

Friday, 4 August 2023 @ 4:55 pm BIMcloud: BIMSVR - BIMcloud Basic for Archicad 25/1947 Tewa Banks/1947 Tewa Banks Type 4 Petra. Trousilova

1:50

Second Floor End Terrace Window Option

## **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 Architectura

- Revolve Energy documentation - Carriageway Consulting Documentation **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).

Schedule of Timber Treatment

H1.2 Structural framing timber including subfloor framing (excluding piles). 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

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

- Subfloor framing except piles

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)

- Decking and outdoor structures Rafters exposed to the weather - Beams exposed to the weather - Timber slatted decking joists and

 Uncoated or stained Radiata pine weatherboards and trim - Fence rails and palings (not in with the ground)

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

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

FLOORING [refer spec] **6511 4.2** CUT PILE TWIST CARPET [refer spec]

EXTERIOR PATIO SLAB TO LANDSCAPE ARCHITECTS SPECIFICATION

**6411 4.1** VINYL PLANK

jerram tocker +



WALLS Cladding

4241 4.3 4241 4.3 0.40MM VERTICAL

4231HL 4.2 150MM (120MM

External Walls/Framing

CORRUGATE STEEL CLADDING [refer

**4241 4.1** 20X45MM, CAVIBAT **CAVITY BATTENS** [refer spec]

[refer spec] **4231HL 4.1** H3.1 TIMBER

COVER) JAMES HARDIÉ® LINEA™ WEATHERBOARDS

CAVITY BATTENS [refer spec]

BOARD - RIGID AIR BARRIER [refer

WALL FRAMING, STUDS @ 600CRS, DWANGS @ 800CRS

- RADIATA PINE

ULTRA® 140MM WALL INSULATION [refer spec]

BOARD - RIGID AIR BARRIER [refer

WALL FRAMING, STUDS @ 600CRS, DWANGS @ 800CRS

- RADIATA PINE [refer spec] **4711P 4.2** R2.8, 90MM PINK® BATTS® ULTRA® WALL INSULATION

[refer spec]

H1.2 INTERIOR WALL FRAMING, STUDS @ 600CRS, DWANGS @ 800CRS - RADIATA PINE [refer spec] 4710P 4.1 100MM, R2.4,

PINK® BATTS® **SILENCER®** INSULATION [refer

WALL FRAMING. STUDS @ 600CRS, DWANGS @ 800CRS - RADIATA PINE

H1.2 INTERIOR WALL FRAMING, STUDS @ 600CRS, DWANGS @ 800CRS

- RADIATA PINE

INTERTENANCY BARRIER SYSTEM TYPE GBT(L)AB 60D - TWO-WAY FRR 60/60/60 [refer spec] 13MM GIB STANDARD

PLASTERBOARD/GI B AQUALINE, INSULATION, 90MM

SG8 FRAMING WITH 25MM GAP TO GIB

STANDARD WALL LINING [refer spec]

WATER RESISTANT

WALL LINING [refer

**BARRIERLINE®** 

5113G 4.1 10MM GIB®

**5113G 4.2** 10MM GIB®

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

proprietary post fixed anchors to concrete

slab in accordance with Cl 7.5.12.2,

All mid-level bottom plates are to be in

requirements of Section 8, NZS3604:2011.

External and internal plates are to be fixed

in accordance with Clause 7.5.12.3 and

Fixings to be at a typical 900mm crs max

7.5.12.4, NZS3604:2011 respectively.

and 150mm from each plate end.

All top plates are to be provided in

8.18, NZS3604:2011.

FLOOR PLAN KEY

Floors Finishes

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

of their respective host wall framing

(external 140mm, internal 90mm).

All bottom plates are to fixed with

provided in accordance with the

spec] WET AREAS

Linings

Framing Notes

NZS3604:2011.

**3820 4.8** 90X45MM, SG8, H1.2 INTERIOR

[refer spec]

**4710P 4.1** 100MM, R2.4, PINK® BATTS® **SILENCER®** INSULATION [refer

spec] **3820 4.8** 90X45MM, SG8,

3820 4.9 140X45MM, SG8,

Internal Framing

**3820 4.3** 140X45MM, SG8, H1.2 EXTERIOR

**4711P 4.3** R4.0, 140MM, PINK® BATTS®

**4171HR 4.1** 6MM RAB™

**3820 4.5** 90X45MM, SG8, H1.2 EXTERIOR jerram + tocker + barron architects ltd +64 3 548 8781 | office@jtbarchitects.co.nz | www.jtbarchitects.co.nz AUCKLAND | WELLINGTON | NELSON | CHRISTCHURCH

A1 Drawing

Revision

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

Project 1947 Job number KP Drawn MD 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

Tewa Banks

Jopp Street, Arrowtown, 9302

Drawing

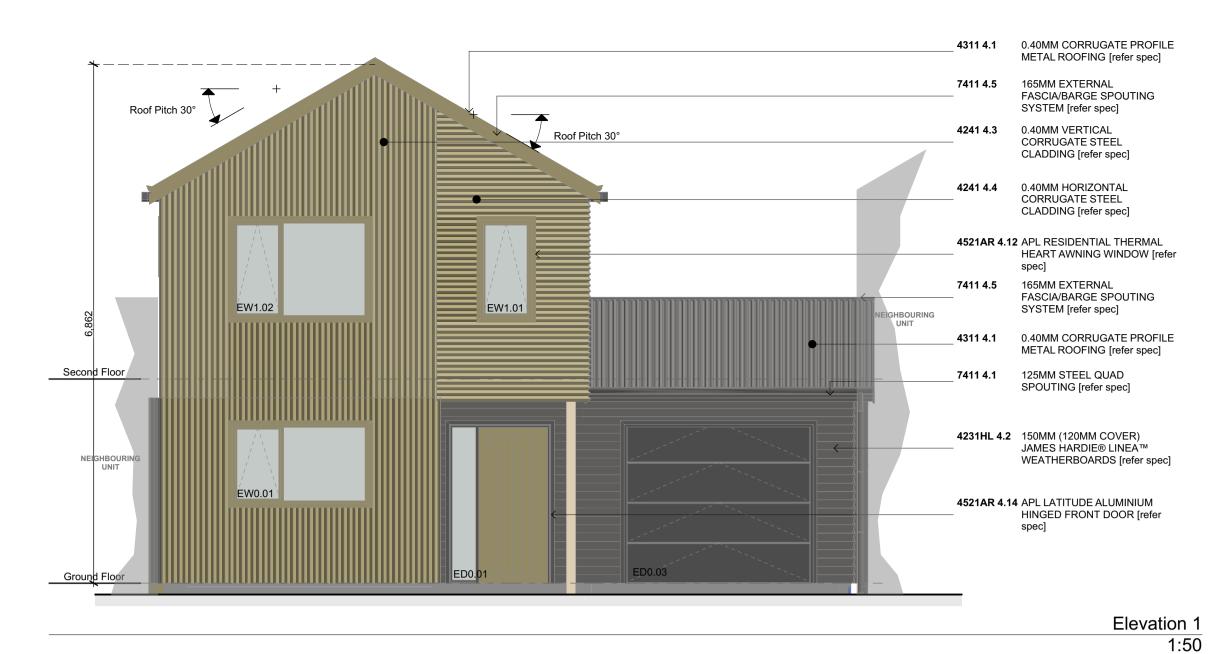
First Floor Plan

House Type 4

Revision

TENDER ISSUE

Number



BUILDING ENVELOR	E RISK MATR	IX			
Elevatio	Elevation 1				
Risk Factor	<b>Risk Severity</b>	Risk Score			
Wind zone (per NZS 3604)	High risk	1			
Number of storeys	High risk	2			
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:		10			

BUILDING ENVELOR	ING ENVELOPE RISK MATRIX			
Elevatio	Elevation 2			
Risk Factor	Risk Severity	Risk Score		
Wind zone (per NZS 3604)	High risk	1		
Number of storeys	High risk	2		
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:		10		

<del>\*</del>-----\_\_\_4311 4.1 0.40MM CORRUGATE PROFILE METAL ROOFING [refer spec] 125MM STEEL QUAD 7411 4.1 \_ SPOUTING [refer spec] **7411 4.5** 165MM EXTERNAL FASCIA/BARGE SPOUTING SYSTEM [refer spec] 165MM EXTERNAL **7411 4.5** FASCIA/BARGE SPOUTING 125MM STEEL QUAD SYSTEM [refer spec] SPOUTING [refer spec] 165MM EXTERNAL 0.40MM VERTICAL **4241 4.3** FASCIA/BARGE SPOUTING CORRUGATE STEEL SYSTEM [refer spec] CLADDING [refer spec] **4241 4.3** 0.40MM VERTICAL CORRUGATE STEEL 80MM STEEL DOWNPIPES 7411 4.3 CLADDING [refer spec] [refer spec] 5171GI 4.1 GIB® INTERTENANCY 0.40MM CORRUGATE PROFILE 4311 4.1 BARRIER SYSTEM TYPE GBT (L)AB 60c - TWO-WAY FRR METAL ROOFING [refer spec] Roof Pitch 8° + 60/60/60 [refer spec] 60/60/60 13MM GIB STANDARD/GIB AQUALINE + INSULATION IN 90MM SG8 Second Floor FRAMING WITH 25MM GAB TO **GIB BARRIERLINE** 190X42MM KWILA, PERGOLA **3820 4.11** BEAM [refer spec] 90X90MM KWILA, PERGOLA 3820 4.10 APL RESIDENTIAL THERMAL 4521AR 4.12 HEART AWNING WINDOW [refer EW0.02 150MM (120MM COVER) 4231HL 4.2 JAMES HARDIE® LINEA™ WEATHERBOARDS [refer spec]

125MM STEEL QUAD 7411 4.1 \_ SPOUTING [refer spec] 0.40MM CORRUGATE PROFILE METAL ROOFING [refer spec] 165MM EXTERNAL 165MM EXTERNAL **7411 4.5** FASCIA/BARGE SPOUTING FASCIA/BARGE SPOUTING SYSTEM [refer spec] SYSTEM [refer spec] 125MM STEEL QUAD 7411 4.1 0.40MM VERTICAL **4241 4.3** SPOUTING [refer spec] CORRUGATE STEEL CLADDING [refer spec] **4241 4.3** 0.40MM VERTICAL CORRUGATE STEEL 80MM STEEL DOWNPIPES 7411 4.3 CLADDING [refer spec] [refer spec] 0.40MM CORRUGATE PROFILE 4311 4.1 \_ METAL ROOFING [refer spec] Second Floor 190X42MM KWILA, PERGOLA **3820 4.11** BEAM [refer spec] 90X90MM KWILA, PERGOLA **3820 4.10** POST [refer spec] APL RESIDENTIAL THERMAL 4521AR 4.12 4521AR 4.12 APL RESIDENTIAL THERMAL HEART AWNING WINDOW [refer HEART AWNING WINDOW [refer 150MM (120MM COVER) JAMES 4231HL 4.2 HARDIE® LINEA™ WEATHERBOARDS [refer spec] EW0.06 EW0.05 EW0.04 Ground Floor NOTE: THIS ELEVATION IS ONLY RELEVANT ON LOTS 5, 6 18, 28, 51 & 62

Elevation 2- End Terrace Option

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1:50

Number

jerram

ARCHITECTS tocker +
barron

NZIA PRACTICE

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A1 Drawing

Revision

Elevation 2

1:50

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

Tewa Banks

Name and address

Jopp Street, Arrowtown, 9302

Drawing

Elevations

Status

House Type 4

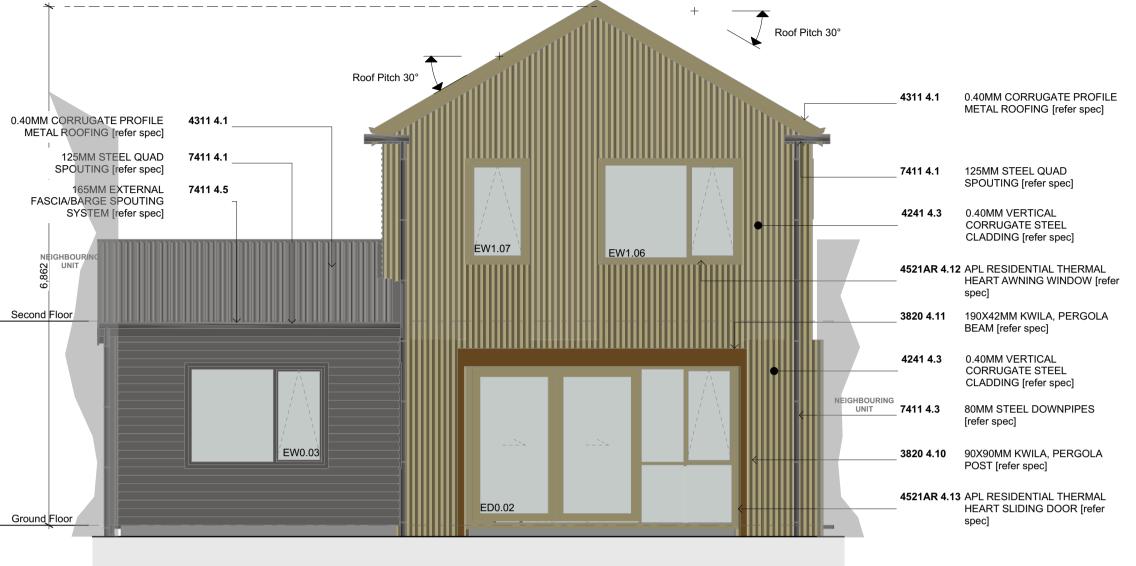
TENDER ISSUE

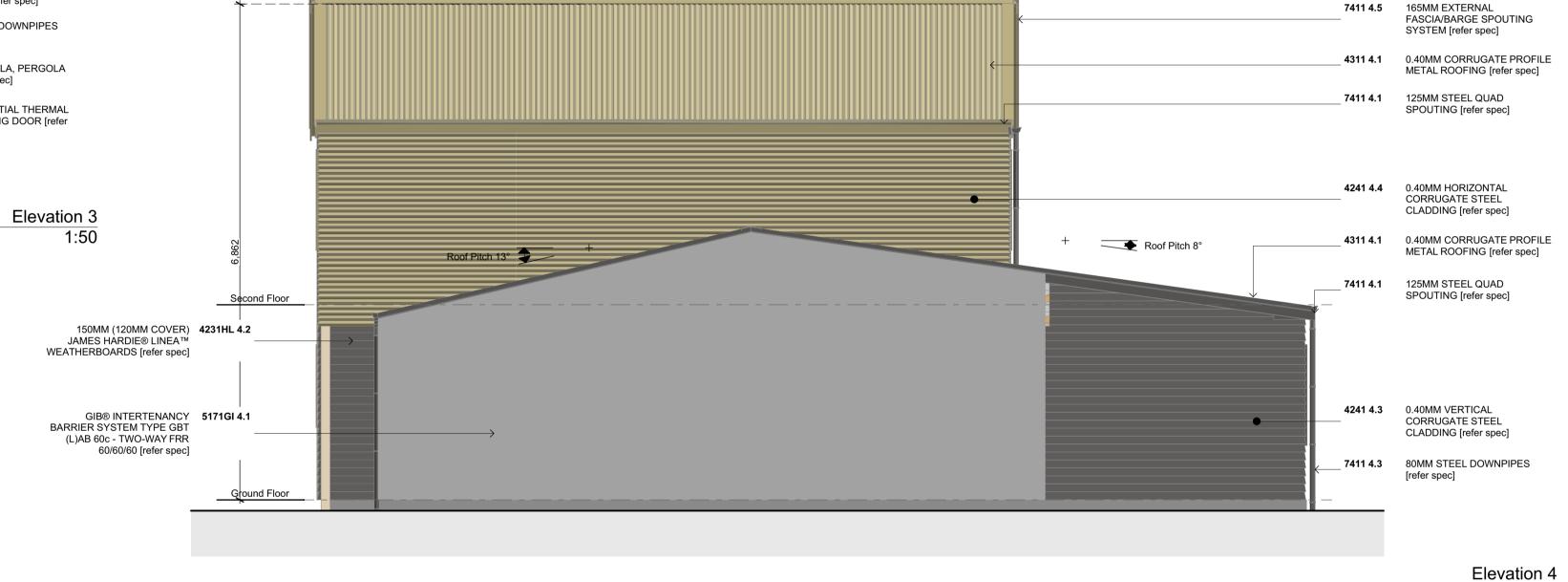
Revision

.3

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BUILDING ENVELOPE RISK MATRIX				
Elevation 3				
Risk Factor	Risk Severity	Risk Score		
Wind zone (per NZS 3604)	High risk	1		
Number of storeys	High risk	2		
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:		10		





**7411 4.5** 165MM EXTERNAL FASCIA/BARGE SPOUTING SYSTEM [refer spec] \_\_\_\_4311 4.1 0.40MM CORRUGATE PROFILE METAL ROOFING [refer spec] 7411 4.1 125MM STEEL QUAD SPOUTING [refer spec] 4521AR 4.12 APL RESIDENTIAL THERMAL
HEART AWNING WINDOW [refer **4241 4.4** 0.40MM HORIZONTAL CORRUGATE STEEL CLADDING [refer spec] \_\_\_\_4311 4.1 0.40MM CORRUGATE PROFILE METAL ROOFING [refer spec] **7411 4.1** 125MM STEEL QUAD SPOUTING [refer spec] Second Floor 150MM (120MM COVER) 4231HL 4.2 JAMES HARDIE® LINEA™ – **4241 4.3** 0.40MM VERTICAL WEATHERBOARDS [refer spec] CORRUGATE STEEL CLADDING [refer spec] 7411 4.3 80MM STEEL DOWNPIPES 150MM (120MM COVER) 4231HL 4.2 JAMES HARDIE® LINEA™ — WEATHERBOARDS [refer spec] [refer spec] NOTE: THIS ELEVATION IS ONLY RELEVANT ON LOTS 22, 32, 54 & 59 Elevation 4- End terrace option

jerram

ARCHITECTS tocker +
barron



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AUCKLAND | WELLINGTON | NELSON | CHRISTCHURCH

A1 Drawing

Revision

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

1:50

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 4

TENDER ISSUE

Number Revision

13.4

1:50

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