604:2011.

of their respective host wall framing

slab in accordance with Cl 7.5.12.2,

All top plates are to be provided in accordance with the requirements of Section 8, NZS3604:2011. All top plate

(external 140mm, internal 90mm).

5122 4.1

Framing Notes

plate end.

WALL LINING [refer

spec] GARAGE INTERIOR 6721D 4.6 INTERIOR TIMBER NEW - PLYWOOD

GARAGE WALL LININGS [refer spec]

DWANGS @ 800CRS

BARRIER [refer spec]

DWANGS @ 800CRS



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

jerram

barron

A1 Drawing

Revision

| Rev ID | Change ID | Transmittal Set Name | Change Name | Date |
|--------|--------------|-------------------------|-------------|------|
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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

Jopp Street, Arrowtown, 9302

Drawing

Ground Floor Plan

Status

House Type 3

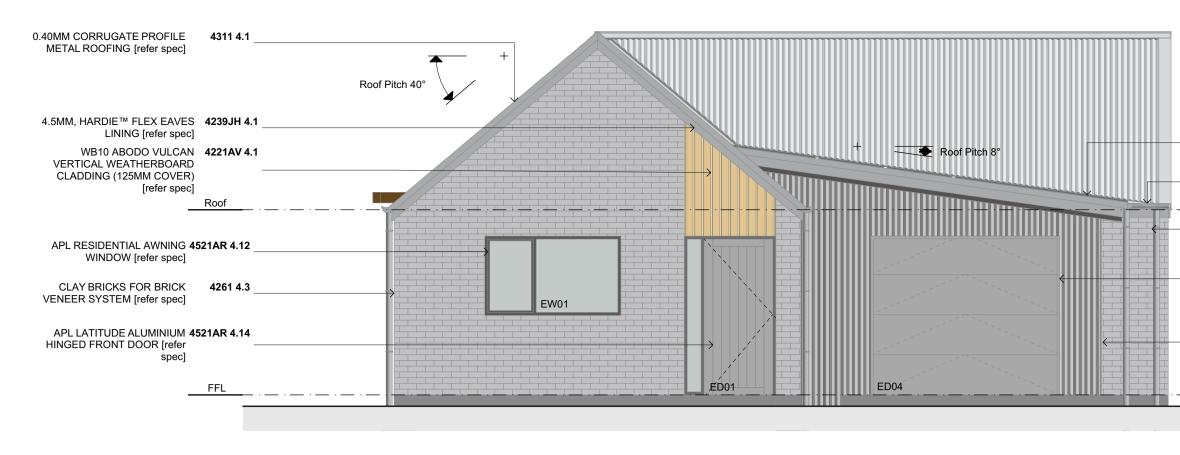
TENDER ISSUE

Number

Revision

8.′

additional selections and information.



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

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

SPOUTING [refer spec]

CORRUGATE STEEL

80MM DIA. DOWNPIPES [refer 7411 4.3 _

CLADDING [refer spec]

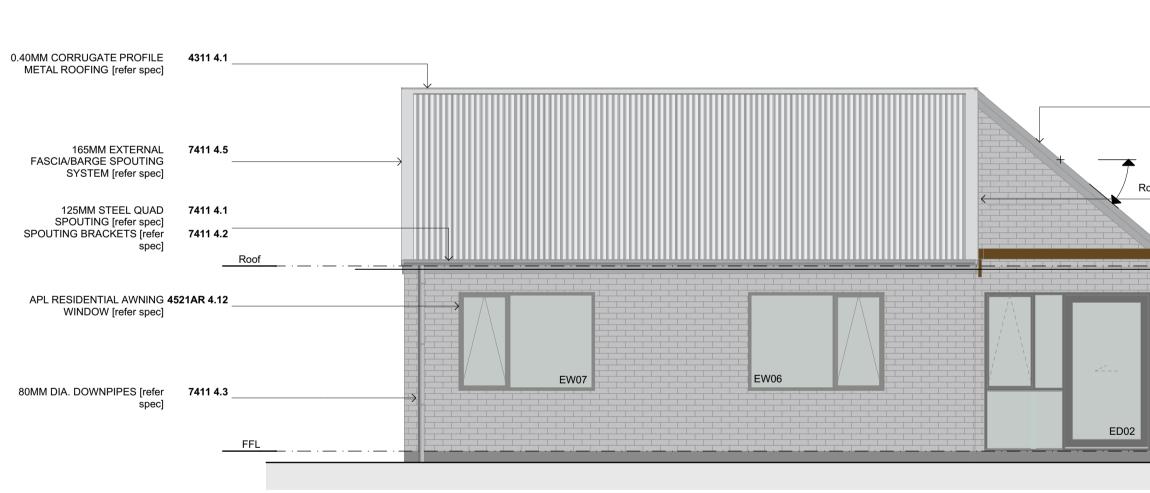
Roof

125MM STEEL QUAD 7411 4.1

0.40MM VERTICAL 4241 4.3

spec]

| Elevation 2 | | | |
|-------------------------------------|----------------|---|--|
| Risk Factor Risk Severity Risk Scor | | | |
| 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 | |



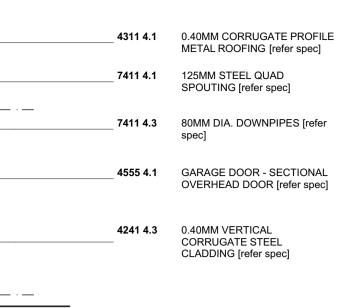
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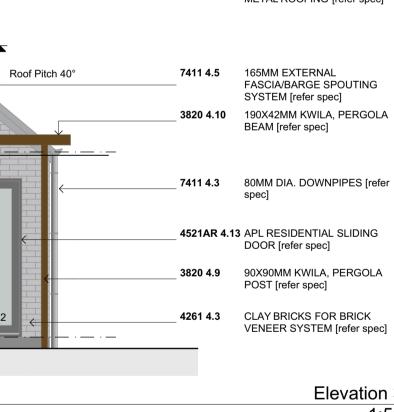
| BUILDING ENVELOF | PE RISK MATR | IX |
|-------------------------------|----------------------|-------------------|
| Elevatio | on 4 | |
| Risk Factor | Risk Severity | Risk Score |
| Wind zone (per NZS 3604) | High risk | 1 |
| Number of storeys | Low risk | 0 |
| Roof/wall intersection design | Medium risk | 1 |
| Eaves width | Very high risk | 5 |
| Envelope complexity | Low risk | 0 |
| Deck design | Low risk | 0 |
| Total Risk Score: | | 7 |

| 3820 4.10 | 190X42MM KWILA, PERGOLA BEAM [refer spec] | |
|-------------|--|------|
| 4311 4.1 | 0.40MM CORRUGATE PROFILE METAL ROOFING [refer spec] | |
| 7411 4.3 | 80MM DIA. DOWNPIPES [refer spec] | Roof |
| 4521AR 4.12 | APL RESIDENTIAL AWNING 4 WINDOW [refer spec] | |
| 3820 4.9 | 90X90MM KWILA, PERGOLA POST [refer spec] | |
| 4261 4.3 | CLAY BRICKS FOR BRICK VENEER SYSTEM [refer spec] | |
| 7411 4.3 | 80MM DIA. DOWNPIPES [refer spec] | FFL |

| BUILDING ENVELOPE RISK MATRIX Elevation 1 | | | |
|--|----------------|---|--|
| | | | |
| 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] |
|----------|--|
| | |

SYSTEM [refer spec]

BEAM [refer spec]

DOOR [refer spec]

POST [refer spec]

VENEER SYSTEM [refer spec]

Elevation 3

1:50

spec]

Elevation 1

1:50

| 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 | Low risk | 0 | |
| Deck design | Low risk | 0 | |
| Total Risk Score: | | 7 | |

+ Roof Pitch 27° (26.90°) ____ · ___ · ___ EW05 EW03 EW04 EW02 ___ · ___ · ___

jerram ARCHITECTS tocker +





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

barron

A1 Drawing

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

7411 4.5 165MM EXTERNAL — FASCIA/BARGE SPOUTING SYSTEM [refer spec] 125MM STEEL QUAD SPOUTING [refer spec]

7411 4.3 80MM DIA. DOWNPIPES [refer spec]

4521AR 4.12 APL RESIDENTIAL AWNING WINDOW [refer spec]

4261 4.3 CLAY BRICKS FOR BRICK VENEER SYSTEM [refer spec]

Elevation 2 1:50

4311 4.1 0.40MM CORRUGATE PROFILE METAL ROOFING [refer spec] 7411 4.5 165MM EXTERNAL 7411 4.1 SPOUTING [refer spec]

FASCIA/BARGE SPOUTING SYSTEM [refer spec] 125MM STEEL QUAD

4521AR 4.12 APL RESIDENTIAL AWNING WINDOW [refer spec]

4261 4.3 CLAY BRICKS FOR BRICK VENEER SYSTEM [refer spec]

> Elevation 4 1:50

Revision Rev ID Change Transmittal ID 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

Jopp Street, Arrowtown, 9302

Drawing

Elevations

Status

House Type 3

TENDER ISSUE

Number

Revision

8.2