



## General Construction Notes

Relative Levels shown are expressed in terms of the QLCD 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 Mine Mitchell Landscape Architectural plans
- Revolve Energy documentation
- Carriageway Consulting Documentation

**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 wall fixings at 900mm centres. All 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 13 product nails and 2 wire dogs as per T8.18, NZS3604:2011

**3820 4.1** 140X45MM, SG8,  
H1.2 EXTERIOR  
WALL FRAMING,  
STUDS @ 600CRS,  
DWANGS @ 800CRS  
- RADIATA FINE  
[REFER SPEC]

**471THR 4.1** 6MM RAB™  
BOARD - RIGID AIR  
BARRIER [REFER  
SPEC]

**471TP 4.2** R4.0, 140MM,  
PINK® BATTSS™  
ULTRA® 140MM  
WALL INSULATION  
[REFER SPEC]

**Internal Framing**





**3820 4.6** 90X45MM, SG8,  
H1.2 INTERIOR  
WALL FRAMING,  
STUDS @ 600CRS,  
DWANGS @ 800CRS  
- RADIATA FINE  
[REFER SPEC]

**471TP 4.1** 1100MM, R2.4,  
PINK® BATTSS™  
SILENCER  
INSULATION  
[REFER SPEC]

**3820 4.6** 90X45MM, SG8,  
H1.2 INTERIOR  
WALL FRAMING,  
STUDS @ 600CRS,  
DWANGS @ 800CRS  
- RADIATA FINE  
[REFER SPEC]

## FLOOR PLAN KEY

### Floors Finishes

	<b>6411 4.1 VINYL PLANK FLOORING [REFER SPEC]</b>
	<b>6511 4.2 CUT PILE TWIST CARPET [REFER SPEC]</b>
	<b>EXTERIOR PATIO SLAB TO LANDSCAPE ARCHITECTS SPECIFICATION</b>
	<b>3101 4.3 100MM 25MPA CONCRETE FLOOR SLAB - REFER TO SE'S SPECIFICATION [REFER SPEC]</b>

## A1 Drawing

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 2A

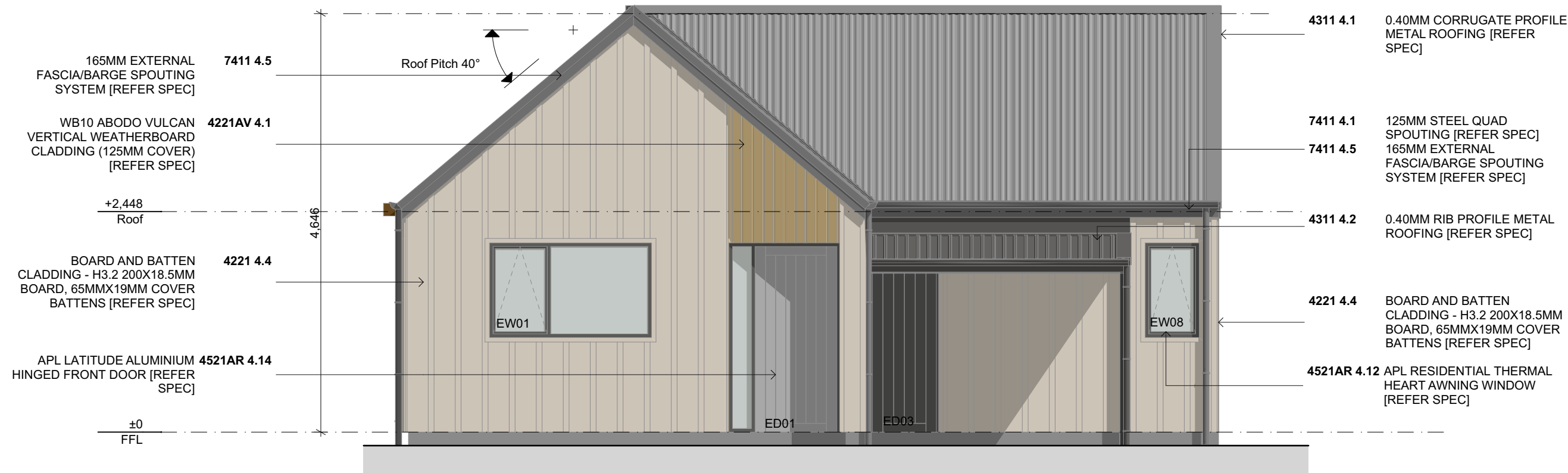
## TENDER ISSUE

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

## 5.1



BUILDING ENVELOPE RISK MATRIX		
Elevation 1		
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
<b>Total Risk Score:</b>		<b>8</b>

Type 2A Elevation 1  
1:50

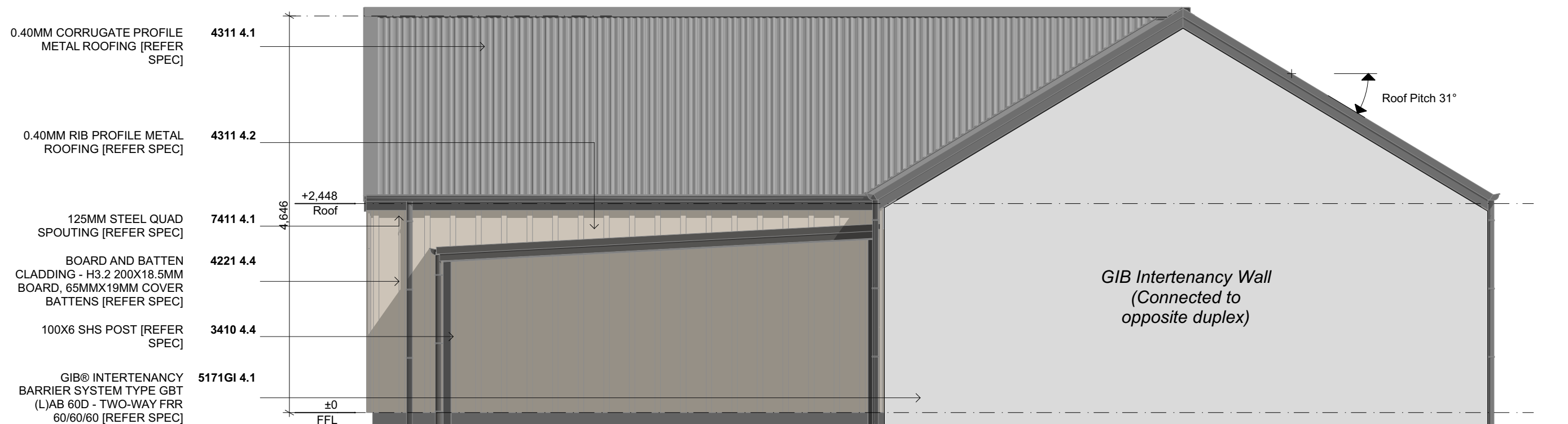
BUILDING ENVELOPE RISK MATRIX		
Elevation 2		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
<b>Total Risk Score:</b>		<b>8</b>

Type 2A Elevation 2  
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	Medium risk	1
Deck design	Low risk	0
<b>Total Risk Score:</b>		<b>8</b>

Type 2A Elevation 3  
1:50

BUILDING ENVELOPE RISK MATRIX		
Elevation 4		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NYS 3604)	High risk	1
Number of stories	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
<b>Total Risk Score:</b>		<b>8</b>

Type 2A Elevation 4  
1:50

**Note:**  
Refer to Sheet AB-A5.01 for Exterior Finishes Schedule



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

Jopp Street, Arrowtown, 9302

Drawing

## Elevations

#### Status

## House Type 2A

## TENDER ISSUE

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