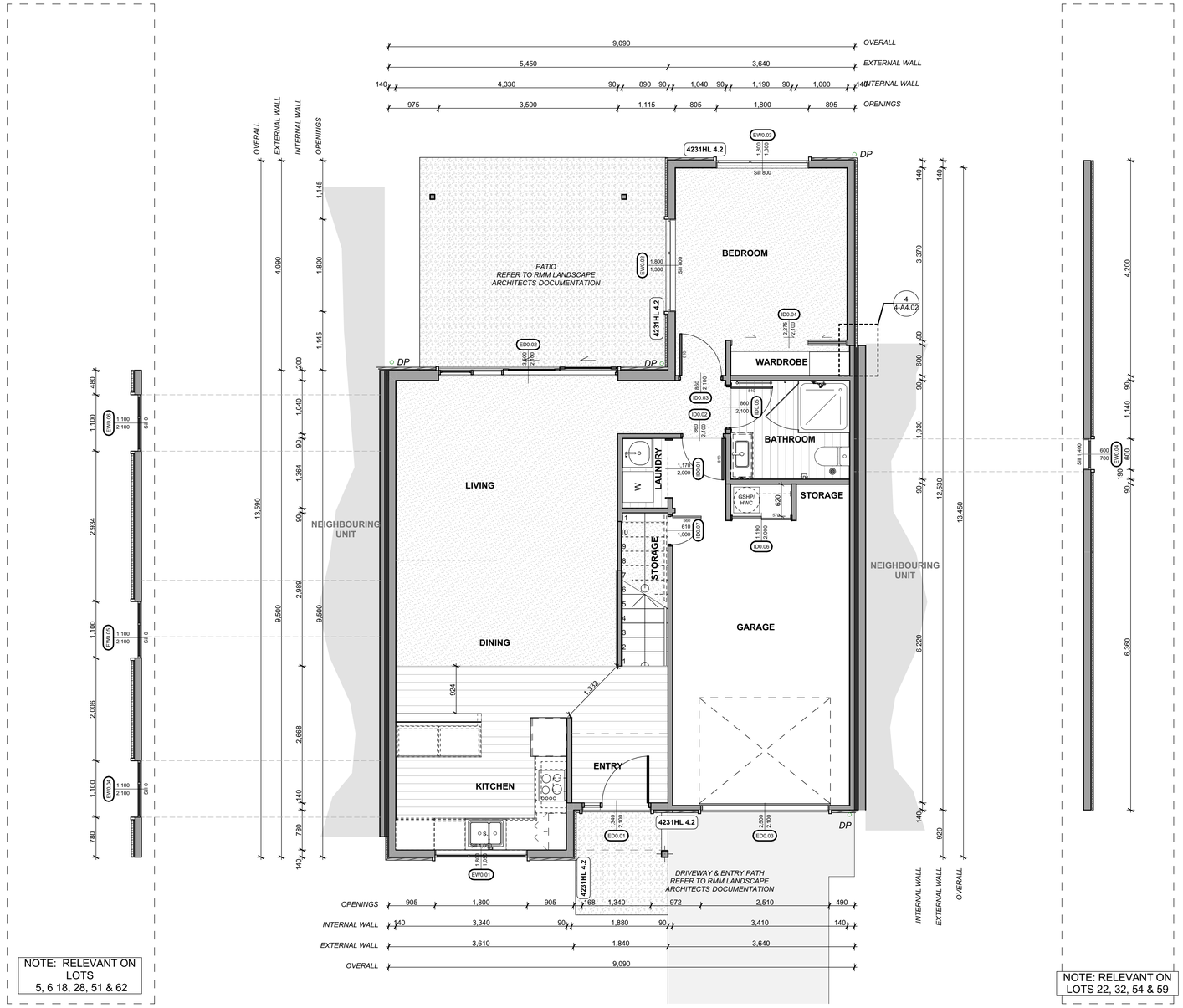


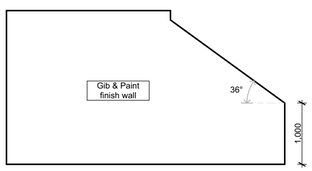
NOTE: RELEVANT ON LOTS 5, 6 18, 28, 51 & 62

End Terrace Window Option
1:50

Ground Floor
1:50

NOTE: RELEVANT ON LOTS 22, 32, 54 & 59

End Terrace Window Option
1:50



Staircase Wall
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

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
- 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)
- 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

WALLS
Cladding

4241 4.3
4241 4.3 0.40MM VERTICAL CORRUGATE STEEL CLADDING [refer spec]
4241 4.1 20X45MM, CAVIBAT CAVITY BATTENS [refer spec]

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

External Walls/Framing

4171HR 4.1 6MM RAB™ BOARD - RIGID AIR BARRIER [refer spec]
3820 4.3 140X45MM, SG8, H1.2 EXTERIOR WALL FRAMING, STUDS @ 600CRS, DWANGS @ 800CRS - RADIATA PINE [refer spec]
4711P 4.3 R4.0, 140MM, PINK® BATTS® ULTRA® 140MM WALL INSULATION [refer spec]

4171HR 4.1 6MM RAB™ BOARD - RIGID AIR BARRIER [refer spec]
3820 4.5 90X45MM, SG8, H1.2 EXTERIOR WALL FRAMING, STUDS @ 600CRS, DWANGS @ 800CRS - RADIATA PINE [refer spec]
4711P 4.2 R2.8, 90MM PINK® BATTS® ULTRA® WALL INSULATION [refer spec]

Internal Framing

3820 4.9 140X45MM, 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 4.8 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 4.8 90X45MM, SG8, H1.2 INTERIOR WALL FRAMING, STUDS @ 600CRS, DWANGS @ 800CRS - RADIATA PINE [refer spec]

5171GI 4.1 GIB® INTERTENANCY BARRIER SYSTEM TYPE GBT(L)AB 60D - TWO-WAY FRR 60/60/60 [refer spec] 13MM GIB STANDARD PLASTERBOARD/GIB AQUALINE, INSULATION, 90MM SG8 FRAMING WITH 25MM GAP TO GIB BARRIERLINE®

Linings

5113G 4.1 10MM GIB® STANDARD WALL LINING [refer spec]

5113G 4.2 10MM GIB® WATER RESISTANT WALL LINING [refer spec]
WET AREAS

Framing 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.
All mid-level bottom plates are to be in provided in accordance with the requirements of Section 8, NZS3604:2011. External and internal plates are to be fixed in accordance with Clause 7.5.12.3 and 7.5.12.4, NZS3604:2011 respectively.
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

ARCHITECTS jerram tocker + barron

NZIA PRACTICE

jerram + tocker + barron architects ltd
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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
Read in conjunction with the architectural specification and all consultant documentation

Name and address

Tewa Banks

Jopp Street, Arrowtown, 9302

Drawing

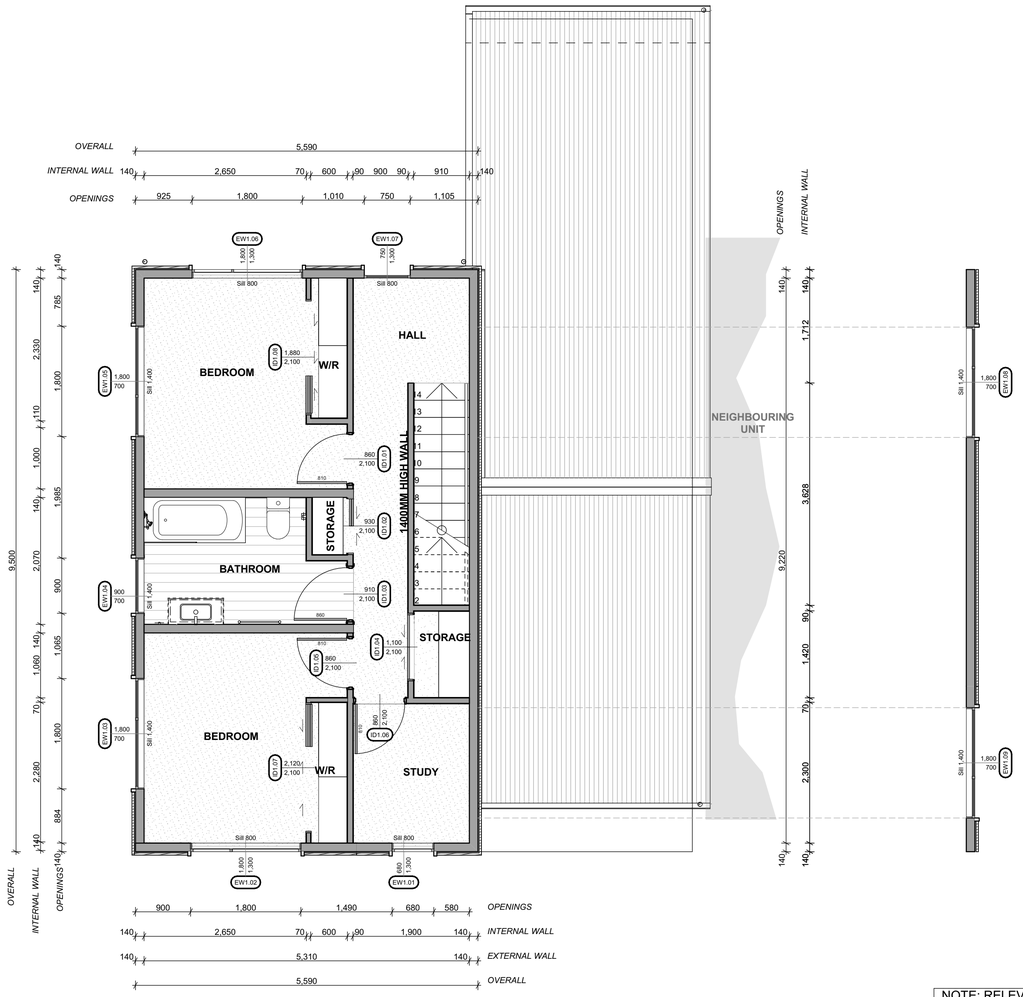
Ground Floor Plan

Status

House Type 4

TENDER ISSUE

Number	Revision
13.1	



Second Floor
1:50

End Terrace Window Option
1:50

NOTE: RELEVANT ON LOTS 22, 32, 54 & 59

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.

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- Timber cavity battens

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- 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 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

WALLS

Cladding

4241 4.3

4241 4.3 0.40MM VERTICAL CORRUGATE STEEL CLADDING [refer spec]
4241 4.1 20X45MM, CAVIBAT CAVITY BATTENS [refer spec]

4231HL 4.2

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

External Walls/Framing

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3820 4.3 140X45MM, SG8, H1.2 EXTERIOR WALL FRAMING, STUDS @ 600CRS, DWANGS @ 800CRS - RADIATA PINE [refer spec]
4711P 4.3 R4.0, 140MM, PINK® BATTS® ULTRA® 140MM WALL INSULATION [refer spec]

4171HR 4.1 6MM RAB™ BOARD - RIGID AIR BARRIER [refer spec]
3820 4.5 90X45MM, SG8, H1.2 EXTERIOR WALL FRAMING, STUDS @ 600CRS, DWANGS @ 800CRS - RADIATA PINE [refer spec]
4711P 4.2 R2.8, 90MM PINK® BATTS® ULTRA® WALL INSULATION [refer spec]

Internal Framing

3820 4.9 140X45MM, 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 4.8 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 4.8 90X45MM, SG8, H1.2 INTERIOR WALL FRAMING, STUDS @ 600CRS, DWANGS @ 800CRS - RADIATA PINE [refer spec]

5171GI 4.1 GIB® INTERTENANCY BARRIER SYSTEM TYPE GBT(L)AB 60D - TWO-WAY FRR 60/60/60 [refer spec] 13MM GIB STANDARD PLASTERBOARD/GIB AQUALINE, INSULATION, 90MM SG8 FRAMING WITH 25MM GAP TO GIB BARRIERLINE®

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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

ARCHITECTS jerram tocker + barron

NZIA PRACTICE

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	
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

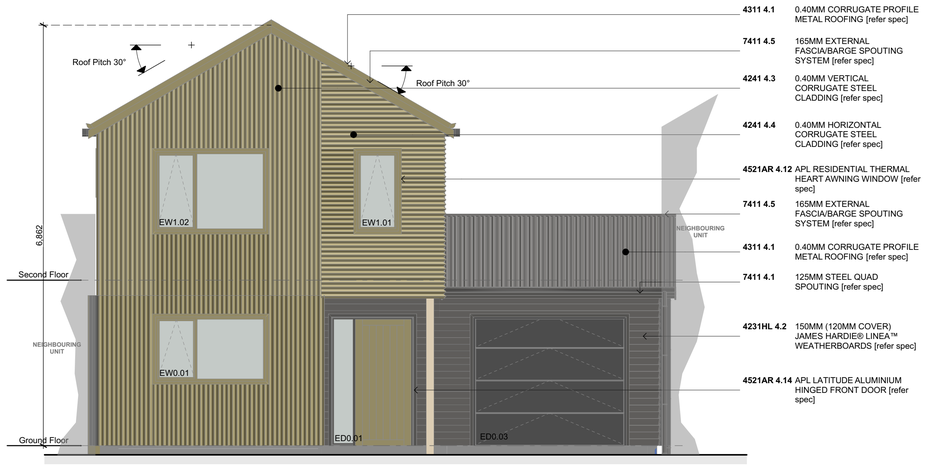
First Floor Plan

Status

House Type 4

TENDER ISSUE

Number	Revision
13.2	



Elevation 1
1:50

BUILDING ENVELOPE RISK MATRIX		
Elevation 1		
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**

BUILDING ENVELOPE RISK MATRIX		
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**

Elevation 2
1:50

NOTE: THIS ELEVATION IS ONLY RELEVANT ON LOTS 5, 6 18, 28, 51 & 62

Elevation 2- End Terrace Option
1:50

ARCHITECTS jerram tocker + barron

NZIA PRACTICE

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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
Read in conjunction with the architectural specification and all consultant documentation

Name and address

Tewa Banks

Jopp Street, Arrowtown, 9302

Drawing

Elevations

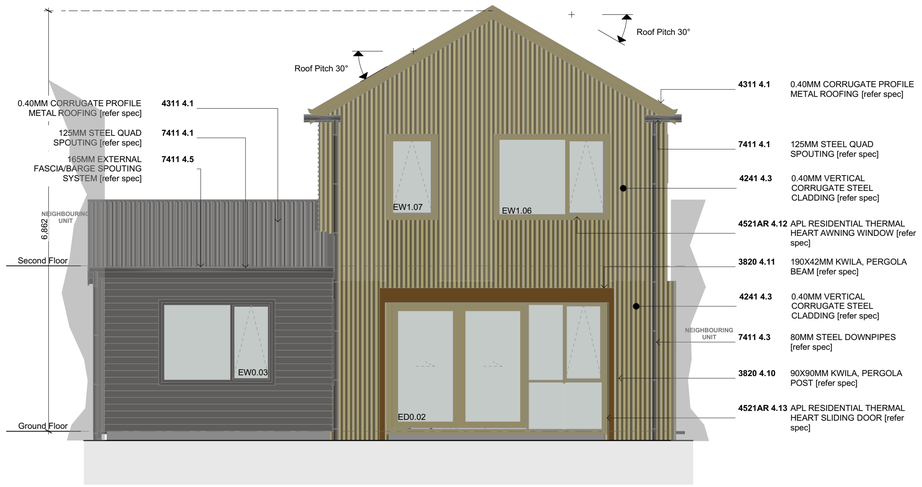
Status

House Type 4

TENDER ISSUE

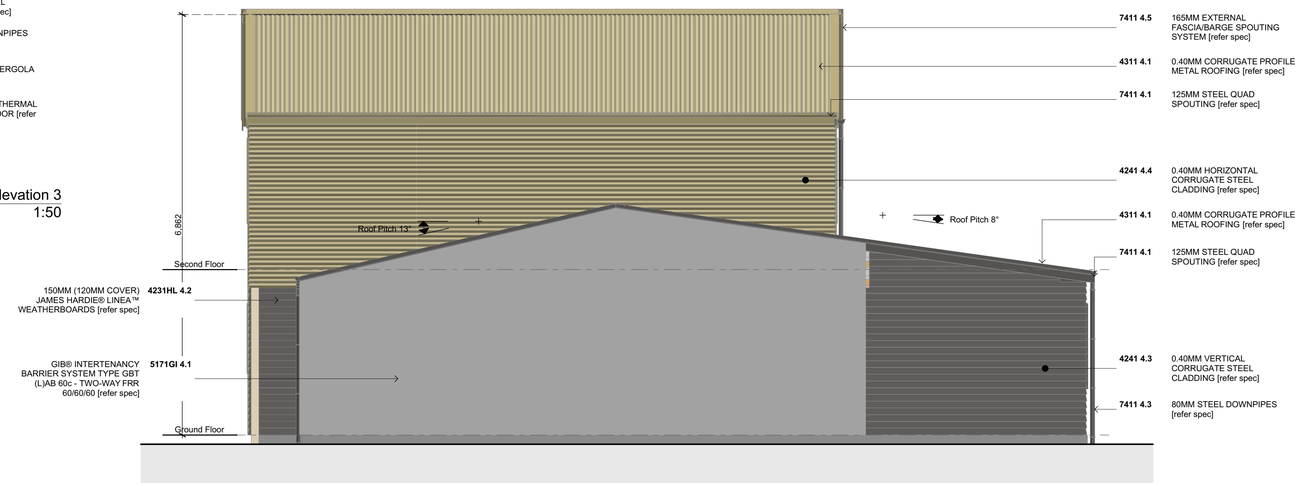
Number	Revision
13.3	

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**



Elevation 3
1:50

BUILDING ENVELOPE RISK MATRIX		
Elevation 4		
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**



Elevation 4
1:50

NOTE: THIS ELEVATION IS ONLY RELEVANT ON LOTS 22, 32, 54 & 59

Elevation 4- End terrace option
1:50

ARCHITECTS jerram tocker + barron

NZIA PRACTICE

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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
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	