



Site Plan

scale 1:500

SITE COVERAGE

Site area: 2,976m²
 Proposed footprint: 238m²
 Proposed site coverage: 8% (max 35%)

KEY

Area of proposed house 
 Area of yards 

PROJECT INFO

Stories: 1
 Bedrooms: 4
 Bathrooms: 1.5
 Wind zone: Very High (NZS 3604)
 Exposure zone: C
 Earthquake zone: 3
 Planning zone: General Residential
 Max building height: 10m
 Yard setbacks: 4.5m front yard
 2m all other yards
 Recession planes: 2.75m and various °

Surveyor to be engaged prior to pouring foundations to check setout and ensure house is located accurately within the site and recession planes and at the correct ground level

Contractor to ensure all foundations bear on ground with ultimate bearing capacities as recommended in LDE geotechnical report. Approx m for perimeter piles and internal piles as indicated by engineer's documents

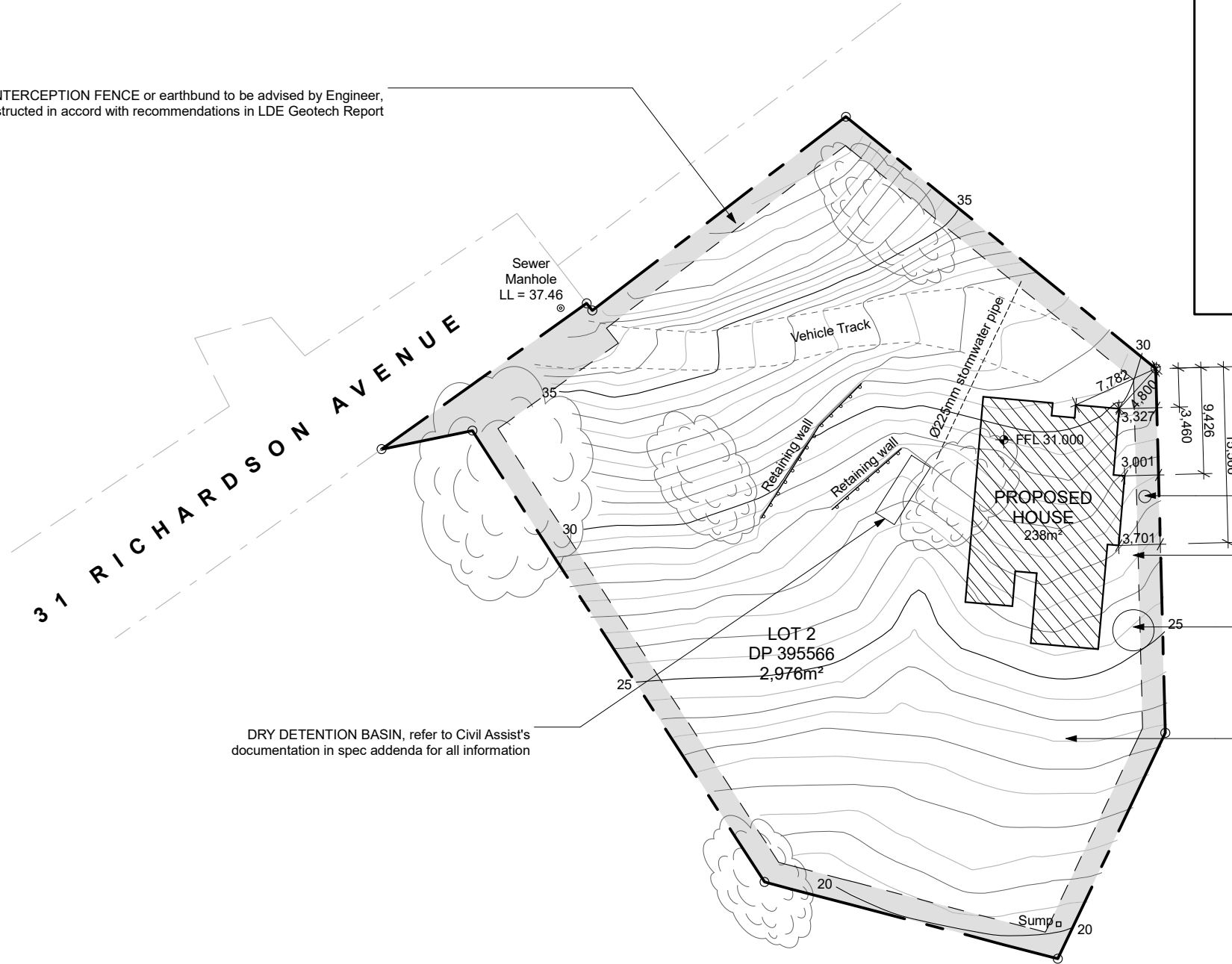
Engineer to be engaged to check and confirm on site minimum geotechnical ultimate, factored (ULS) and allowable end bearing capacities recommended in LDE geotechnical report are achieved and to recommend pile depths prior to construction of foundations. With specific reference to the recommendations in LDE geotechnical report

Ensure 225mm from underside of bearer or lowest part of timber floor framing to FGL or 150mm min if paved. Ensure any cuts or fills at property boundary have a 45° batter to achieve ground levels required

Dimensions shown are taken from external corners of wall framing

Temporary barriers as per NZBC F5/AS1 1.1 "Site fences and hoardings" to be installed on the boundary accessible to the public, to extend at least 2.0 m in height from ground level

DEBRIS INTERCEPTION FENCE or earthbund to be advised by Engineer, constructed in accord with recommendations in LDE Geotech Report



DRY DETENTION BASIN, refer to Civil Assis't's documentation in spec addenda for all information

PUMP STATION to achieve lift to existing lateral to be advised by others

GARDENS adjacent to the building if established, to be undertaken with consideration of the requirements in LDE's geotechnical report section 8.11

WATER TANK, 30,000L with overhead detention. Refer to Civil Assis't's documentation in spec addenda for all information

SURFACE WATER, ensure the site is graded to fall away from the building so that water cannot pond against beneath or around the building. Contouring should avoid the potential for concentration and discharge of surface water over point locations which could result in soil erosion or instability

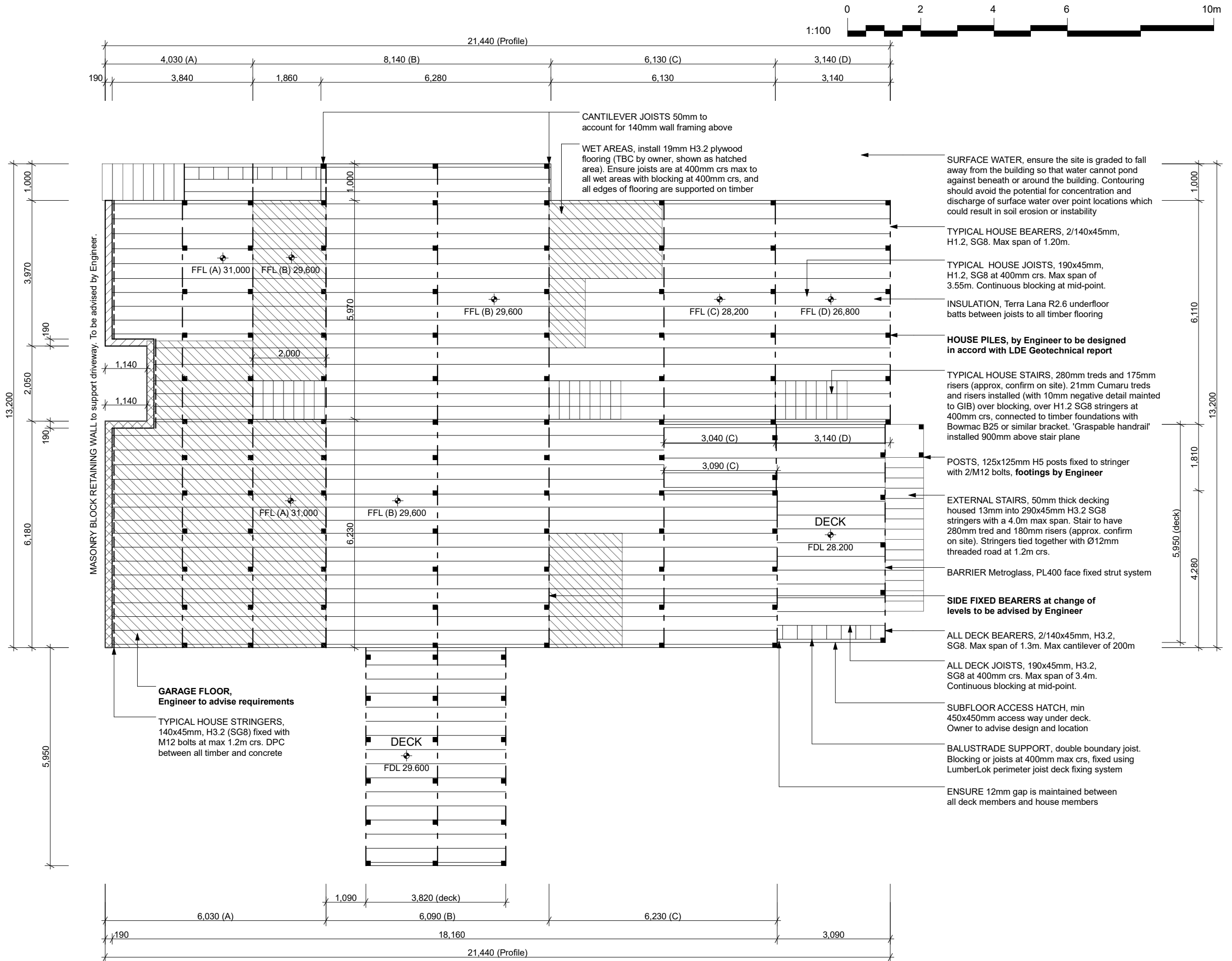
Project ROBINSON HOUSE	DRAFT Drawings
at 31 Richardson Avenue Whataupoko Gisborne for Dan and Nicky Robinson	01 Site Plan 02 Foundation Plan 03 Floor Plan 04 Elevations 05 Elevations 06 Dimension / Bracing Plan 07 Roof Framing Plan 08 Roof Plan 09 Exterior Window and Door Schedule 10 Exterior Window and Door Schedule 11 Interior Window and Door Schedule 12 Section A-A 13 Section B-B 14 Plumbing Plan 15 Electrical Plan 16 Details 17 Details 18 Details



Project ROBINSON HOUSE [DRAFT]	Date 17/03/2022	Job no. 2020
Drawing Site Plan	Page 01	Rev
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SUBFLOOR NOTES

1.	Refer to Engineer's documents for all piles, footing and deck and subfloor bracing requirements
2.	Contractor is to confirm exact ground levels on site. Underside of bearer or lowest part of timber floor framing to be 150mm min. above paved ground level and 225mm min. above unpaved ground level
3.	Surveyor to be engaged prior to pouring foundations to check setout and ensure house is located accurately within the site and recession planes and at the correct ground level
4.	Engineer to be engaged to check and confirm on site minimum geotechnical ultimate, factored (ULS) and allowable end bearing capacities recommended in LDE geotechnical report are achieved and to recommend pile depths prior to construction of foundations. With specific reference to the recommendations in LDE geotechnical report
5.	Contractor to ensure all foundations bear on ground with ultimate bearing capacities as recommended in LDE geotechnical report. Approx 6m for perimeter piles and internal piles as indicated by engineer's documents
6.	Install floor joists, boundary joists and blocking as per NZS3604 section 7, "Floors".
7.	Install new 19mm H1.2 EcoPly flooring over joists, except where noted as proposed wet areas
8.	Install 19mm H3.2 EcoPly flooring to all wet area floors (Shown as hatched area).
9.	Install new 0.25mm thick polythene sheet with 75mm lap at joints, as ground cover under timber foundations. Ensure ground is shaped to prevent water accumulation on vapour barrier and to drain to exterior
10.	Install decking joists, boundary joists and blocking as per NZS3604:2011 section 7.4 "Timber decks"
11.	Install new 145x21mm Cumaru decking over deck joists.
12.	All exterior fixings to be stainless steel



Foundation Plan
1:100



FLOORING KEY

①	21mm Cumaru timber overlay flooring, over 2mm acoustic underlay. Flooring and underlay to be selected by owner.
②	21mm Cumaru timber overlay flooring, to be selected by owner.
③	Tiles, to be selected by owner over Dampfix gold liquid membrane

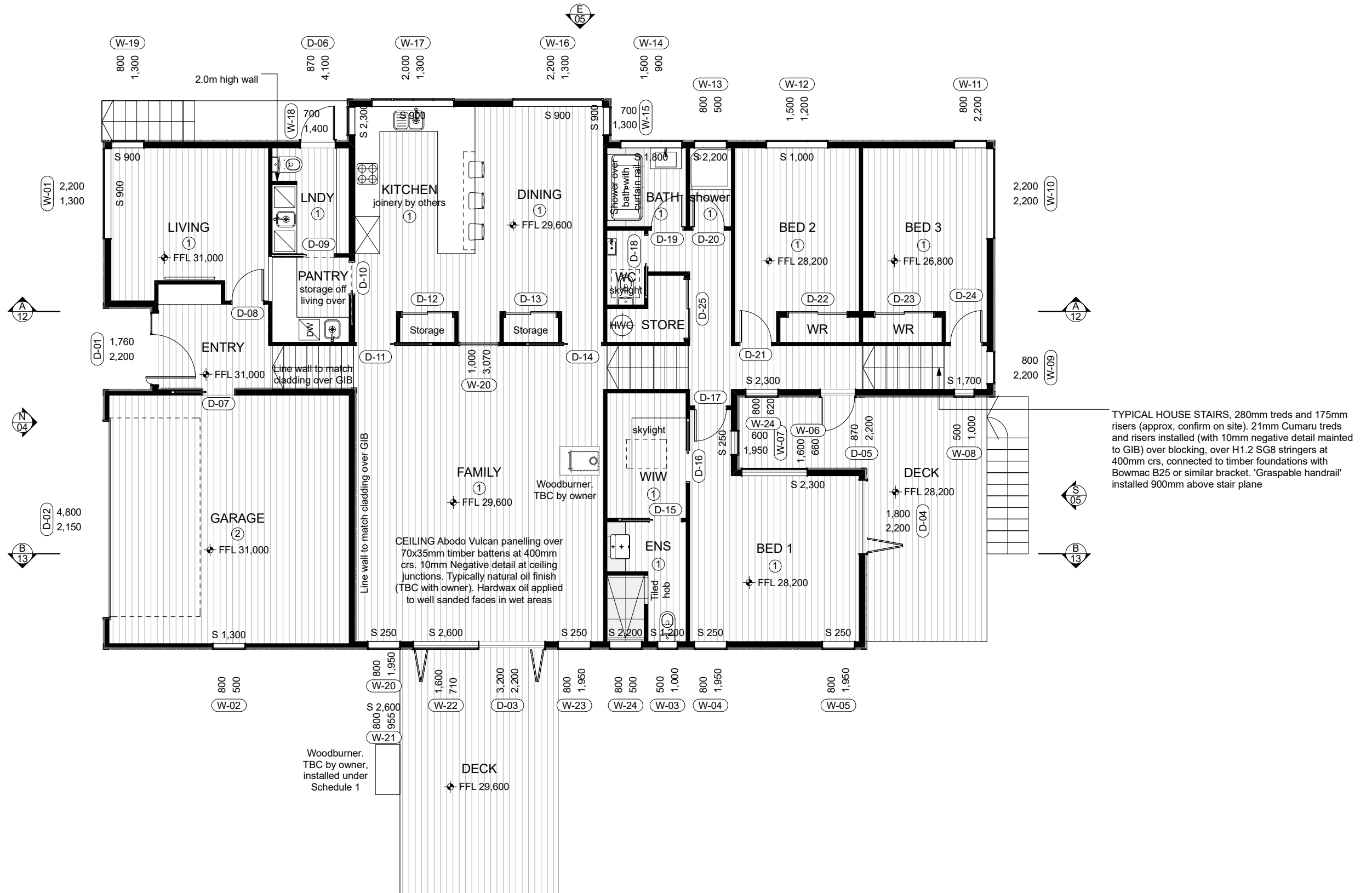
All floor covering selections to be confirmed by contractor.

Terra Lana R2.4 ChatterBlock+ acoustic batts to all internal walls

Terra Lana R3.6 batts to all external walls

Insulation selections TBC with owner

All exterior access doors, step size and coefficient of friction to comply with NZBC D1



Floor Plan - 254m²
1:100



RISK MATRIX - WORST CASE

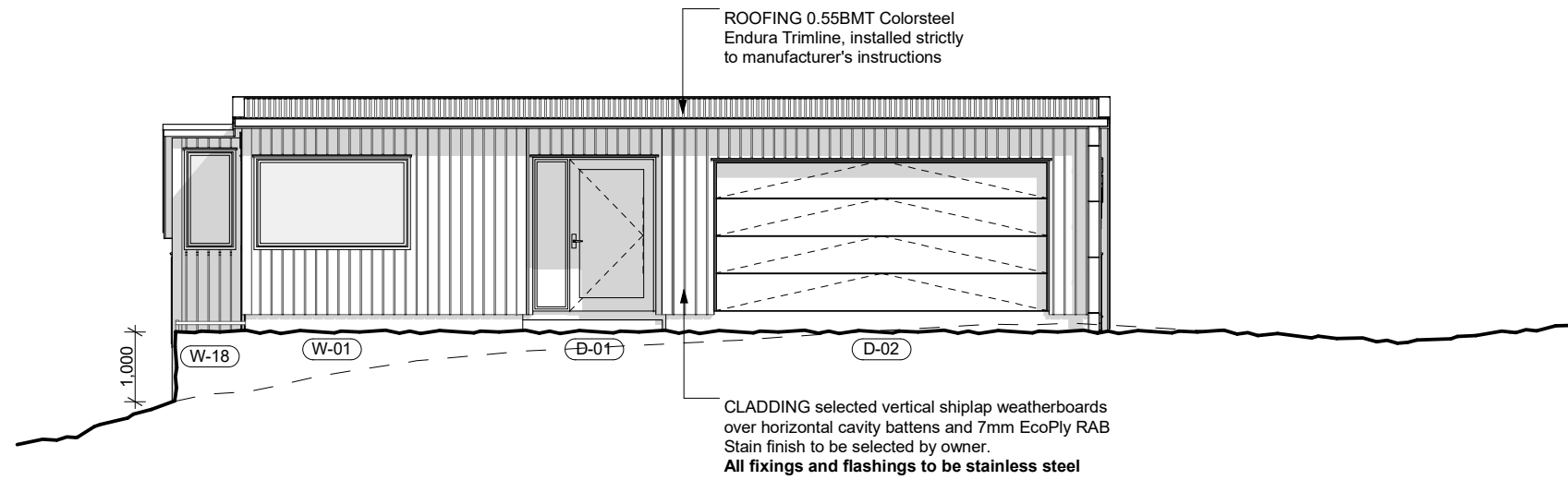
Very High - 2	Wind Zone
Low - 0	Number of Storeys
High - 3	Roof / Wall Intersection Design
High - 2	Eaves Width
Low - 0	Envelope Complexity
Low - 0	Deck Design
7	Vertical timber shiplap weatherboards over 20mm cavity and building wrap.

CLADDING OPTIONS

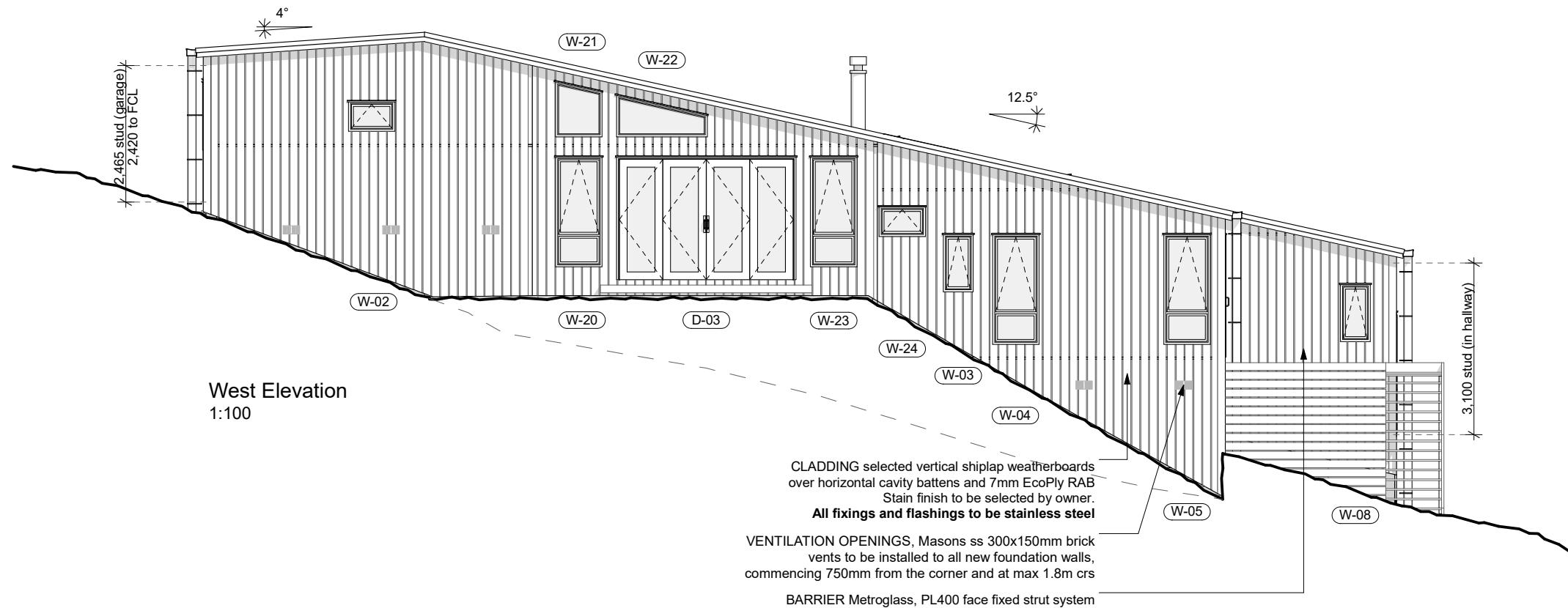
To be confirmed by owner:

EX150mm 'Hempac' Accoya shiplap weatherboards with 7mm negative detail and bandsawn finish over horizontal cedar 'Vertibat V8' battens and 7mm EcoPly RAB. 'Woca' clear coat oil stain finish to be selected by owner.

Selected redwood shiplap weatherboards with clear finish TBC by owner to be used if Accoya cannot be supplied during build timeline.



North Elevation
1:100



West Elevation
1:100



RISK MATRIX - WORST CASE

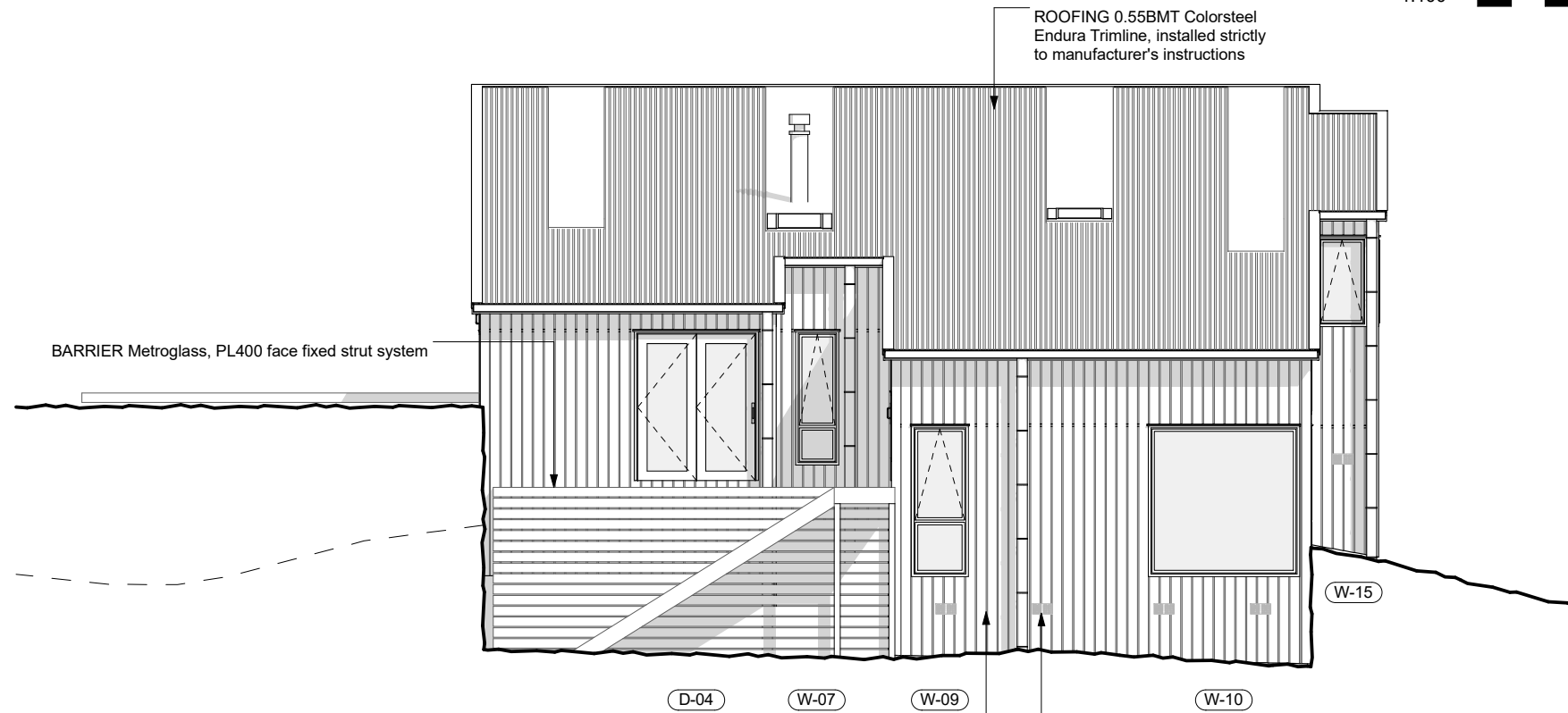
Very High - 2	Wind Zone
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High - 2	Eaves Width
Low - 0	Envelope Complexity
Low - 0	Deck Design
7	Vertical timber shiplap weatherboards over 20mm cavity and building wrap.

CLADDING OPTIONS

To be confirmed by owner:

EX150mm 'Hempac' Accoya shiplap weatherboards with 7mm negative detail and bandsawn finish over horizontal cedar 'Vertibat V8' battens and 7mm EcoPly RAB. 'Woca' clear coat oil stain finish to be selected by owner.

Selected redwood shiplap weatherboards with clear finish TBC by owner to be used if Accoya cannot be supplied during build timeline.



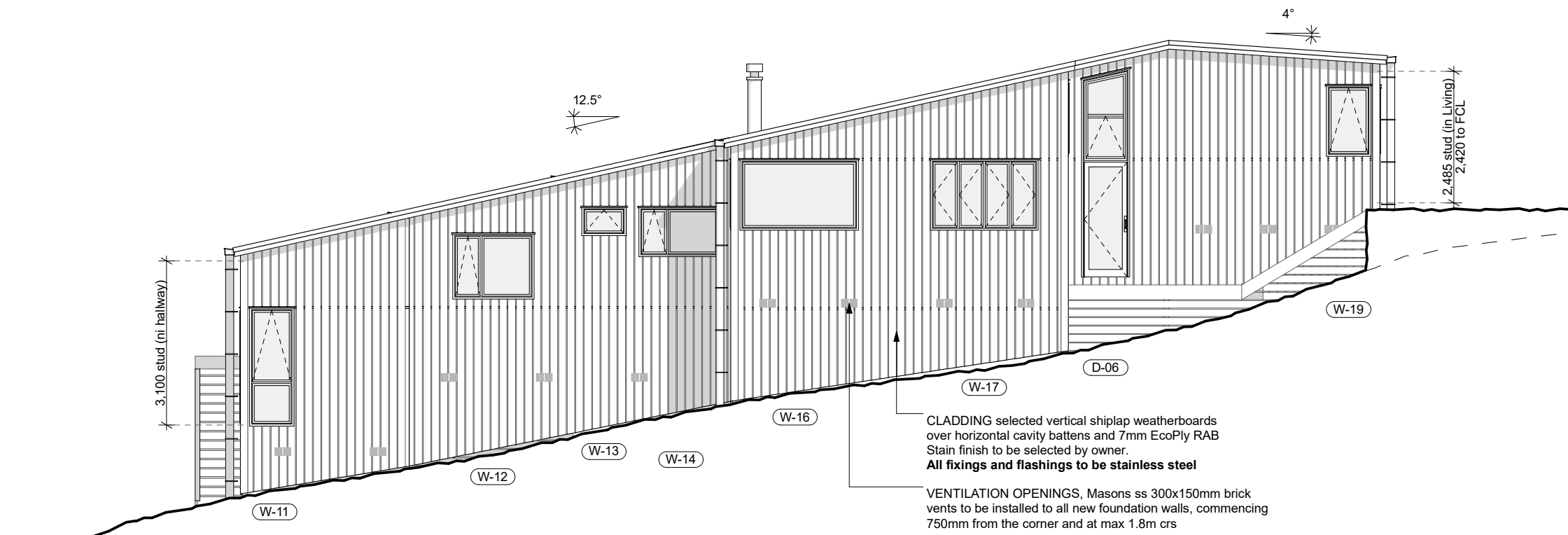
South Elevation
1:100

ROOFING 0.55BMT Colorsteel Endura Trimline, installed strictly to manufacturer's instructions

BARRIER Metroglass, PL400 face fixed strut system

VENTILATION OPENINGS, Masons ss 300x150mm brick vents to be installed to all new foundation walls, commencing 750mm from the corner and at max 1.8m crs

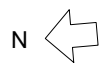
CLADDING selected vertical shiplap weatherboards over horizontal cavity battens and 7mm EcoPly RAB Stain finish to be selected by owner.
All fixings and flashings to be stainless steel



East Elevation
1:100

CLADDING selected vertical shiplap weatherboards over horizontal cavity battens and 7mm EcoPly RAB Stain finish to be selected by owner.
All fixings and flashings to be stainless steel

VENTILATION OPENINGS, Masons ss 300x150mm brick vents to be installed to all new foundation walls, commencing 750mm from the corner and at max 1.8m crs



FRAMING NOTES

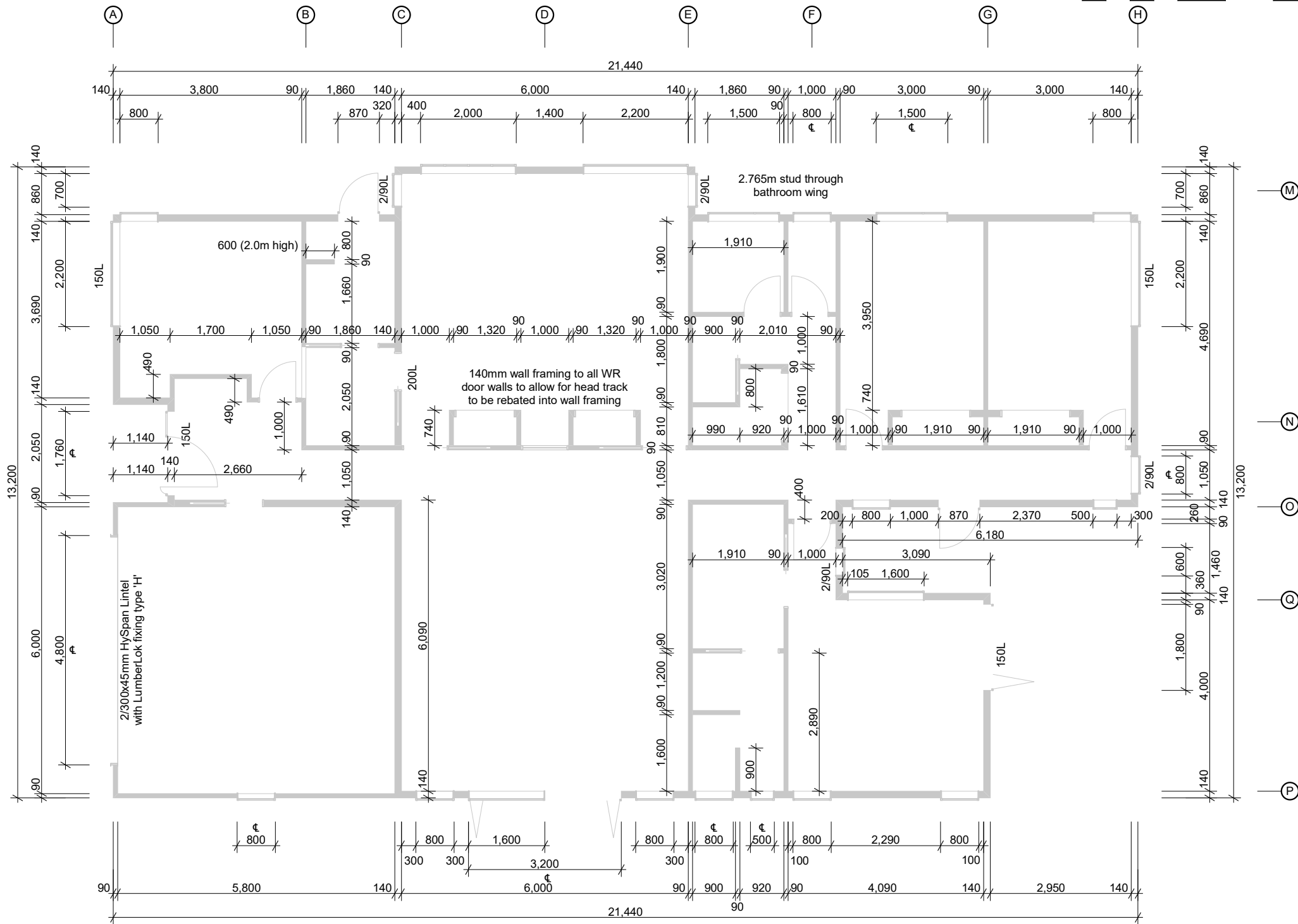
1.	Timber wall framing to comply with NZS3604 section 8: "Walls"
2.	External timber walls typically 140x45mm, H1.2 (SG8) 2.465m studs (2.420m to finished ceiling level) at 600mm crs max, with dwangs at 400mm crs.
3.	External load-bearing walls over 3.0m high to be H1.2 studs as indicated below, with dwangs at 400mm crs <ul style="list-style-type: none"> • 3.0-3.6m: 140x45mm SG8 at 400crs • 3.6-4.2m: 140x45mm SG10 at 400crs
4.	External non-load bearing walls (parallel to rafters) to be H1.2 studs as indicated below with dwangs at 400mm crs <ul style="list-style-type: none"> • 2.4-3.6m: 140x45mm SG8 at 600crs • 3.6-4.2m: 140x45mm SG8 at 300crs
5.	Internal, load bearing walls to be H1.2 studs as indicated below with dwangs at 800mm crs <ul style="list-style-type: none"> • 2.4m: 90x45mm SG8 at 400crs • 2.4-3.0m: 90x45mm SG8 at 300crs • 3.0-3.6m: 2/90x45mm SG10 at 400crs • 3.6-4.2m: 140x45mm SG10 at 400crs
6.	Internal, non-load bearing walls up to 3.0m high to be 90x45mm, H1.2 (SG8) studs at 600mm crs max, with dwangs at 800mm crs
7.	Bottom plate fixed with 2/100x3.75 nails at 600mm max crs through bottom plate into timber framing
8.	Top plates fixed to studs with 2/90x3.15 end nails + 1/CPC80
9.	Double 45mm top and bottom plates
10.	DPC between all timber and concrete
11.	Wind Zone 'Very High' calculated from NZS3604:2011

BRACING NOTES

GS1	Standard 10mm GIB plasterboard 1 side. Without hold downs
GS2	Standard 10mm GIB plasterboard both sides. Without hold downs
BLG	Standard 10mm GIB plasterboard 1 side, 10mm GIB braceline other side. With hold downs
BLP	7mm EcoPly 1 side. 10mm GIB Braceline to other side. With hold downs
EP1	7mm EcoPly 1 side with hold downs
12.	Refer to specification addenda for bracing specification sheets and fixing details.
13.	All bracing to be installed as per current dated manufacturer's bracing literature.
14.	All internal walls not specified as braced elements to be fixed in accord with GIB GS2-NOM

LINTEL NOTES

90L	2/90x45mm H1.2 (SG8) timber lintel with LumberLok fixing type 'F'
150L	150x90mm Hy90 LVL lintel with LumberLok fixing type 'G'
200L	200x90mm Hy90 LVL lintel with LumberLok fixing type 'H'



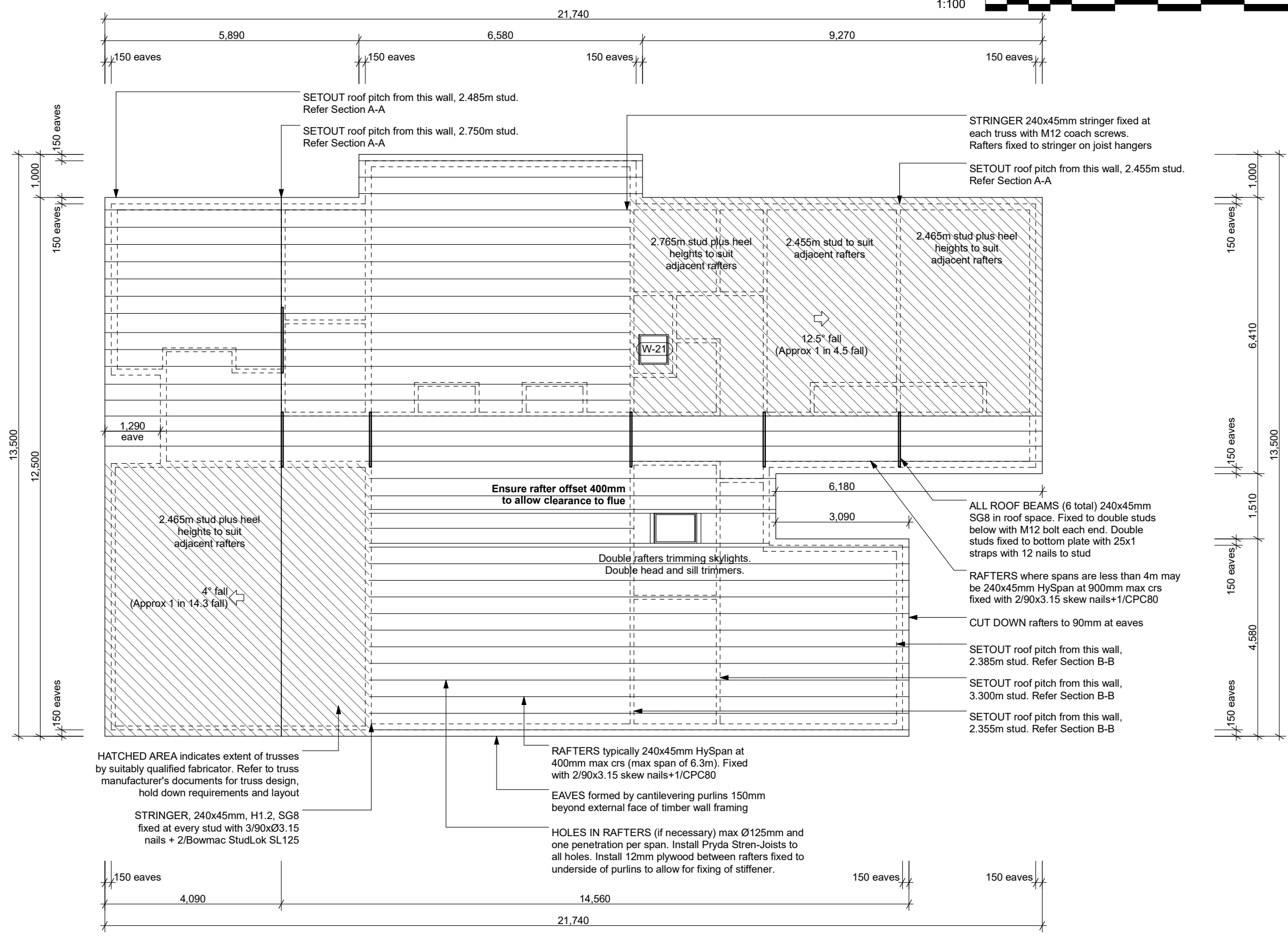
NB: Ensure no openings / recesses greater than 90x90mm are installed in braced elements. IAD to be engaged if large penetrations are required in any areas of braced elements

Dimension / Bracing Plan
1:100

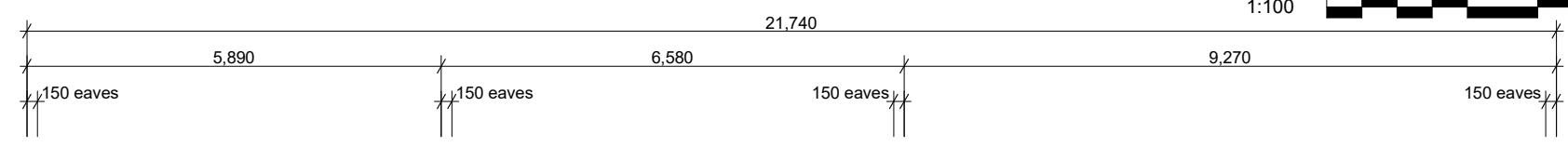


ROOF NOTES

1.	Install all roof framing as per NZS3604 section 10, "Roof Framing".
2.	Refer to truss manufacturer's documents for truss design and layout
3.	Eave dimensions shown are from the exterior side of the external timber framed walls
4.	Wind Zone "Very High" calculated from NZS3604:2011

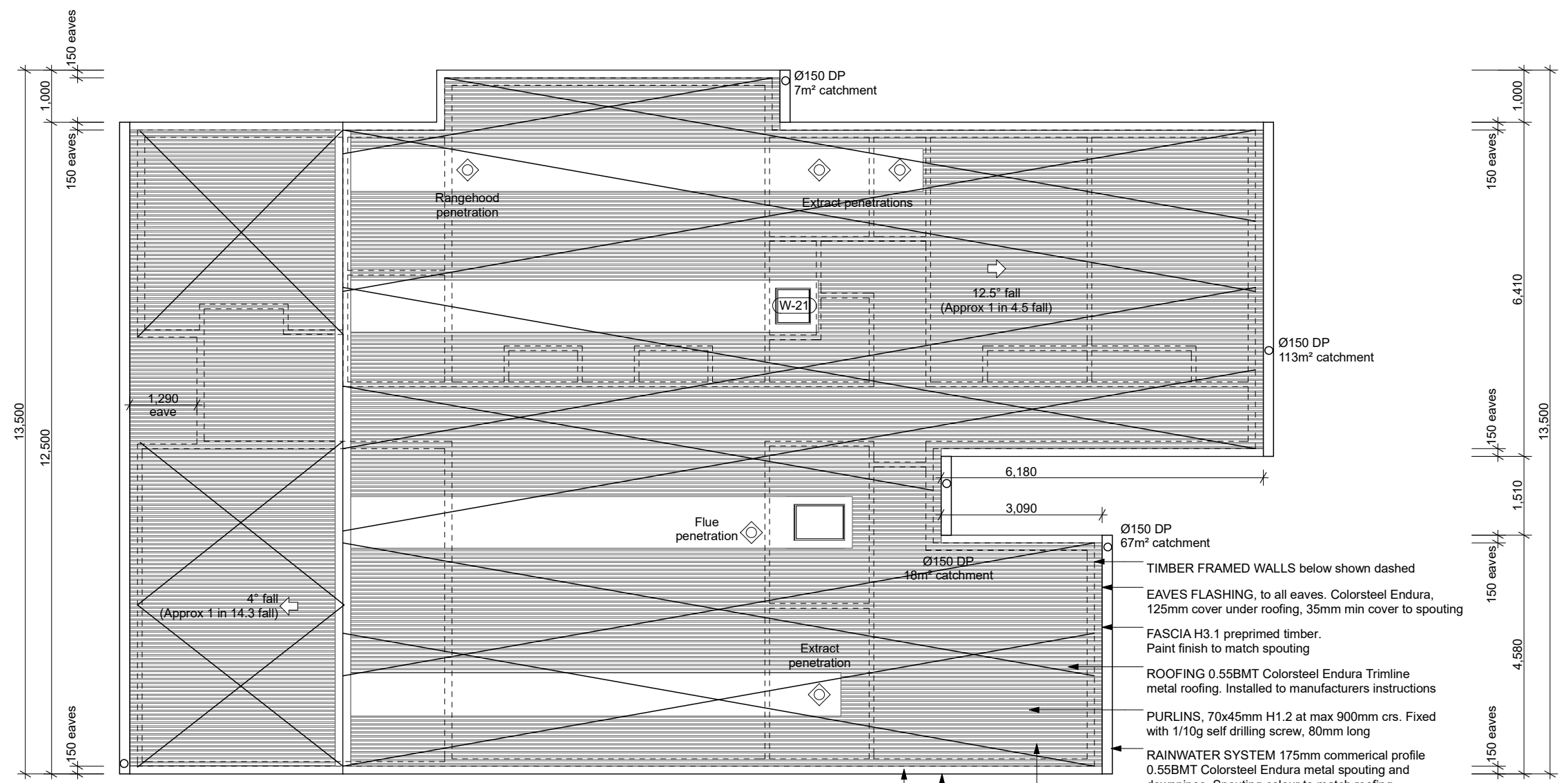


Roof Framing Plan
1:100



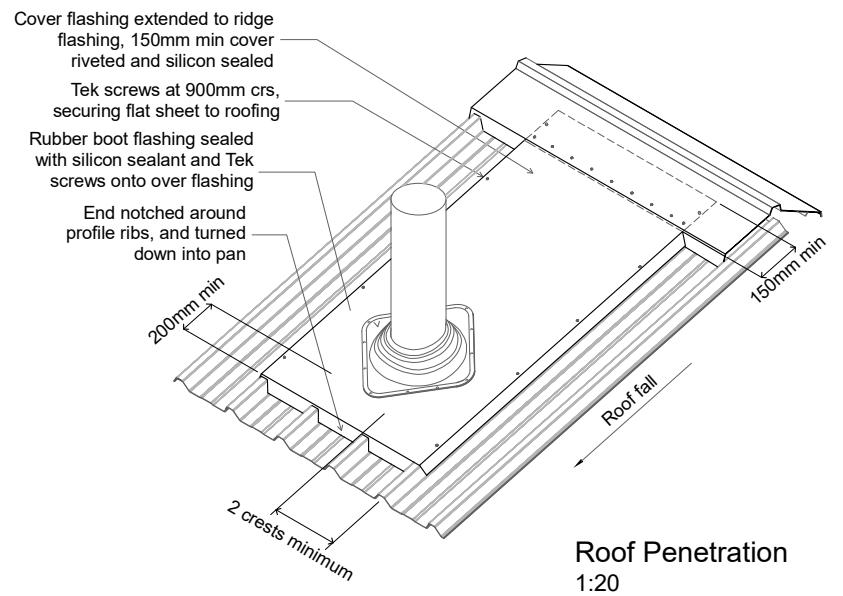
ROOF NOTES

1.	All roofing and flashings are to be installed strictly to manufacturers instructions
2.	All downpipes are to be Ø150mm. Max plan area of roof served by downpipes is to be <350m ²
3.	Refer to truss manufacturer's documents for truss design and layout
4.	Eave dimensions shown are from the exterior side of the external timber framed walls
5.	All metal finishes to be selected to suit corrosion zone 'C'
6.	Wind zone 'Very High' calculated from NZS3604:2011

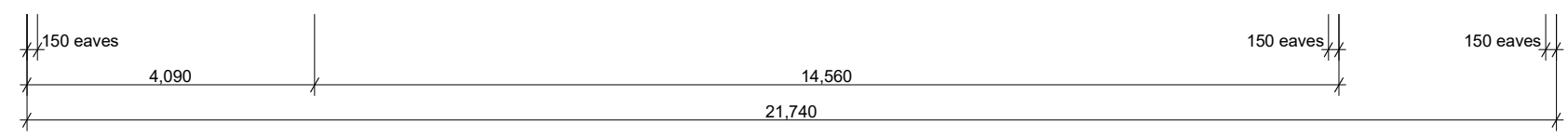


- TIMBER FRAMED WALLS below shown dashed
- EAVES FLASHING, to all eaves. Colorsteel Endura, 125mm cover under roofing, 35mm min cover to spouting
- FASCIA H3.1 preprimed timber. Paint finish to match spouting
- ROOFING 0.55BMT Colorsteel Endura Trimline metal roofing. Installed to manufacturers instructions
- PURLINS, 70x45mm H1.2 at max 900mm crs. Fixed with 1/10g self drilling screw, 80mm long
- RAINWATER SYSTEM 175mm commercial profile 0.55BMT Colorsteel Endura metal spouting and downpipes. Spouting colour to match roofing, downpipes to match cladding
- BRACING, a diagonally opposing pair of continuous steel strip braces (min. 4.0 kN) in tension
- FLASHINGS 0.55BMT Colorsteel Endura. Installed to manufacturer's directions
- SOFFITS, 6mm Villaboard with flush joints and paint finish

NB: Leaf litter/debris diverter to be installed between spouting and all downpipes. First flush diverter to be installed between downpipes and water tanks



Roof Penetration
1:20



Roof Plan
1:100



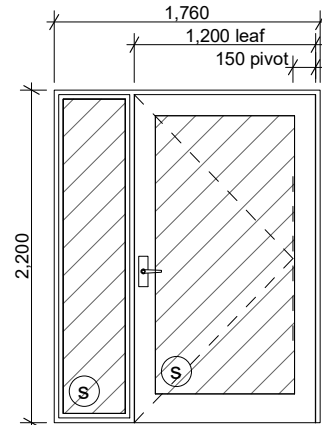
Window and Door Schedule
1:50

NOTE

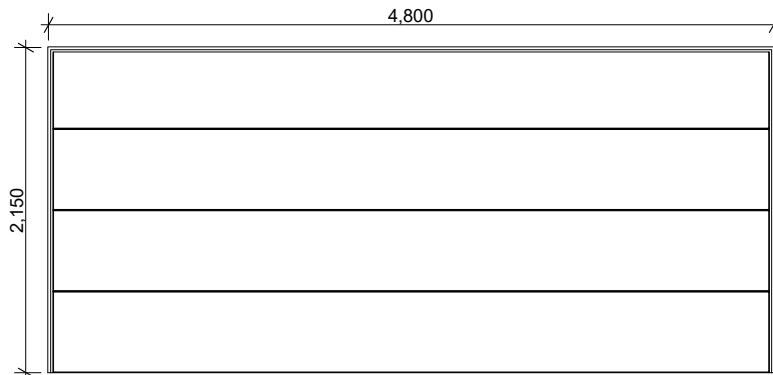
1.	Confirm all openings on site prior to manufacture of doors and windows
2.	All hardware selected to be confirmed by owner
3.	Refer to plans and elevations to confirm door swing and sliding orientation
4.	Wind Zone 'Very High' calculated from NZS3604:2011
5.	Ensure exterior finishes are selected to suit corrosion zone 'C'
6.	All external door and windows to suit 140mm wall framing

KEY

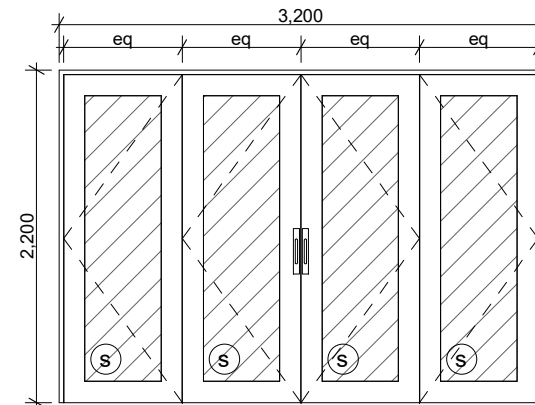
	Glazing panes indicated by hatched areas
	Grade A safety glazing



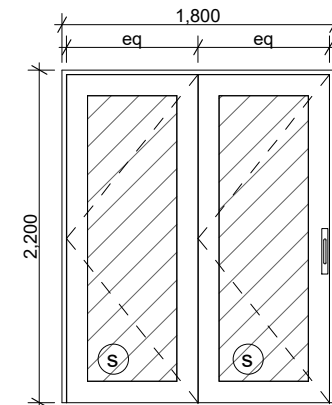
D-01
Entry door to allow for 21mm hardwood flooring over 2mm acoustic underlay
Thermally broken aluminium joinery
25mm, H3.1, solid clear slimline jambs
Double glazed sidelights
Door stop
Locking: keyed alike
Solid timber, double glazed pivot-hung entry door (opens in)
Style to be advised by owner



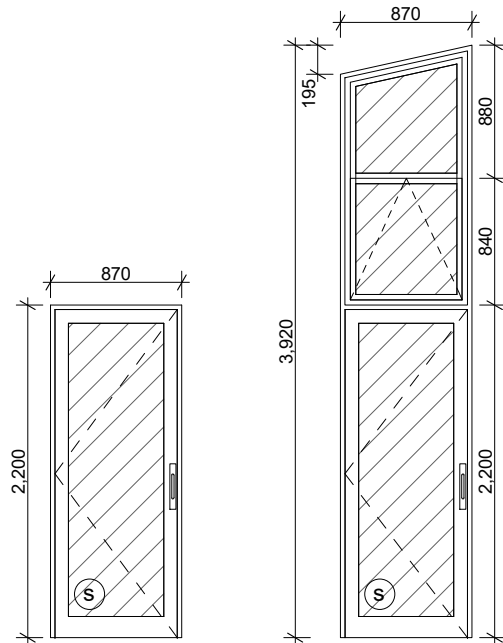
D-02
Sectional, Colorsteel Endura, insulated automatic garage door
Style to be confirmed by contractor



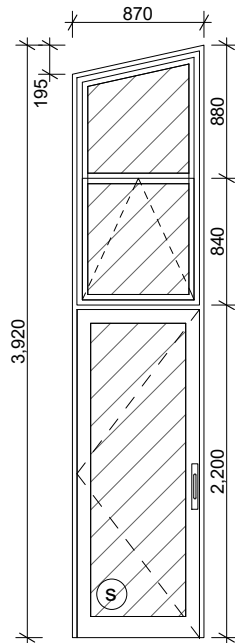
D-03
Therally broken double glazed, aluminium bi-folding door joinery
25mm, H3.1, solid clear slimline jambs
Latch-backs
Locking: keyed alike



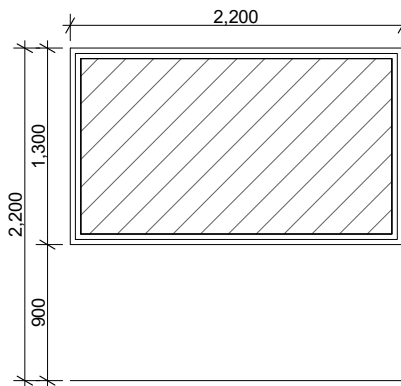
D-04
Therally broken double glazed, aluminium bi-folding door joinery
25mm, H3.1, solid clear slimline jambs
Latch-backs
Locking: keyed alike



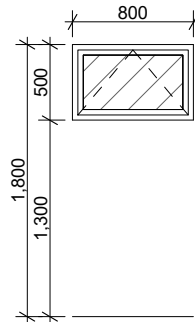
D-05
Thermally broken, double glazed aluminium door joinery (opens out)
25mm, H3.1, solid clear slimline jambs
Latch-back
Locking: keyed alike
Parliament hinges



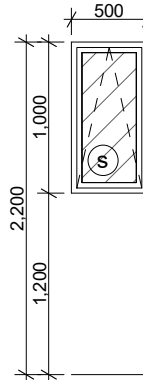
D-06
Thermally broken, double glazed aluminium door joinery (opens out)
25mm, H3.1, solid clear slimline jambs
Latch-back
Locking: keyed alike
Obscured glazing to D-06 only
Parliament hinges
Head shape shown is approximate only, confirm exact dimensions on site to follow roof line



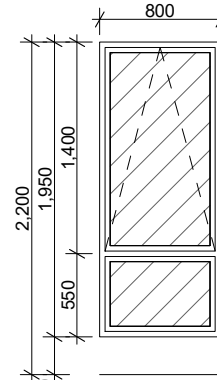
W-01, W-16
Thermally broken, double glazed aluminium window joinery
25mm, H3.1, solid clear slimline jambs



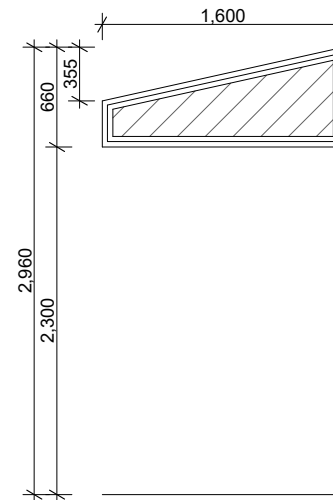
W-02
Thermally broken, double glazed aluminium window joinery
25mm, H3.1, solid clear slimline jambs



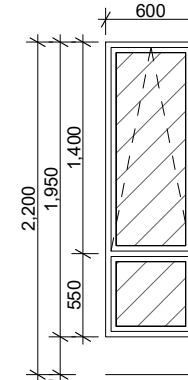
W-03
Thermally broken, double glazed aluminium window joinery
25mm, H3.1, solid clear slimline jambs
Obscured, safety glazing to W-03 only



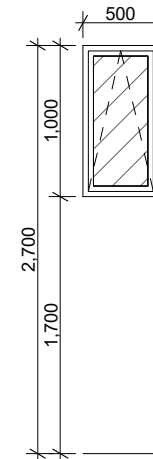
W-04, W-05, W-20, W-23
Thermally broken, double glazed aluminium window joinery
25mm, H3.1, solid clear slimline jambs



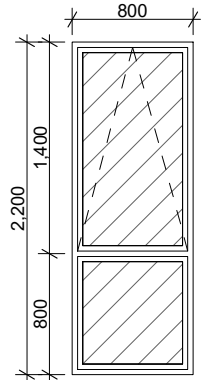
W-06
Thermally broken, double glazed aluminium window joinery
25mm, H3.1, solid clear slimline jambs
Head shape shown is approximate only, confirm exact dimensions on site to follow roof line



W-07
Thermally broken, double glazed aluminium window joinery
25mm, H3.1, solid clear slimline jambs



W-08
Thermally broken, double glazed aluminium window joinery
25mm, H3.1, solid clear slimline jambs



W-09, W-11
Thermally broken, double glazed aluminium window joinery
25mm, H3.1, solid clear slimline jambs

Window and Door Schedule
1:50

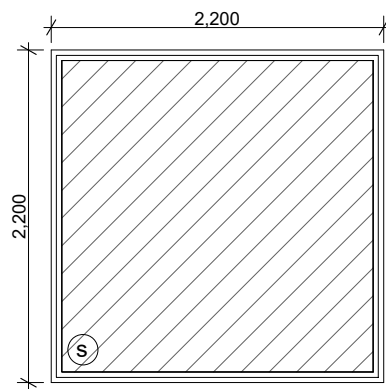


NOTE

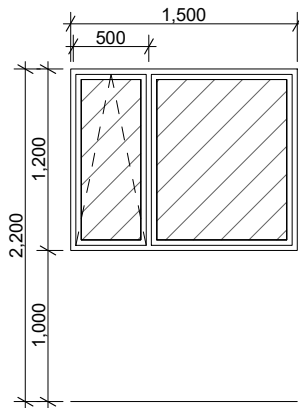
1.	Confirm all openings on site prior to manufacture of doors and windows
2.	All hardware selected to be confirmed by owner
3.	Refer to plans and elevations to confirm door swing and sliding orientation
4.	Wind Zone 'Very High' calculated from NZS3604:2011
5.	Ensure exterior finishes are selected to suit corrosion zone 'C'
6.	All external door and windows to suit 140mm wall framing

KEY

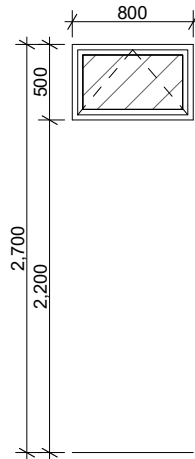
	Glazing panes indicated by hatched areas
	Grade A safety glazing



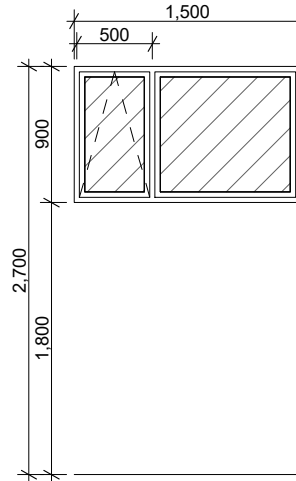
W-10
Thermally broken, double glazed aluminium window joinery
25mm, H3.1, solid clear slimline jambs



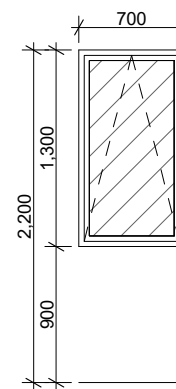
W-12
Thermally broken, double glazed aluminium window joinery
25mm, H3.1, solid clear slimline jambs
Refer to elevations for awning window orientation



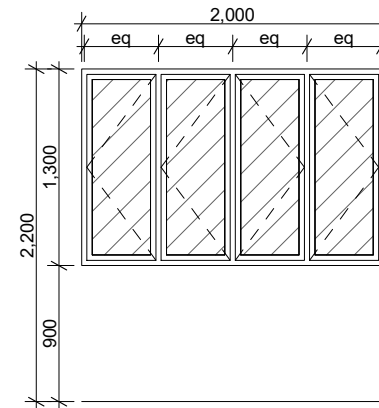
W-13, W-24
Thermally broken, double glazed aluminium window joinery
25mm, H3.1, solid clear slimline jambs
Obscured glazing to W-13, W-24 only



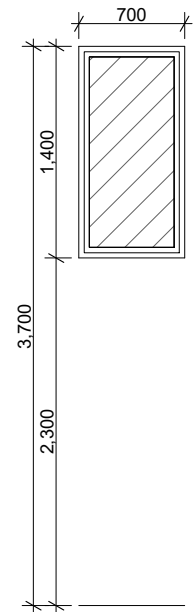
W-14
Thermally broken, double glazed aluminium window joinery
25mm, H3.1, solid clear slimline jambs
Refer to elevations for awning window orientation
Obscured glazing to W-14 only



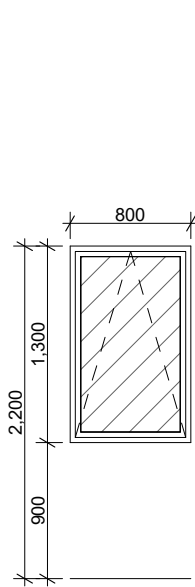
W-15
Thermally broken, double glazed aluminium window joinery
25mm, H3.1, solid clear slimline jambs



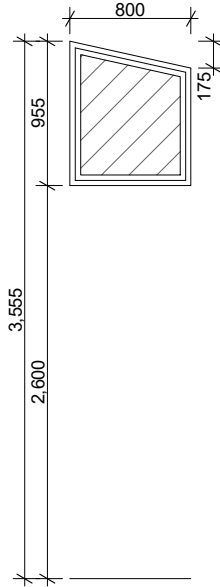
W-17
Thermally broken, double glazed aluminium bi-folding window joinery
25mm, H3.1, solid clear slimline jambs
Sill flush with kitchen benchtop, confirm on site prior to fabrication



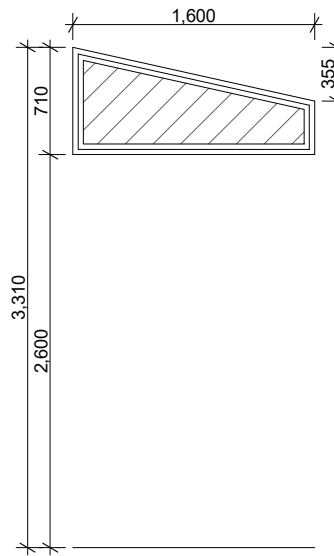
W-18
Thermally broken, double glazed aluminium window joinery
25mm, H3.1, solid clear slimline jambs



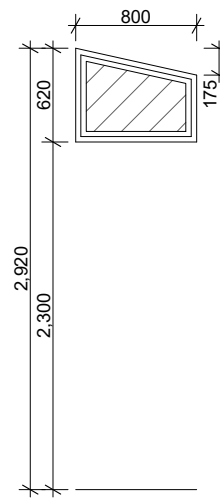
W-19
Thermally broken, double glazed aluminium window joinery
25mm, H3.1, solid clear slimline jambs



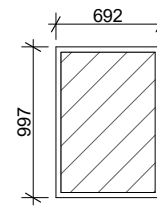
W-21
Thermally broken, double glazed aluminium window joinery
25mm, H3.1, solid clear slimline jambs
Head shape shown is approximate only, confirm exact dimensions on site to follow roof line



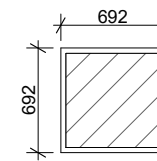
W-22
Thermally broken, double glazed aluminium window joinery
25mm, H3.1, solid clear slimline jambs
Head shape shown is approximate only, confirm exact dimensions on site to follow roof line



W-24
Thermally broken, double glazed aluminium window joinery
25mm, H3.1, solid clear slimline jambs
Head shape shown is approximate only, confirm exact dimensions on site to follow roof line



W-20
Double glazed aluminium skylight
Velux 'FCM-2234'
Warranties to be provided to owner at completion of work
Refer to spec addenda for further information



W-21
Double glazed aluminium skylight
Velux 'FCM-2222'
Warranties to be provided to owner at completion of work
Refer to spec addenda for further information



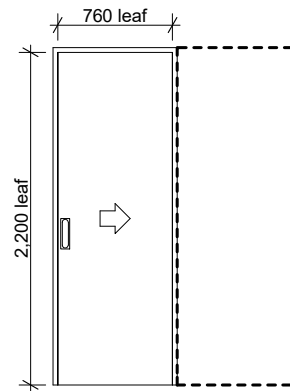
Window and Door Schedule 1:50

NOTE

1.	Confirm all openings on site prior to manufacture of doors and windows
2.	All hardware selected to be confirmed by owner
3.	Refer to plans and elevations to confirm door swing and sliding orientation
4.	Wind Zone 'Very High' calculated from NZS3604:2011
5.	Ensure exterior finishes are selected to suit corrosion zone 'C'
6.	All external door and windows to suit 140mm wall framing
7.	Internal door leaves to allow for 21mm hardwood flooring over 2mm acoustic underlay

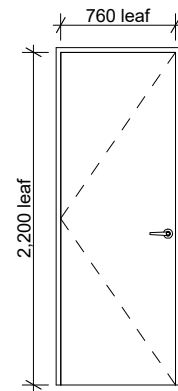
KEY

	Glazing panes indicated by hatched areas
	Grade A safety glazing



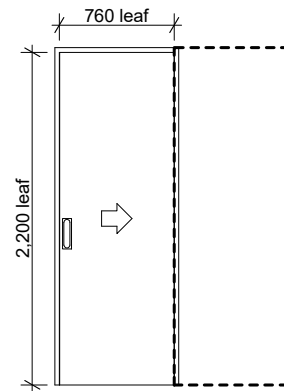
D-07

Hollow core, paint quality, timber 'cs' cavity sliding door
25mm, H3.1, solid clear slimline jambs to suit 140mm framing
Privacy locks to D-15, D-18
Refer to floor plan for sliding leaf orientations



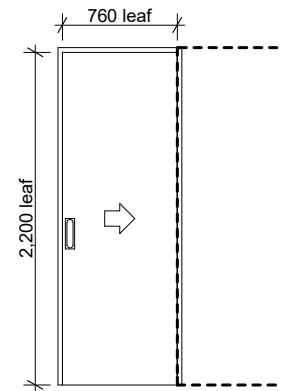
D-08, D-17, D-19, D-20, D-21, D-24

Door stops
Hollow core, paint quality, timber door
25mm, H3.1, solid clear slimline jambs
Privacy locks to D-19, D-20
Swings vary, refer to floor plans



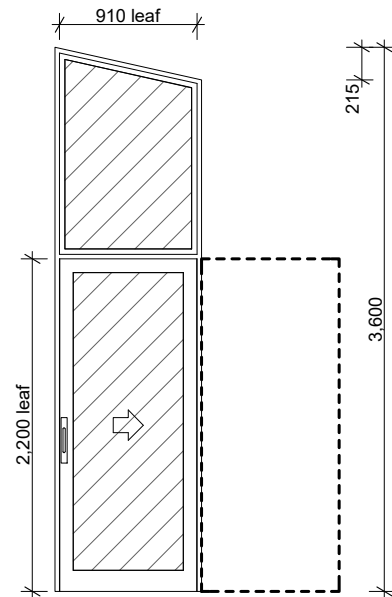
D-09, D-15, D-16, D-18

Hollow core, paint quality, timber 'cs' cavity sliding door
25mm, H3.1, solid clear slimline jambs
Privacy locks to D-15, D-18
Refer to floor plan for sliding leaf orientations



D-10

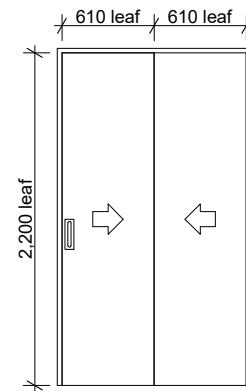
Hollow core, paint quality, timber 'cs' cavity sliding door
25mm, H3.1, solid clear slimline jambs
Privacy locks to D-15, D-18
Refer to floor plan for sliding leaf orientations



D-11

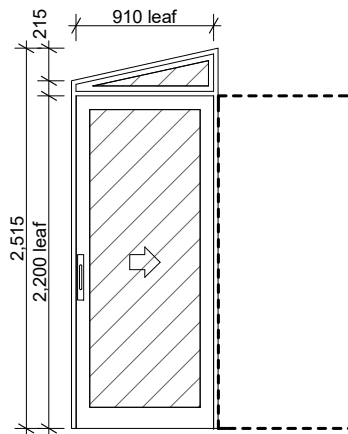
Refer to floor plan for sliding leaf orientations
Internal, timber, single glazed 'cs' cavity sliding door
Internal, timber, single glazed door joinery
25mm, H3.1, solid clear slimline jambs
Single glazed overhead

Head shape shown is approximate only, confirm exact dimensions on site to follow roof line



D-12, D-13

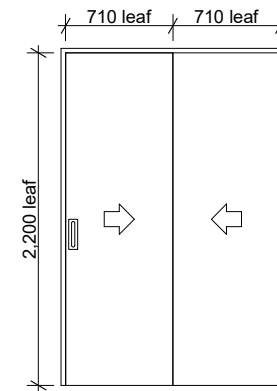
'CS for doors' Premium 2T-140 wardrobe sliders
25mm, H3.1, solid clear slimline jambs



D-14

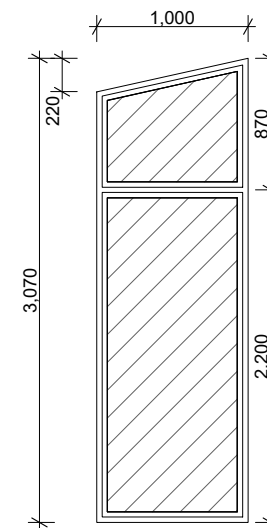
Refer to floor plan for sliding leaf orientations
Internal, timber, single glazed 'cs' cavity sliding door
Internal, timber, single glazed door joinery
25mm, H3.1, solid clear slimline jambs
Single glazed overhead

Head shape shown is approximate only, confirm exact dimensions on site to follow roof line



D-22, D-23, D-25

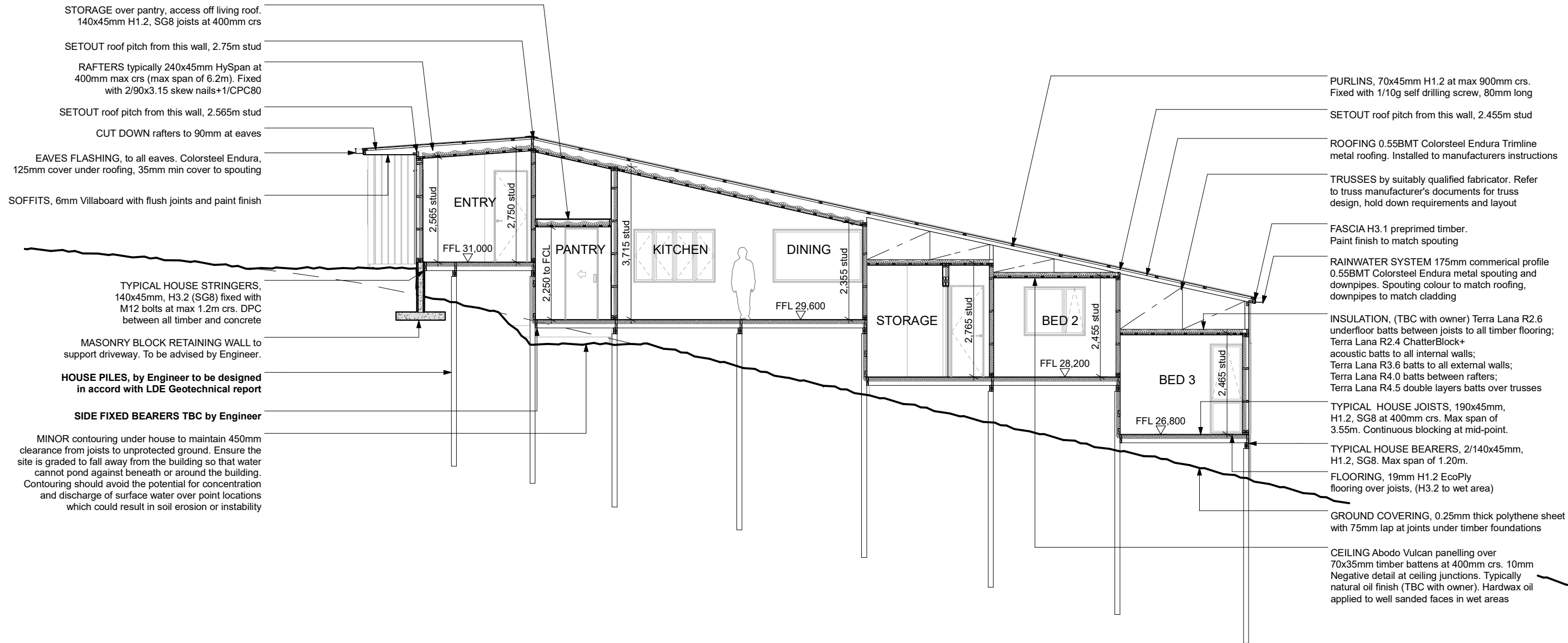
'CS for doors' Premium 2T-140 wardrobe sliders
25mm, H3.1, solid clear slimline jambs



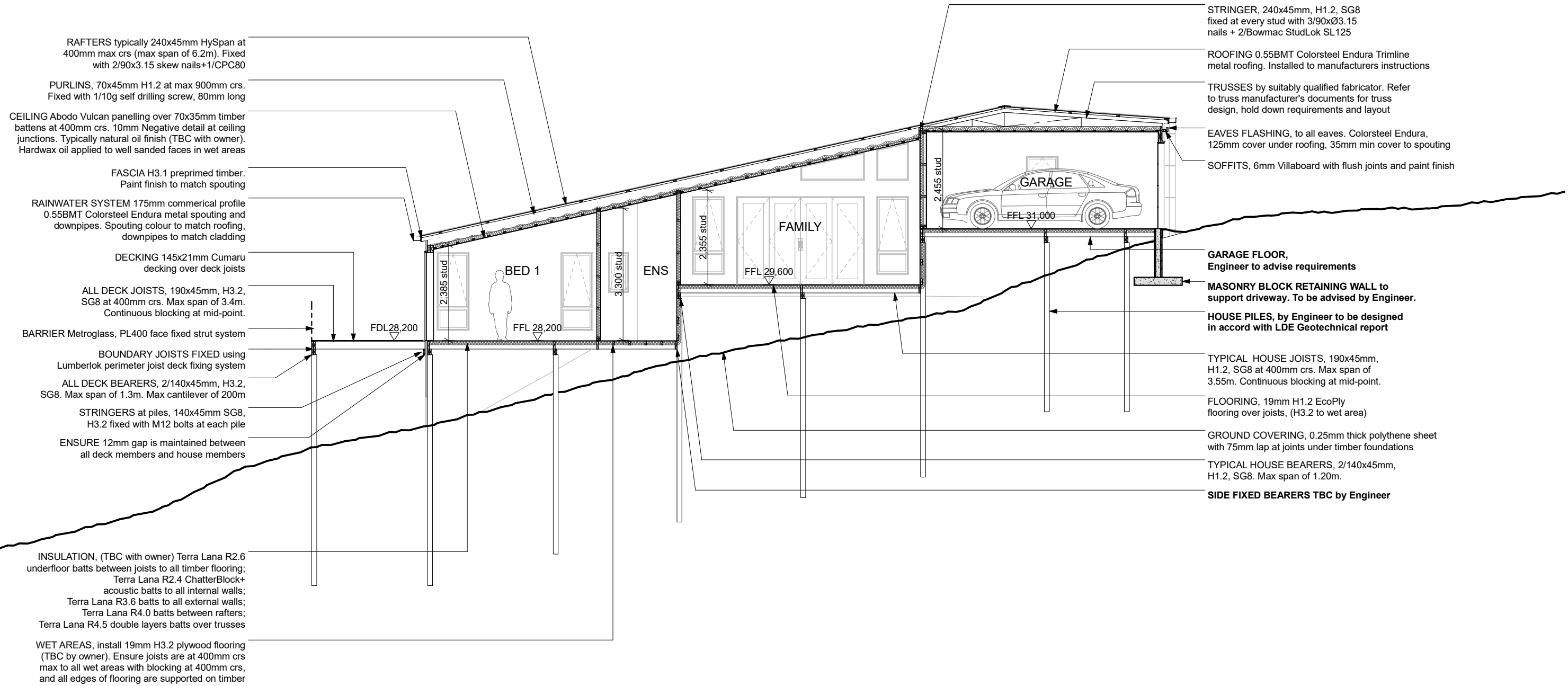
W-20

Internal, timber, paint quality, single glazed window joinery
25mm, H3.1, solid clear slimline jambs both sides

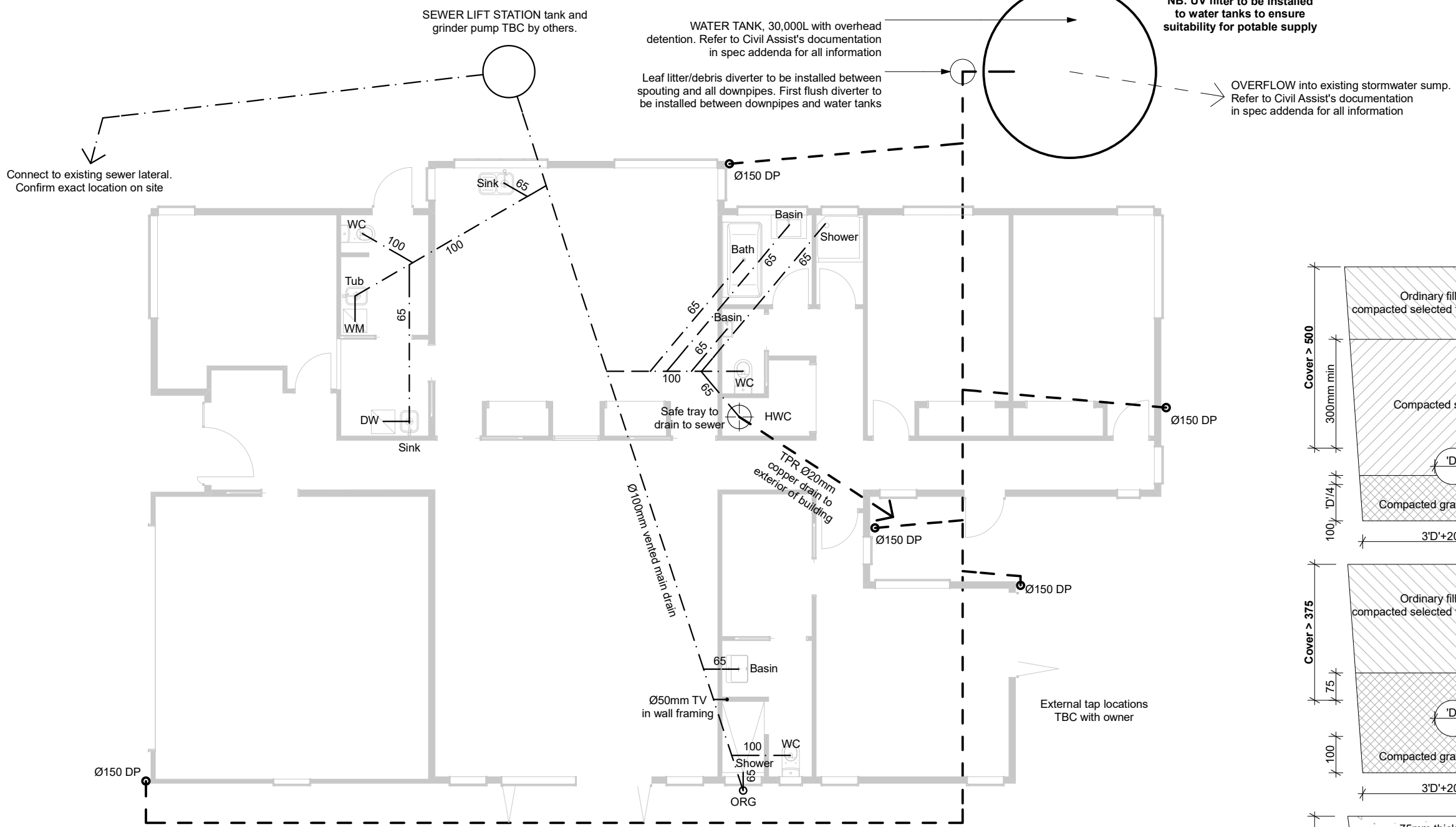
Head shape shown is approximate only, confirm exact dimensions on site to follow roof line



Section A-A
1:100



Section B-B
1:100



Connect to existing sewer lateral.
Confirm exact location on site

SEWER LIFT STATION tank and grinder pump TBC by others.

WATER TANK, 30,000L with overhead detention. Refer to Civil Assist's documentation in spec addenda for all information

Leaf litter/debris diverter to be installed between spouting and all downpipes. First flush diverter to be installed between downpipes and water tanks

NB: UV filter to be installed to water tanks to ensure suitability for potable supply

OVERFLOW into existing stormwater sump. Refer to Civil Assist's documentation in spec addenda for all information

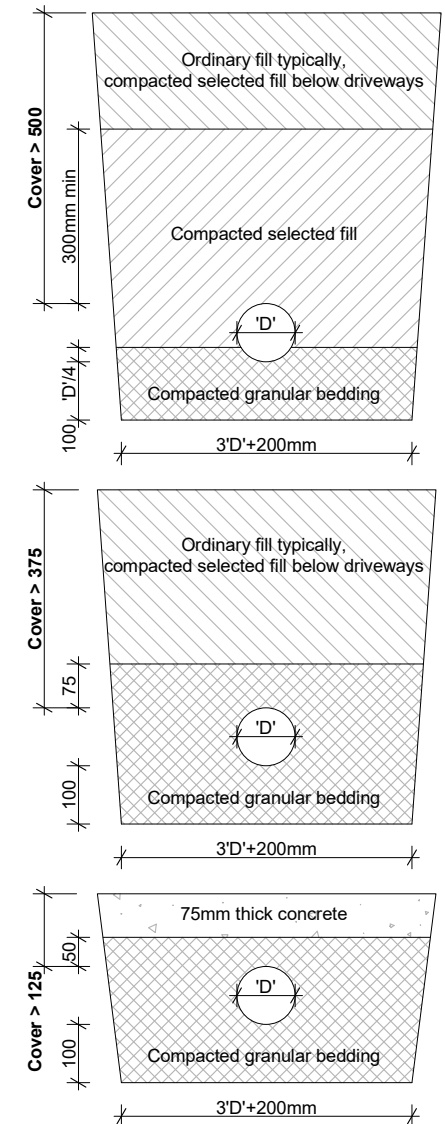
PLUMBING NOTES

1.	All plumbing work to comply with AS/NZS 3500.2
2.	All pipes in ground are to be min. Ø65mm
3.	Confirm all plumbing layouts on site to suit ground levels and falls required
4.	Drawings are intended as being schematic only. Determine best possible location and orientation of pipes etc on site as required
5.	Confirm exact location of all existing services on site prior to construction
6.	Plumber to confirm all plumbing fitting selections with owner and contractor prior to undertaking any work
7.	Access points to be installed: <ul style="list-style-type: none"> • Immediately inside the boundary • at every change in gradient >45° • at every horizontal change in direction > 45° • at every junction that serves a soil fixture • Every branch drain longer than 2m • at both sides of the building where a drain passes under a building • on straight drains every 50m if rodding points are used • on straight drains every 100m if inspection chambers, access chambers or inspection points are used
8.	Plumber to confirm length of hot water supply pipes on site. Ensure 10mm pipes are used where length is longer than 12m

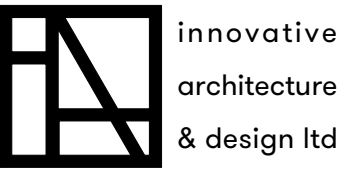
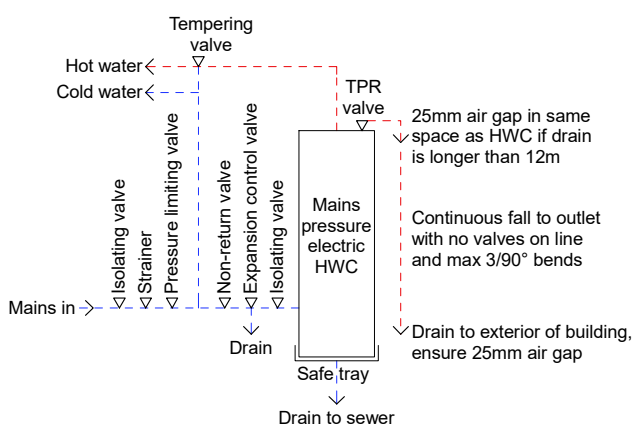
KEY

- Proposed foul water drain
- - - Proposed storm water drain
- 100 Ø100mm at 1:60min falls
- 65 Ø65mm at 1:40min falls
- 40 Ø40mm at 1:40min falls

Plumbing Plan
1:100



Drain Bedding



Project ROBINSON HOUSE [DRAFT]	Date 17/03/2022	Job no. 2020
Drawing Plumbing Plan	Page 14	Rev
innovative architecture and design ltd 027 630 8352 admin@iad.co.nz www.iad.co.nz © Copyright		

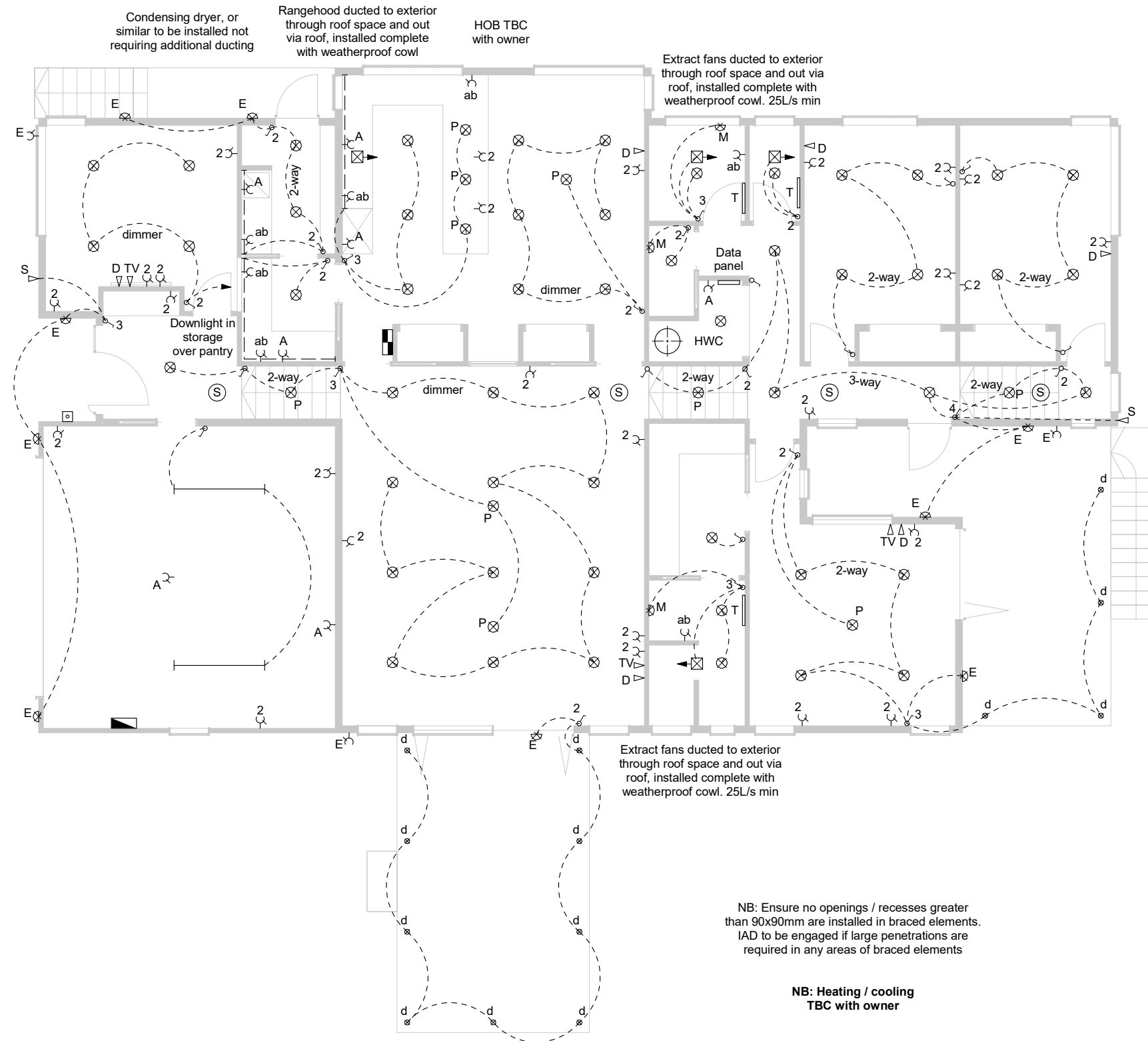


ELECTRICAL KEY

	Ceiling mounted extract fan, ducted through ceiling	3
	Recessed meter board	1
	Distribution board	1
	Battery type 1 smoke detectors with hush button	4
	Recessed LED downlight	53
	Pendent LED lamp	10
	Exterior wall mounted light	9
	Deck mounted light fitting	13
	Data	6
	TV aerial jack	3
	Movement sensor	2
	Door bell	1
	Above bench outlet	6
	Double outlet	26
	Outlet for electrical appliance	7
	Heated towel rail	3
	Wall mounted mirror light	3
	Switch	27
	LED tube light	2
	Under cabinet LED strip lighting	3
	Exterior outlet	3

ELECTRICAL NOTES

1.	Electrical layout shown is indicative only. To be approved by owner prior to installation
2.	Light fittings, power outlets, switches, faceplates, electrical fittings and appliances to be selected by owner.
3.	Contractor to confirm electrical layout in kitchen suits kitchen joinery layout
4.	All downlights to be I-CF rated
5.	Electrical appliances allowed for are: <ul style="list-style-type: none"> • Dishwasher • Oven / HOB (TBC with owner) • Fridge • Washing Machine / Dryer • Garage door in ceiling • Patch panel • Electric car charging outlet



NB: Ensure no openings / recesses greater than 90x90mm are installed in braced elements. IAD to be engaged if large penetrations are required in any areas of braced elements

NB: Heating / cooling TBC with owner

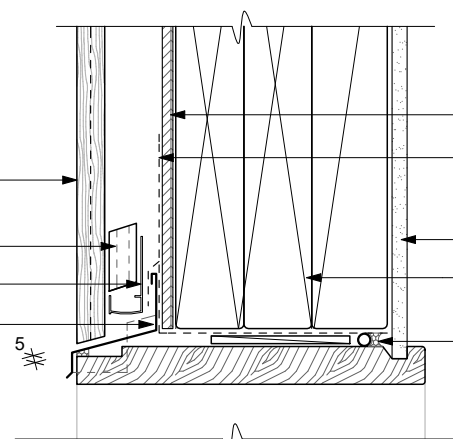
Electrical Plan
1:100



NOTE:

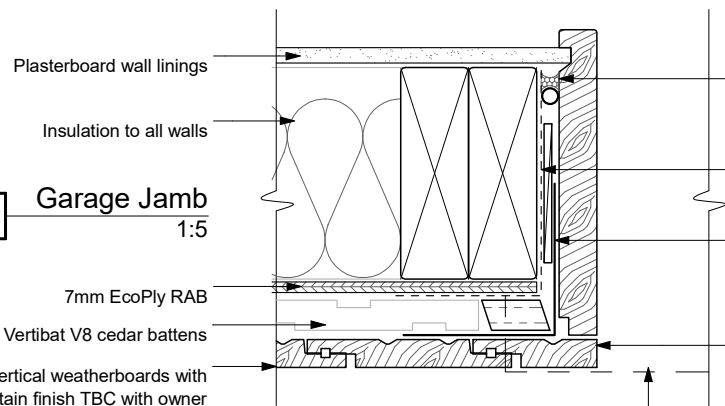
Install flexible flashing tape to all window and door openings

- Selected vertical weatherboards with clear stain finish TBC with owner
- Horizontal Vertibat V8 cedar battens
- Cavity closer, 15mm drip edge to cladding
- Powdercoated aluminium head flashing with finish to match joinery. 15° slope with 10mm cover to joinery and 35mm cover behind weatherboards. Stopends at both ends.



- 7mm EcoPly RAB
- Flexible flashing tape continuous along the door head, lap additional flashing tape over head flashing
- Plasterboard wall linings
- Lintel sizes vary. Refer to dimensioned floor plans for sizes
- Air seal on backing rod and packing

01 Garage Head
1:5

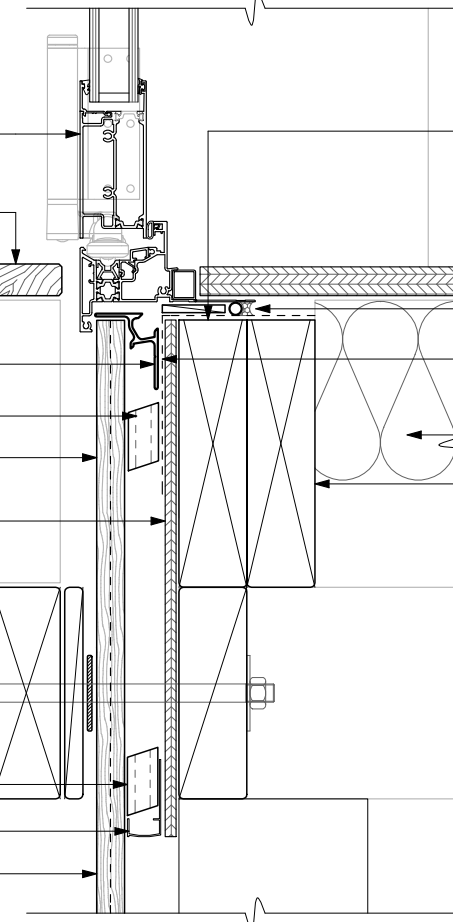


- Air seal on backing rod and packing
- Flexible flashing tape continuous up jamb and 50mm min onto RAB
- 100x100mm Hermpac aluminium corner flashing with unhemmed edges
- Two coats of selected stain to all site cut edges
- Line of head flashing above, extend 20mm min past garage door liner

02 Garage Jamb
1:5

03 Door Sill
1:5

- Double glazed, thermally broken aluminium door joinery, 8mm min cover to cladding
- 145x21mm Cumaru decking over deck joists.
- WANZ bar to suit window joinery profile
- Horizontal vertibat battens
- Selected vertical weatherboards with clear stain finish TBC with owner
- 7mm EcoPly RAB to extend to 25mm below bearer
- Stringer (where required) installed complete with 12x150mm H3.2 packer and 50x3mm thick EPDM washer at bolt fixings. **Ensure 12mm min drainage gap is maintained between house and all deck members**
- Horizontal Vertibat V8 cedar battens
- Cavity closer, 15mm min drip edge to cladding
- Cladding to extend to 175mm above FGL (50mm min below lowest part of timber framing). Subfloor ventilation as per elevations

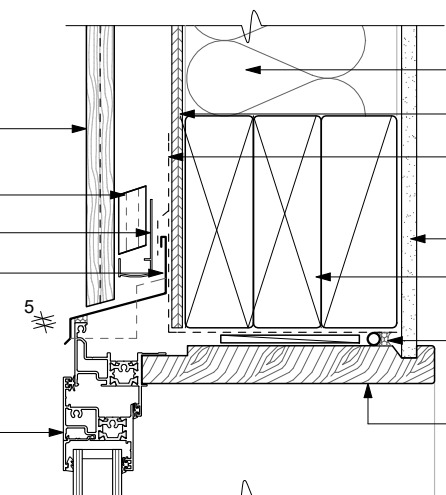


- Typically trim joists to allow for plywood lining to butt into aluminium sill liner. **Entry door installed over plywood lining to allow for door swing clearance over Curamu flooring**
- Air seal on backing rod and packing
- Flexible flashing tape continuous along the door sill and 50mm onto RAB
- Insulation to all floors
- Subfloor framing as per foundation plan

NOTE:

Install flexible flashing tape to all window and door openings

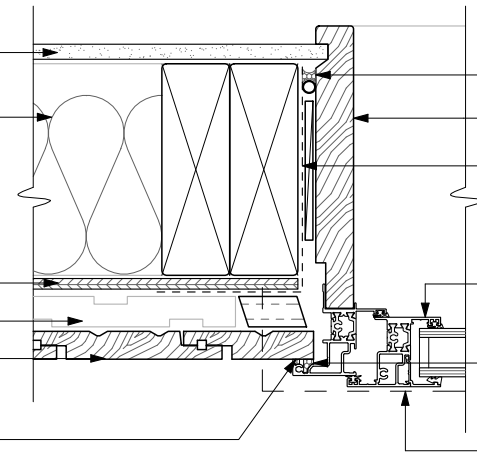
- Selected vertical weatherboards with clear stain finish TBC with owner
- Horizontal Vertibat V8 cedar battens
- Cavity closer, 15mm drip edge to cladding
- Powdercoated aluminium head flashing with finish to match joinery. 15° slope with 10mm cover to joinery and 35mm cover behind weatherboards. Stopends at both ends. **Stopends to extend through cladding at low end of raked window heads**
- Double glazed, thermally broken aluminium window joinery sealed to head flashing



- Insulation to all walls
- 7mm EcoPly RAB
- Flexible flashing tape continuous along the window head, lap additional flashing tape over head flashing
- Plasterboard wall linings
- Lintel sizes vary. Refer to dimensioned floor plans for sizes
- Air seal on backing rod and packing
- 25mm, H3.1, solid clear slimline jambs

04 Window Head
1:5

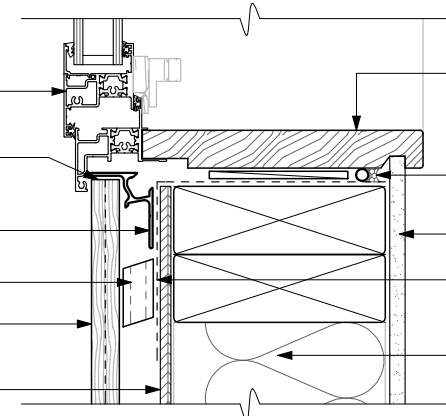
- Plasterboard wall linings
- Insulation to all walls
- 7mm EcoPly RAB
- Horizontal Vertibat V8 cedar battens
- Selected vertical weatherboards with clear stain finish TBC with owner
- Continuous strip of sealant



- Air seal on backing rod and packing
- 25mm, H3.1, solid clear slimline jambs
- Flexible flashing tape continuous up jamb and 50mm min onto RAB
- Double glazed, thermally broken aluminium window joinery to provide 10mm min cover to cladding
- Ensure the weatherboard is hard against the back of the joinery flange and sealed along with foam seal tape
- Line of head flashing above, extend 20mm min past joinery

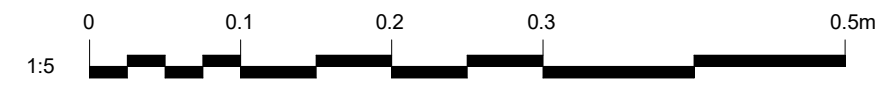
05 Window Jamb
1:5

- Double glazed, thermally broken aluminium window joinery, 8mm min cover to cladding
- Two coats of selected stain to all site cut edges
- WANZ bar to suit window joinery profile
- Horizontal Vertibat V8 cedar battens
- Selected vertical weatherboards with clear stain finish TBC with owner
- 7mm EcoPly RAB

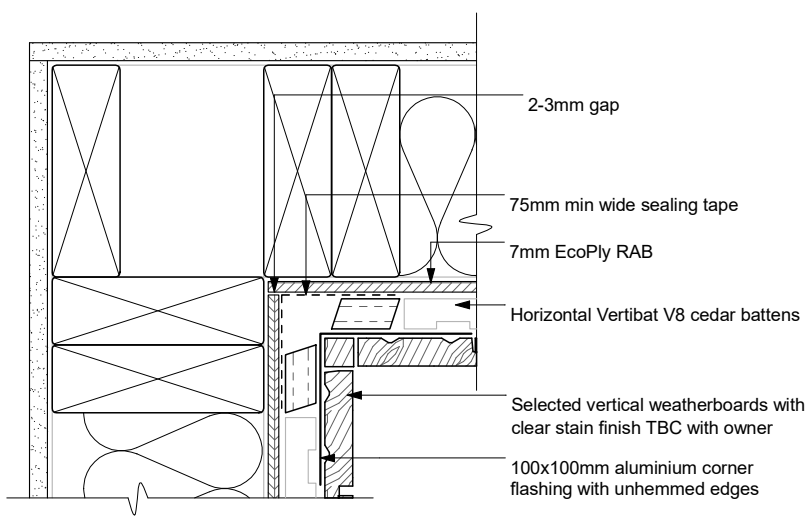


- 25mm, H3.1, solid clear slimline jambs
- Air seal on backing rod and packing
- Plasterboard wall linings
- Flexible flashing tape continuous along the window sill and 50mm onto RAB
- Insulation to all walls

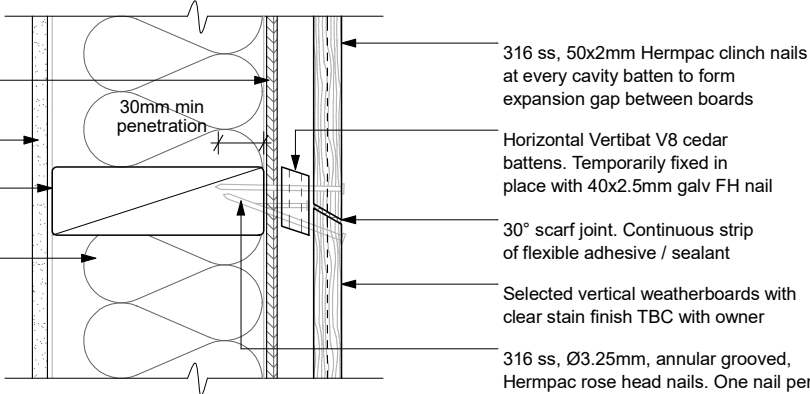
06 Window Sill
1:5



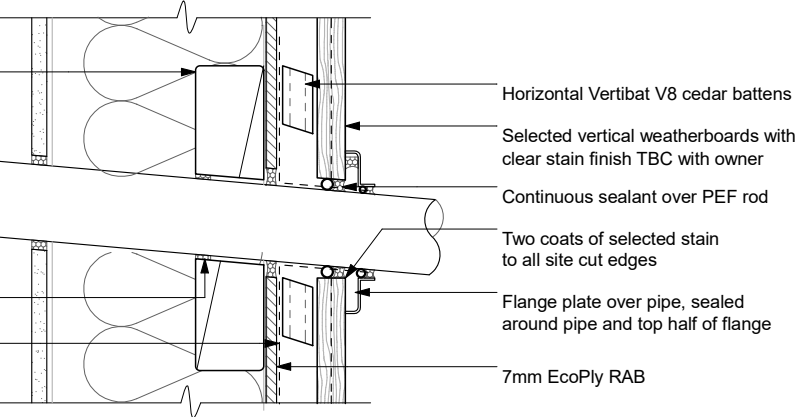
07 Internal Corner
1:5



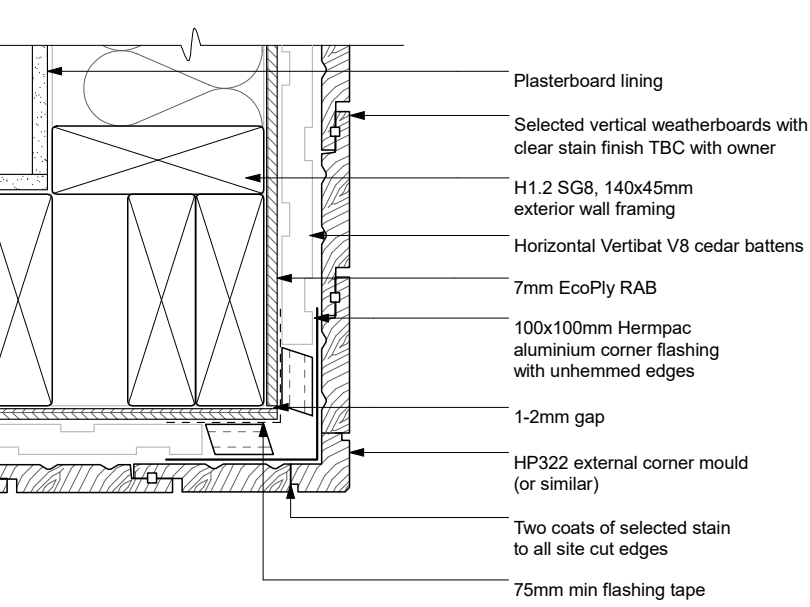
08 Scarf Joint
1:5



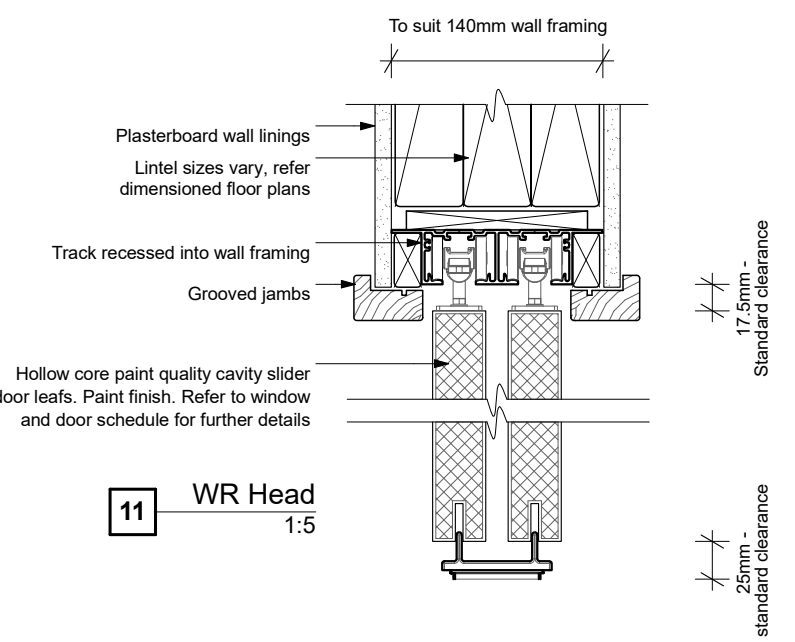
09 Pipe Penetration
1:5



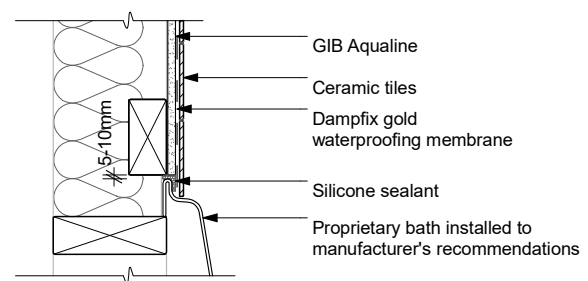
10 External Corner
1:5



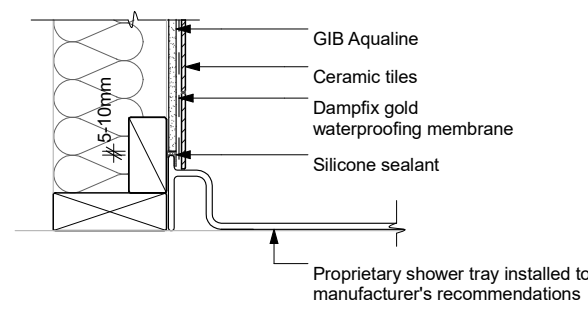
11 WR Head
1:5



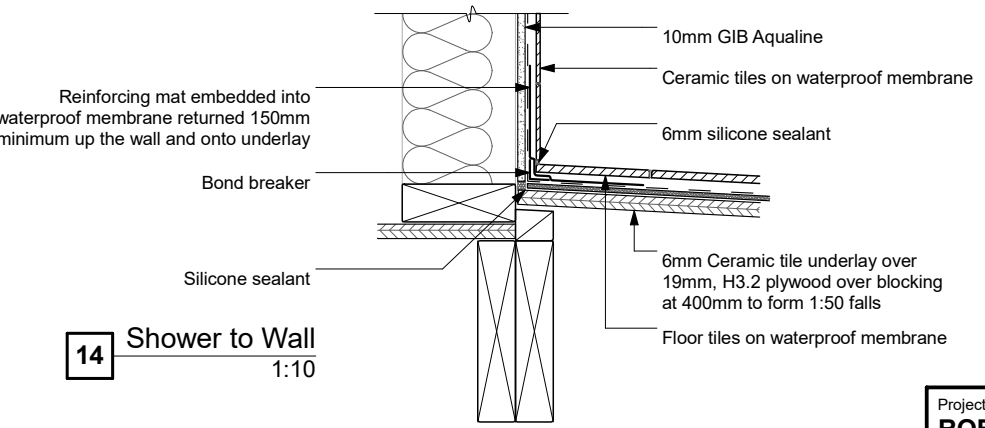
12 Bath to Wall
1:10



13 Shower Tray to Wall
1:10



14 Shower to Wall
1:10



15 Bottom of Cladding
1:5

