

EXTERNAL WALL 140 5,310 140_y 1,610 90_y 1,570 140_y 1,900 y 975 y 1,800 y 1,020 y 680 y 1,115 EW1.07 **BEDROOM** BATHROOM WARDROBE WARDROBE (ID1.05) **BEDROOM** BEDROOM STUDY NOOK EW1.02 EW1.01 → OVERALL

Ground Floor Plan 1:50

Gib & Paint finish wall Wall Staircase

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

Homestar Notes

Interior plasterboard and fibre cement linings (walls and ceilings) to be at least 50% is ECO labelled A.

- Revolve Energy documentation

Carriageway Consulting Documentation

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. - Fence posts

jerram CORRUGATE STEEL **4241 4.1** 20X45MM, CAVIBAT



WALLS

Cladding

4231HE 4.2 4241 4.3 0.40MM VERTICAL

4231HE 4.2 4221AH 4.1 WB10 ABODO

External Walls/Framing

Internal Framing

3820 4.9 140X45MM, SG8,

4171HR 4.1 6MM RAB™

CLADDING [refer

CAVITY BATTENS [refer spec]

VULCAN

4221AH 4.3 45X18MM

3820 4.3 140X45MM, SG8, H1.2 EXTERIOR

[refer spec] **4711P 4.3** R4.0, 140MM,

3820 4.5 90X45MM, SG8, H1.2 EXTERIOR WALL FRAMING, STUDS @ 600CRS, DWANGS @ 800CRS - RADIATA PINE [refer spec]

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

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®**

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

[refer spec] **4710P 4.1** 100MM, R2.4,

3820 4.8 90X45MM, SG8,

INSULATION [refer

H1.2 INTERIOR WALL FRAMING,

PINK® BATTS® SII FNCFR®

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

INTERTENANCY BARRIER SYSTEM

- TWO-WAY FRR 60/60/60 [refer spec] 13MM GIB STANDARD PLASTERBOARD/GI

B AQUALINE.

5113G 4.1 10MM GIB®

spec] WET AREAS

LININGS [refer spec]

TYPE GBT(L)AB 60D

INSULATION, 90MM SG8 FRAMING WITH 25MM GAP TO GIB

BARRIERLINE®

INSULATION [refer

STUDS @ 600CRS, DWANGS @ 800CRS - RADIATA PINE

HORIZONTAL SHIPLAP WEATHERBOARD CLADDING (125MM COVER) [refer spec]

CAVITY BATTENS STRUCTURALLY

FIXED [refer spec]

BOARD - RIGID AIR

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

PINK® BATTS®

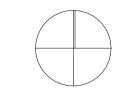
ULTRA® 140MM WALL INSULATION [refer spec] **300 4171HR 4.1** 6MM RAB™

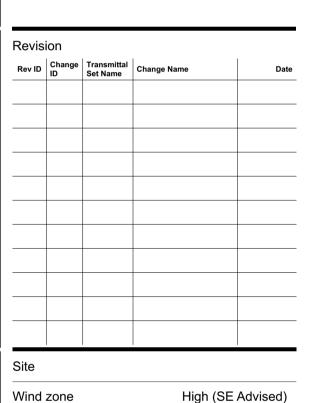
BOARD - RIGID AIR BARRIER [refer spec]

BARRIER [refer spec]

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

A1 Drawing





Zone B

Zone 3

1947

KP

MD

STANDARD WALL Earthquake zone LINING [refer spec] 5113G 4.2 10MM GIB® **Project** WATER RESISTANT WALL LINING [refer Job number

Exposure zone

Drawn

Drawing

Plans

Approved

Check all dimensions on site

If in doubt consult the architect

Read in conjunction with the architectural

specification and all consultant documentation

Do not scale from plans

Name and address

Tewa Banks

Jopp Street, Arrowtown, 9302

Ground & First Floor

BC & TENDER ISSUE STAGE

Revision

5113G 4.5 10MM GIB® 5113G 4.5 **FYRELINE WALL** LINING [refer spec] FRR 30/30/30, JHETGR30-N

Linings

5122 4.1 9MM PLYWOOD 5122 4.1 WALL LINING [refer 6721D 4.6 INTERIOR TIMBER **NEW - PLYWOOD** GARAGE WALL

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

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

7.5.12.4, NZS3604:2011 respectively.

FLOOR PLAN KEY

8.18, NZS3604:2011.

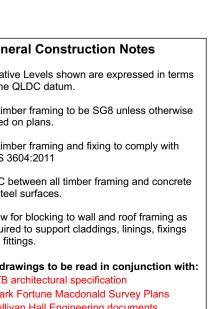
Floors Finishes

6411 4.1 VINYL PLANK FLOORING [refer spec]

6511 4.2 CUT PILE TWIST CARPET [refer spec]

Number

House type 5



Please refer to architectural specification for additional selections and information.

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

Floor Covering: Where 50% of floor coverings meet the VOC limits as specified by a NZGBC recognised IAQ scheme or eco-label (or no

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).

Interior engineered wood (e.g. joinery, wall, ceiling, and floor lining exposed to interior ncluding cork, MDF and plywood).

floor coverings used).

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

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.

Schedule of Timber Treatment

H1.2 Structural framing timber including

ground atmosphere.

- Exterior wall framing

- Interior wall framing

- Roof and ceiling framing

subfloor framing (excluding piles).
Framing protected from the weather

above ground, and also exposed to

- Intermediate interior floor framing

- Enclosed skillion roof and purlins

- Roof framing with lined soffits

- Subfloor framing except piles

Cantilevered enclosed deck joists and associated framing (joist trimmers, nogs, dwangs and blocking)

Upper Floor Plan

- Horizontal timbers for retaining walls

EXTERIOR PATIO SLAB TO LANDSCAPE ARCHITECTS SPECIFICATION



| BUILDING ENVELOR | E RISK MATRIX | | | | | |
|-------------------------------|-----------------|-----------|--|--|--|--|
| Elevation 1 | | | | | | |
| Risk Factor | Risk Severity R | isk 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 | | | | |

1:50

4521AR 4.13 APL RESIDENTIAL SLIDING DOOR [refer spec]

Roof Pitch 30°

| BUILDING ENVELOPE RISK MATRIX Elevation 2 | | | | | |
|--|----------------|----|--|--|--|
| | | | | | |
| 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 | | | |

Risk Factor

Eaves width

Deck design

Total Risk Score:

Number of storeys

Envelope complexity

Wind zone (per NZS 3604)

Roof/wall intersection design Medium risk

High risk

Very high risk

Medium risk

Low risk

4554VS 4.2 780X980MM VELUX VSE INTEGRA SKYLIGHT -

7411 4.5 165MM EXTERNAL FASCIA/BARGE SPOUTING

MOTORISED OPENING,

ELECTRIC [refer spec]

SYSTEM [refer spec]

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

7411 4.3 80MM DIA. DOWNPIPES [refer

125MM STEEL QUAD SPOUTING [refer spec]

60/60/60 [refer spec]

13MM GIB STANDARD

PLASTERBOARD/GIB

5171GI 4.1 GIB® INTERTENANCY

80MM DIA. DOWNPIPES [refer

BARRIER SYSTEM TYPE GBT (L)AB 60D - TWO-WAY FRR

AQUALINE, INSULATION, 90MM SG8 FRAMING WITH 25MM GAP TO GIB BARRIERLINE®

4241 4.4 0.40MM HORIZONTAL CORRUGATE STEEL CLADDING [refer spec]

7411 4.1

jerram + tocker + barron architects ltd +64 3 548 8781 | office@jtbarchitects.co.nz | www.jtbarchitects.co.nz AUCKLAND | WELLINGTON | NELSON | CHRISTCHURCH A1 Drawing

| 165MM EXTERNAL FASCIA/BARGE SPOUTING SYSTEM [refer spec] | | 4311 ——————————————————————————————————— | PROFILE METAL ROOFING [refer spec] |
|---|---------------|---|--|
| +5,150 80MM DIA. DOWNPIPES [refer spec] 190X42MM KWILA, PERGOLA BEAM [refer spec] | A 3820 4.11 | EW1.03 | IAR 4.12 APL RESIDENTIAL AWNING WINDOW [refer spec] |
| 0.40MM CORRUGATE PROFILE METAL ROOFING [refer spec] | Roof Pitch 8° | 424 | OLAND O.40MM VERTICAL |
| 90X90MM KWILA, PERGOLA POST [refer spec] 150MM (120MM COVER) JAMES HARDIE® LINEA™ | | | CORRUGATE STEEL CLADDING [refer spec] |
| JAMES HÅRDIE® LINEA™ WEATHERBOARDS [refer spec] APL RESIDENTIAL AWNING 4 WINDOW [refer spec] | EW0.05 | EW0.02 | |

Rev ID Change ITransmittal Set Name Change Name Risk Severity Risk Score

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

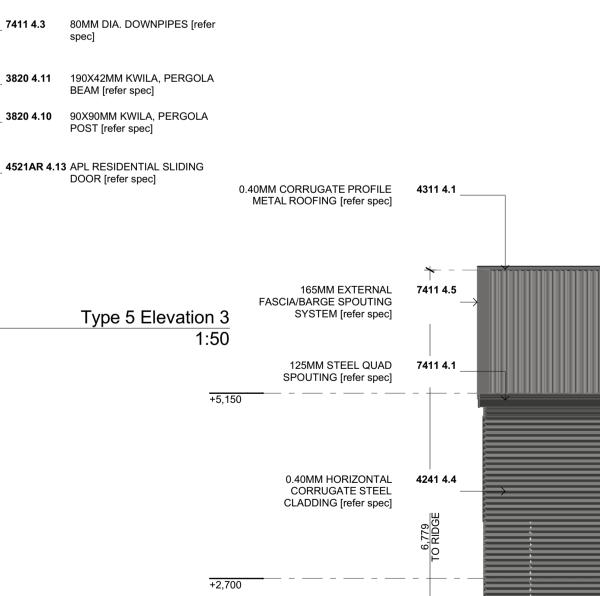
Elevations

House type 5 BC & TENDER ISSUE STAGE

Number Revision

5-A2.01

| 1007(121010) 1(171) 1(171) | | | | |
|--|---------------|---------------------------------------|--------|--|
| BEAM [refer spec] | Roof Pitch 8° | + | EW1.04 | 9.00 0.00 0.00 |
| 0.40MM CORRUGATE PROFILE METAL ROOFING [refer spec] | | | | 6.779 O RIDGE |
| METAL ROOFING [refer spec] | | | | ll lill lill lill lill lill lill lill |
| +2,700 | | ===================================== | | 4241 4.3 0.40MM VERTICAL CORRUGATE STEEL |
| 90X90MM KWILA, PERGOLA POST [refer spec] | 3820 4.10 | | | CLADDING [refer spec] |
| POST [refer spec] | | | | |
| 150MM (120MM COVER) JAMES HARDIE® LINEA™ | 4231HL 4.2 | | | |
| WEATHERBOARDS [refer spec] | EW0.05 | | | |
| APL RESIDENTIAL AWNING 4 | .521AR 4.12 | | | |
| WINDOW [refer spec] | | EW0.04 | EW0.03 | |
| ±0 | | | EWU.02 | |
| | | | | Type 5 Elevation 2 |
| x — - | | | | 1:50 |
| | | | | |
| 4311 4.1 0.40MM CORRUGATE PROFILE METAL ROOFING [refer spec] | | | | |
| 7411 4.1 125MM STEEL QUAD SPOUTING [refer spec] | | | | |
| 4241 4.3 0.40MM VERTICAL CORRUGATE STEEL CLADDING [refer spec] | | | | |
| 4521AR 4.13 APL RESIDENTIAL SLIDING | | | | BUILDING ENVELOPE RISK MATRIX |



Roof Pitch 8° 125X125MM PROLAM® POST, **3813P 4.1** VISUAL, GRADE PL8, H5 [refer GIB Intertenancy Wall (Connected to opposite duplex) 150MM (120MM COVER) 4231HL 4.2 JAMES HARDIE® LINEA™ WEATHERBOARDS [refer spec]

BUILDING ENVELOPE RISK MATRIX

Wind zone (per NZS 3604)

Roof/wall intersection design Medium risk

0.40MM CORRUGATE PROFILE 4311 4.1

SPOUTING [refer spec]

125MM STEEL QUAD **7411 4.1**

METAL ROOFING [refer spec]

Number of storeys

Envelope complexity

Eaves width

Deck design

Total Risk Score:

Risk Severity Risk Score

10

High risk

High risk

Very high risk

Medium risk

Low risk

Type 5 Elevation 4 1:50