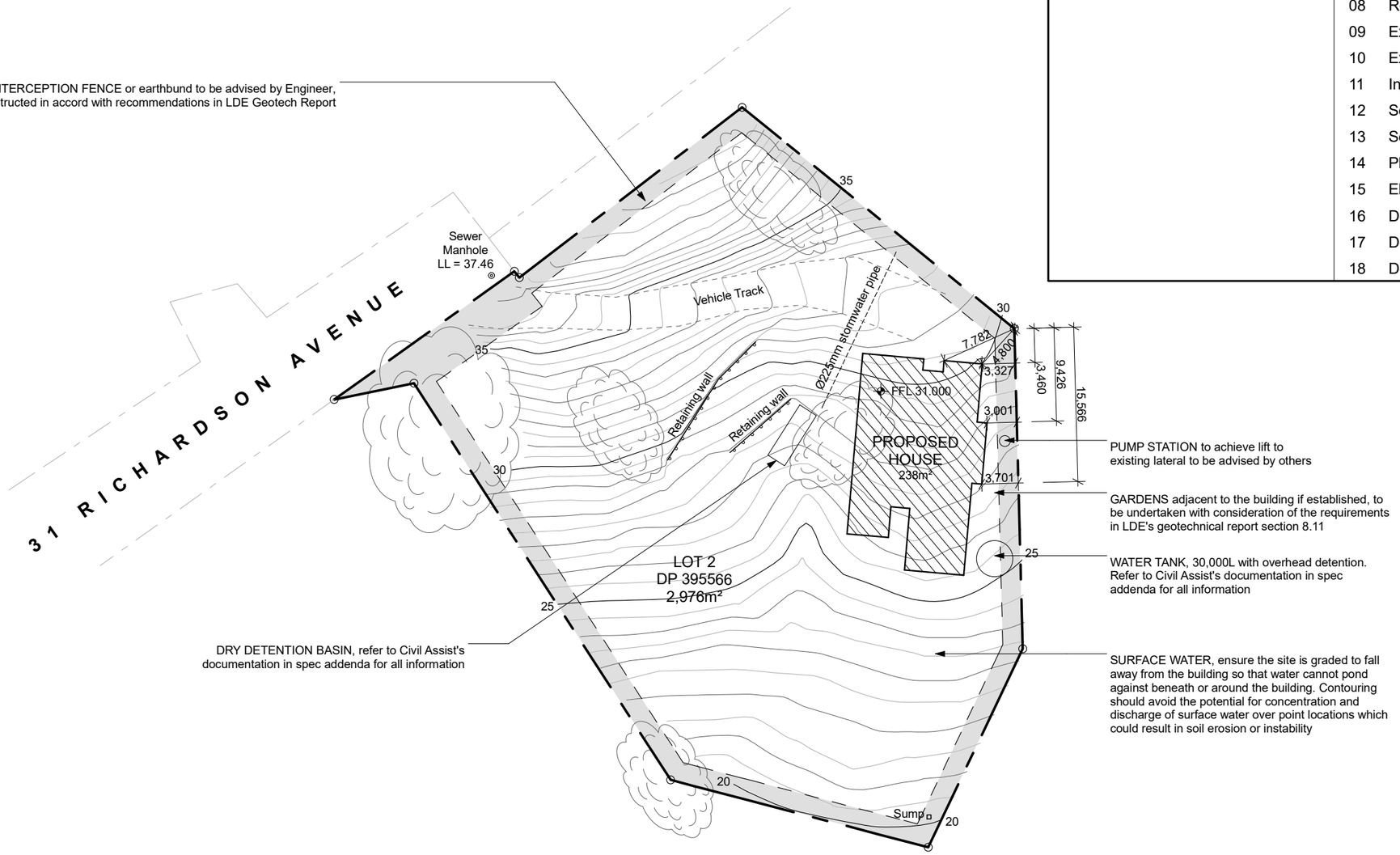
0 10 20 30 50m

1:500

N

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 geotecnical 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 recomend 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

Project
ROBINSON HOUSE

at
31 Richardson Avenue
Whataupoko
Gisborne

for
Dan and Nicky Robinson

DRAFT Drawings

innovative architecture & design ltd

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

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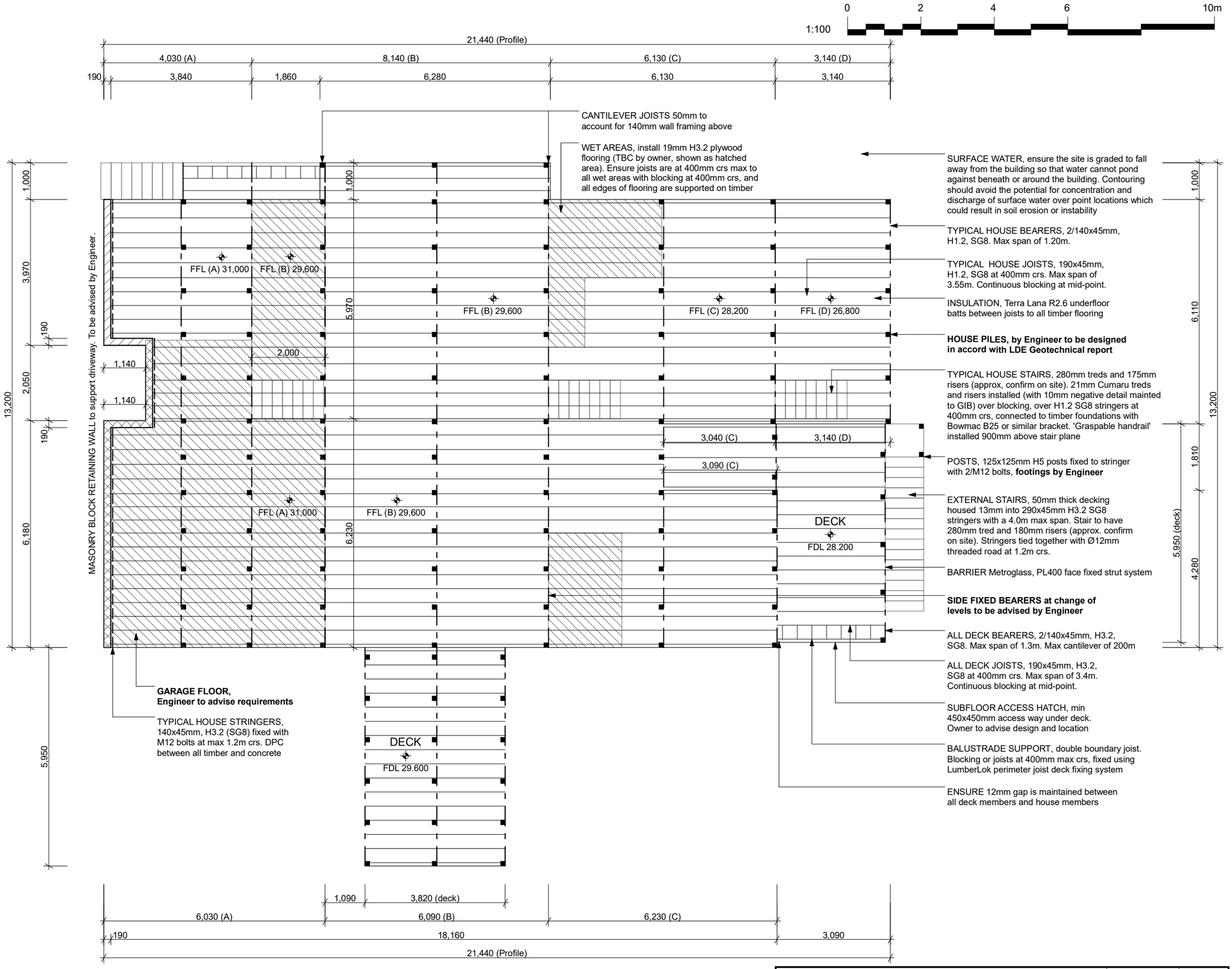

SUBFLOOR NOTES

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 recomend 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 geotecnical 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

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Foundation Plan
1:100

Project **ROBINSON HOUSE [DRAFT]**		Date 17/03/2022	Job no. 2020
Drawing Foundation Plan		Page 02	Rev
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1:100 0 2 4 6 10m

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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

TYPICAL HOUSE STAIRS, 280mm treds and 175mm risers (approx, confirm on site). 21mm Cumaru treds and risers installed (with 10mm negative detail mainted to GIB) over blocking, over H1.2 SG8 stringers at 400mm crs, connected to timber foundations with Bowmac B25 or similar bracket. 'Graspable handrail' installed 900mm above stair plane

Floor Plan - 254m²
1:100

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Project **ROBINSON HOUSE [DRAFT]**		Date 17/03/2022	Job no. 2020
Drawing Floor Plan		Page 03	Rev
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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.

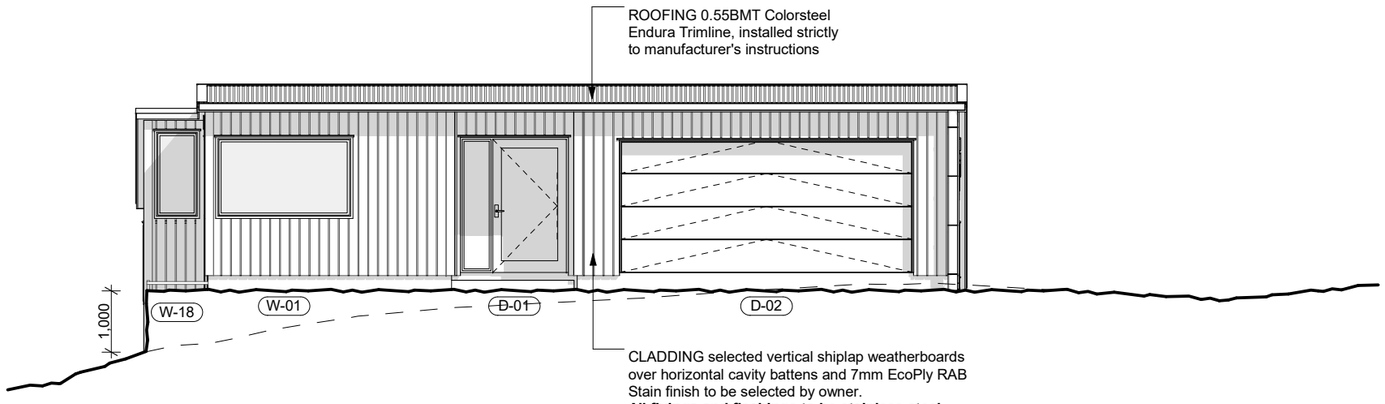
CLADDING OPTIONS

To be confirmed by owner:

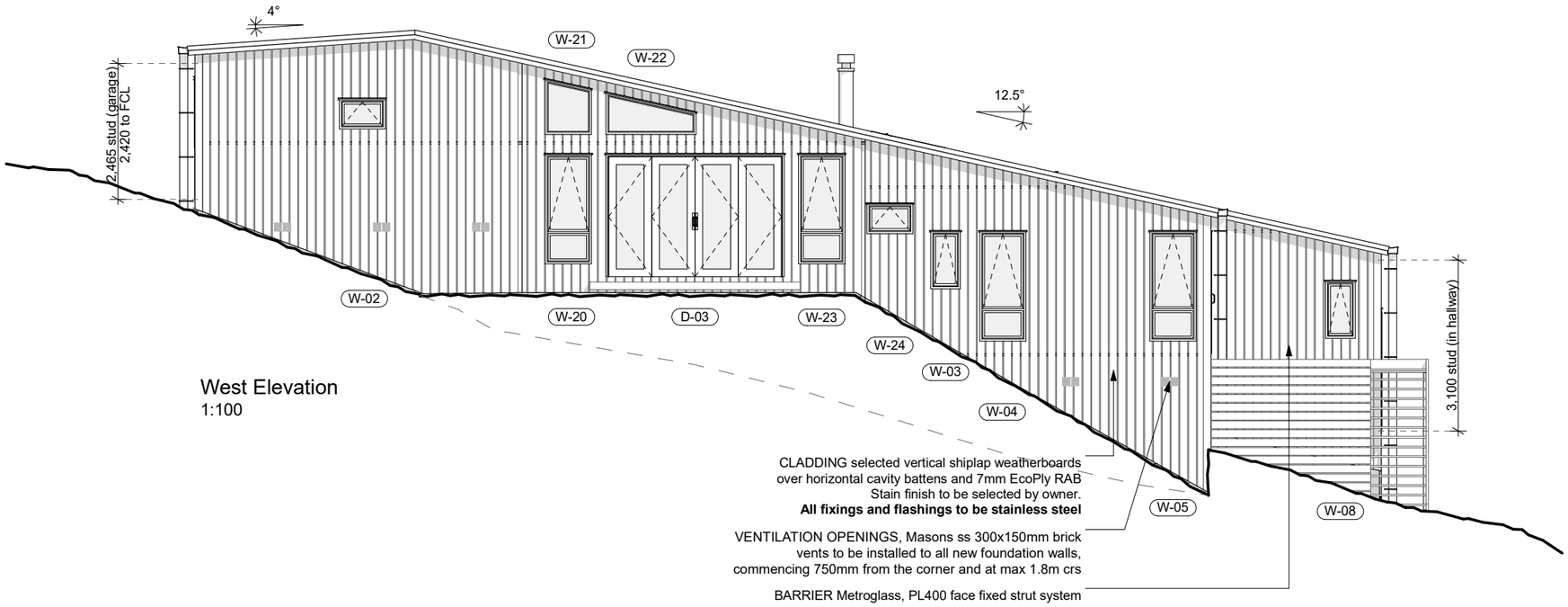
EX150mm 'Hermpac' Accoya shiplap weatherboardss with 7mm negative detail and bandsawn finish over horizontal cedar 'Vertibat V8' battens and 7mm EcoPly RAB. 'Woca' clear coat oil stain finish to be selected by owner.

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

1:100 0 2 4 6 10m



North Elevation
1:100



West Elevation
1:100

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Drawing Elevations			Page 04	Rev
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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.

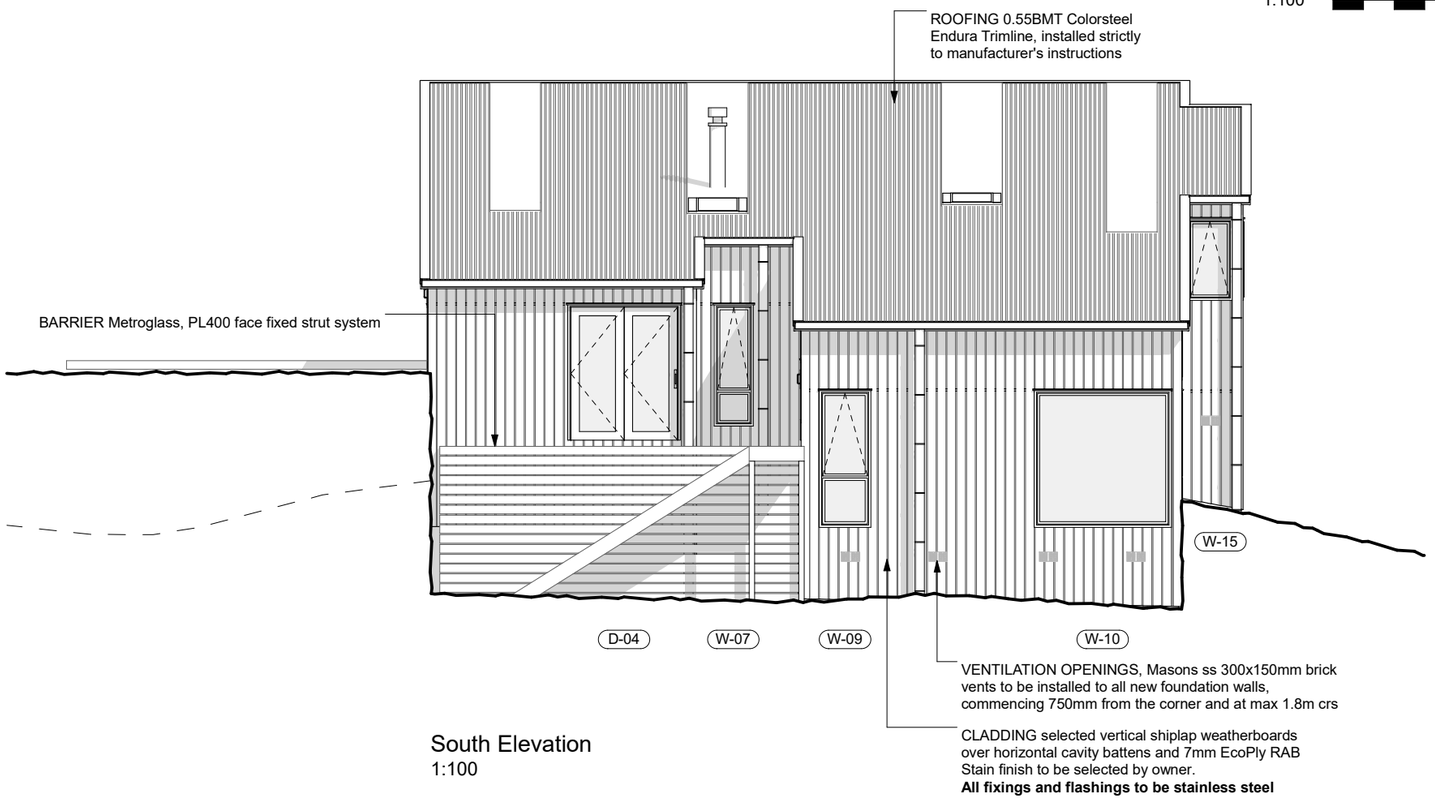
CLADDING OPTIONS

To be confirmed by owner:

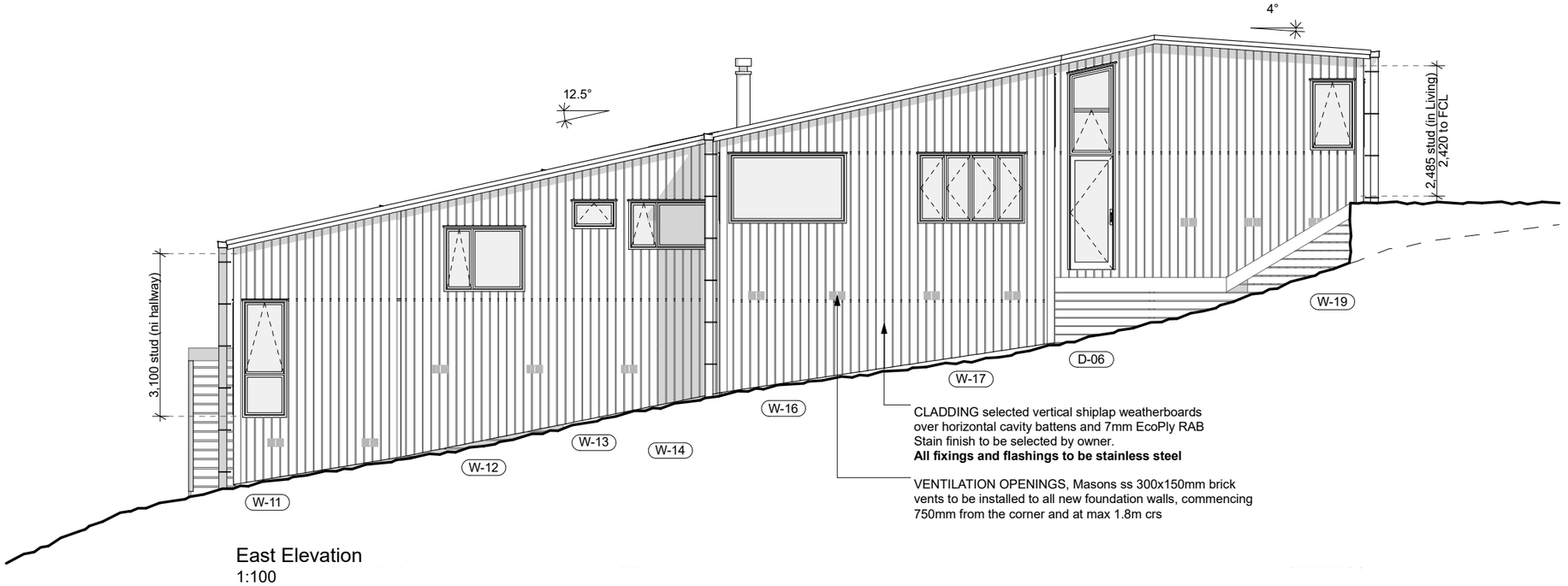
EX150mm 'Hermpac' Accoya shiplap weatherboardss with 7mm negative detail and bandsawn finish over horizontal cedar 'Vertibat V8' battens and 7mm EcoPly RAB. 'Woca' clear coat oil stain finish to be selected by owner.

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

1:100 0 2 4 6 10m



South Elevation
1:100



East Elevation
1:100

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Drawing Elevations			Page 05	Rev
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FRAMING NOTES

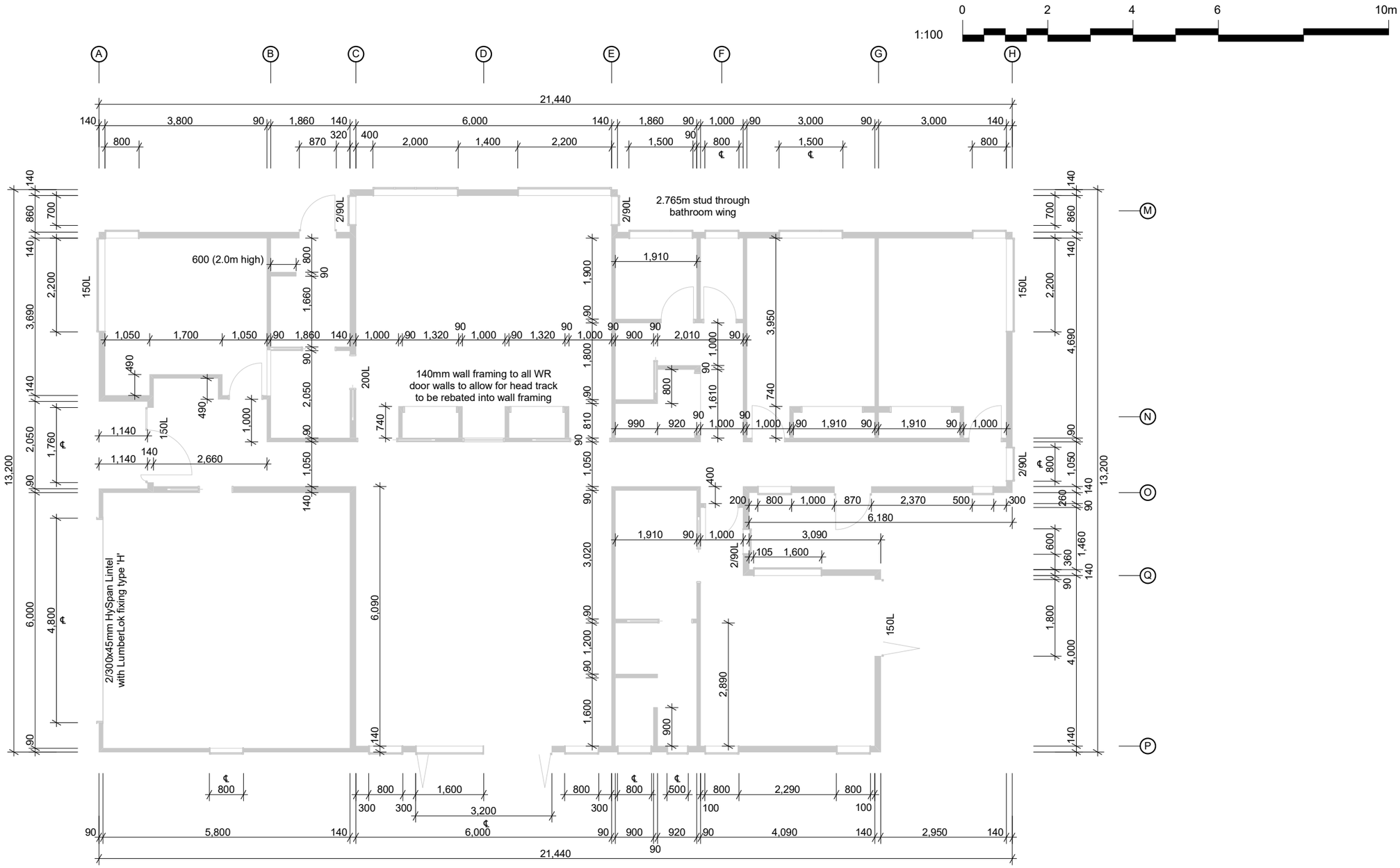
1.	Timber wall framing to comply with NZS3604 section 8: "Walls"
2.	External timber walls typically 140x45mm, H1.2 (SG8) 2.465m studs (2.420m to finished ceiling level) at 600mm crs max, with dwangs at 400mm crs.
3.	External load-bearing walls over 3.0m high to be H1.2 studs as indicated below, with dwangs at 400mm crs • 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 • 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 • 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

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Drawing Dimension / Bracing Plan		Page 06	Rev
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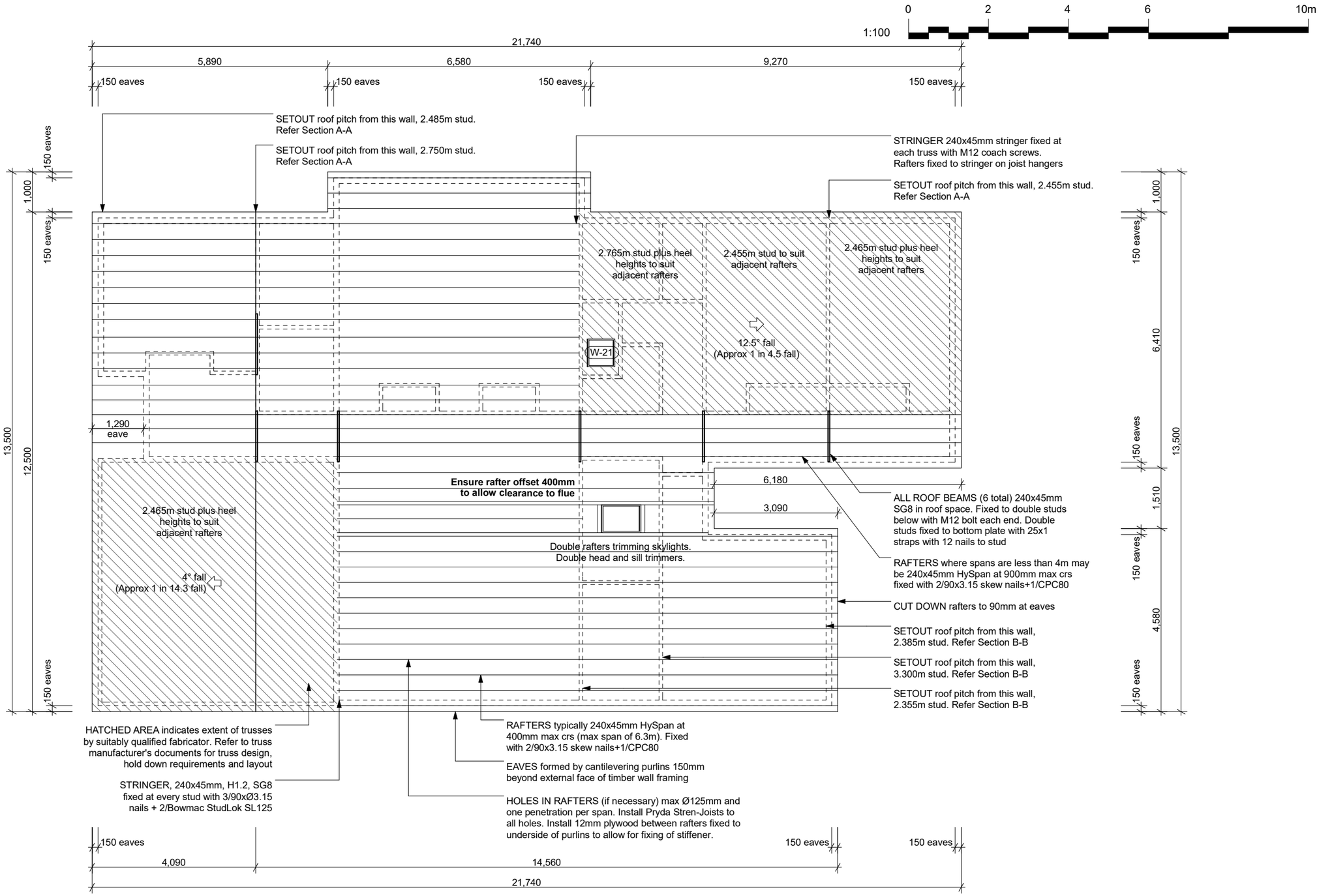
ROOF NOTES

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

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Drawing Roof Framing Plan		Page 07	Rev
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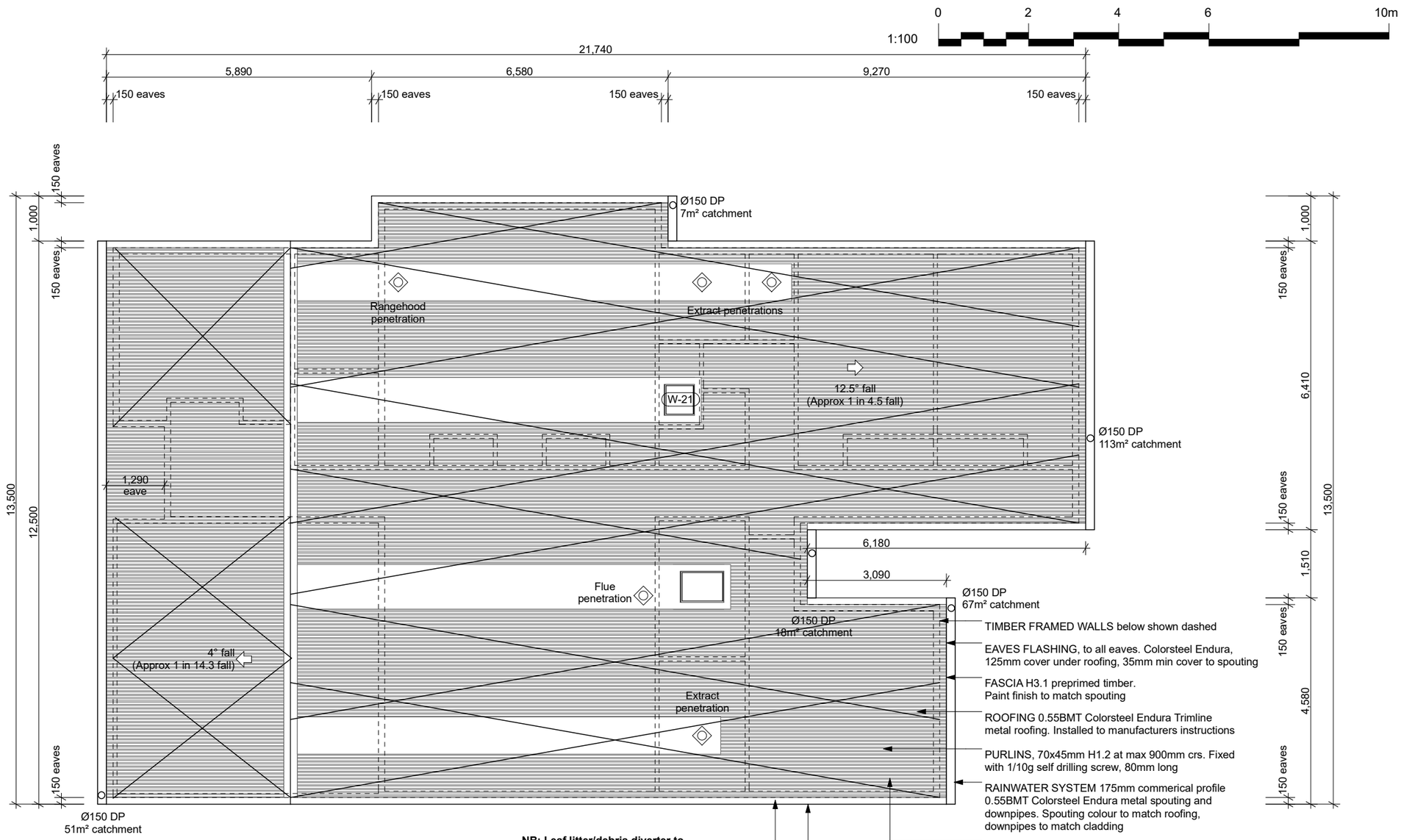
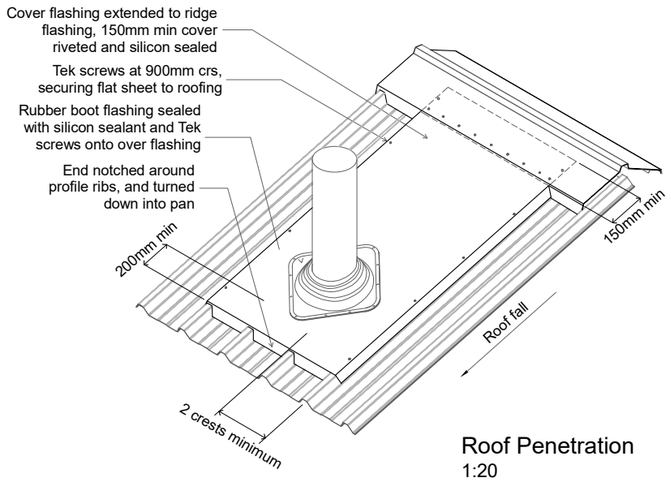
ROOF NOTES

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 <350m²
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**



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

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Drawing Roof Plan		Page 08	Rev
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0 1 2 3 5m

1:50

Window and Door Schedule

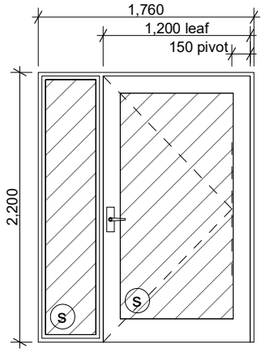
1:50

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
(S)	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

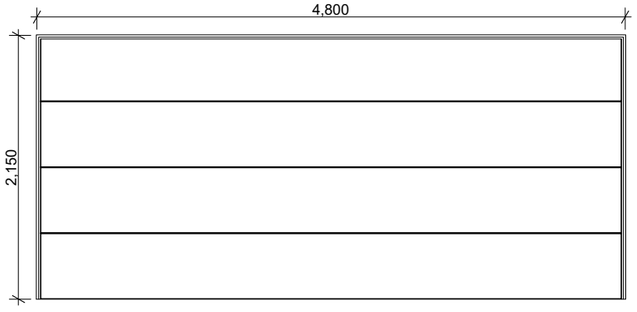
Double glazed sidelights

Door stop

Locking: keyed alike

Solid timber, double glazed pivot-hung entry door (opens in)

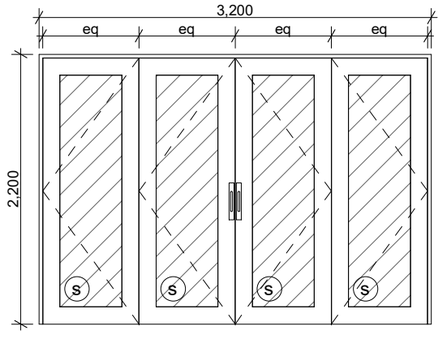
Style to be advised by owner



D-02

Sectional, Colorsteel Endura, insulated automatic garage door

Style to be confirmed by contractor



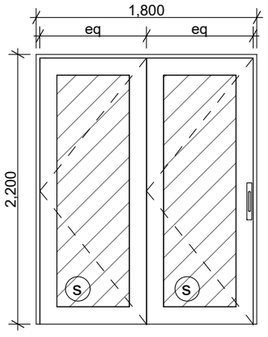
D-03

Therally broken double glazed, aluminium bi-folding door joinery

25mm, H3.1, solid clear slimline jambs

Latch-backs

Locking: keyed alike



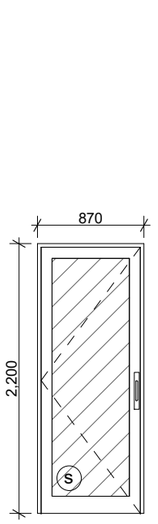
D-04

Therally broken double glazed, aluminium bi-folding door joinery

25mm, H3.1, solid clear slimline jambs

Latch-backs

Locking: keyed alike



D-05

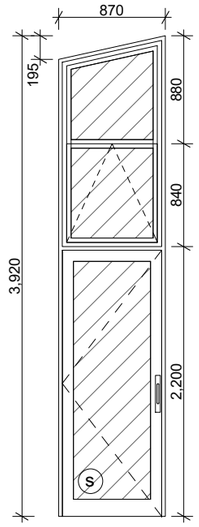
Thermally broken, double glazed aluminium door joinery (opens out)

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

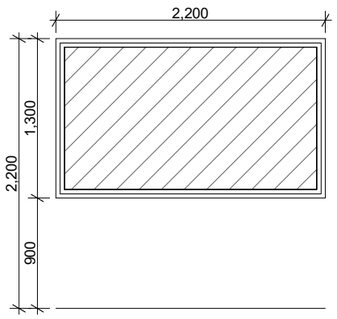
Latch-back

Locking: keyed alike

Obscured glazing to D-06 only

Parliament hinges

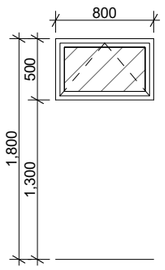
Head shape shown is approximate only, confirm exact dimensions on site to follow roof line



W-01, W-16

Thermally broken, double glazed aluminium window joinery

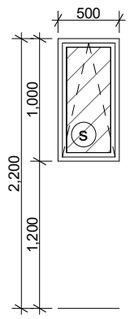
25mm, H3.1, solid clear slimline jambs



W-02

Thermally broken, double glazed aluminium window joinery

25mm, H3.1, solid clear slimline jambs

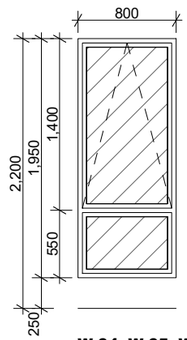


W-03

Thermally broken, double glazed aluminium window joinery

25mm, H3.1, solid clear slimline jambs

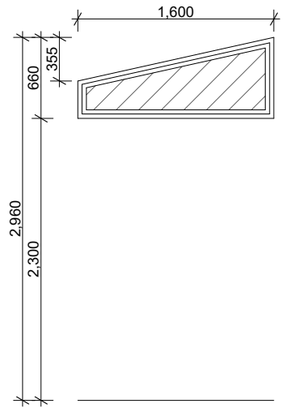
Obscured, safety glazing to W-03 only



W-04, W-05, W-20, W-23

Thermally broken, double glazed aluminium window joinery

25mm, H3.1, solid clear slimline jambs

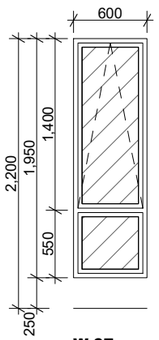


W-06

Thermally broken, double glazed aluminium window joinery

25mm, H3.1, solid clear slimline jambs

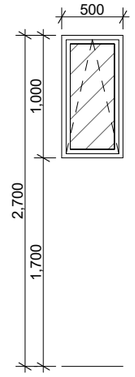
Head shape shown is approximate only, confirm exact dimensions on site to follow roof line



W-07

Thermally broken, double glazed aluminium window joinery

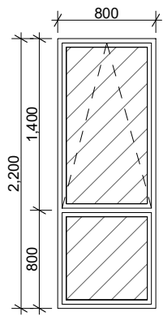
25mm, H3.1, solid clear slimline jambs



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

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Project **ROBINSON HOUSE [DRAFT]**			Date 17/03/2022	Job no. 2020
Drawing Exterior Window and Door Schedule			Page 09	Rev
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Window and Door Schedule
1:50

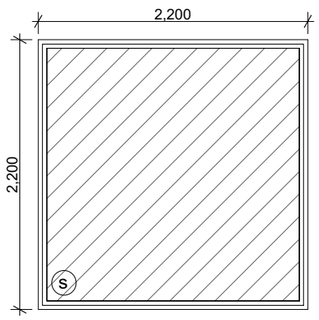
0 1 2 3 5m
1:50

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**

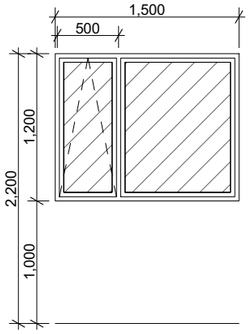
KEY

	Glazing panes indicated by hatched areas
S	Grade A safety glazing



W-10
Thermally broken, double glazed aluminium window joinery

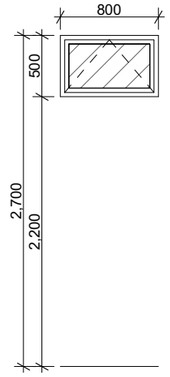
25mm, H3.1, solid clear slimline jambs



W-12
Thermally broken, double glazed aluminium window joinery

25mm, H3.1, solid clear slimline jambs

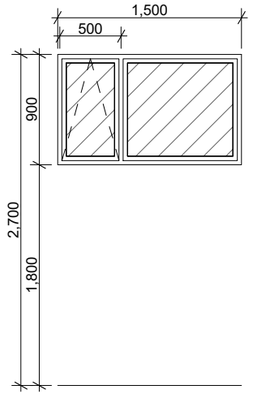
Refer to elevations for awning window orientation



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

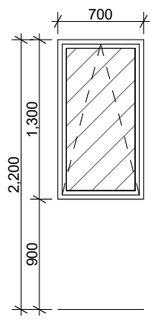


W-14
Thermally broken, double glazed aluminium window joinery

25mm, H3.1, solid clear slimline jambs

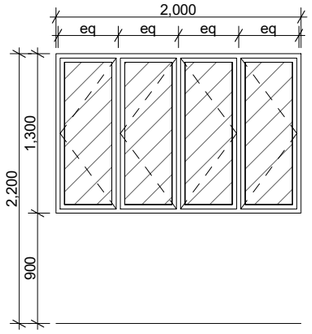
Refer to elevations for awning window orientation

Obscured glazing to W-14 only



W-15
Thermally broken, double glazed aluminium window joinery

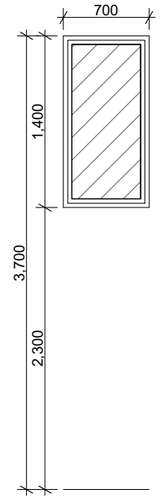
25mm, H3.1, solid clear slimline jambs



W-17
Thermally broken, double glazed aluminium bi-folding window joinery

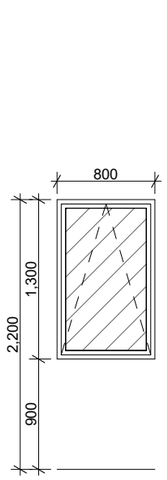
25mm, H3.1, solid clear slimline jambs

Sill flush with kitchen benchtop, confirm on site prior to fabrication



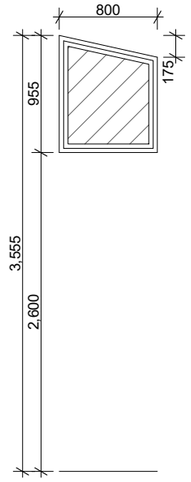
W-18
Thermally broken, double glazed aluminium window joinery

25mm, H3.1, solid clear slimline jambs



W-19
Thermally broken, double glazed aluminium window joinery

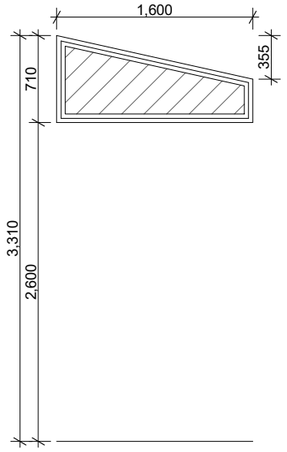
25mm, H3.1, solid clear slimline jambs



W-21
Thermally broken, double glazed aluminium window joinery

25mm, H3.1, solid clear slimline jambs

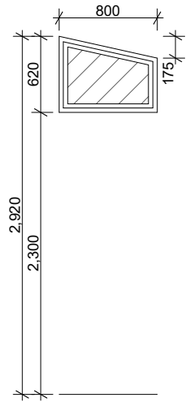
Head shape shown is approximate only, confirm exact dimensions on site to follow roof line



W-22
Thermally broken, double glazed aluminium window joinery

25mm, H3.1, solid clear slimline jambs

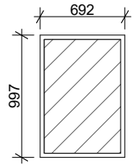
Head shape shown is approximate only, confirm exact dimensions on site to follow roof line



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

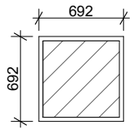


W-20
Double glazed aluminium skylight

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

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0 1 2 3 5m

1:50

Window and Door Schedule

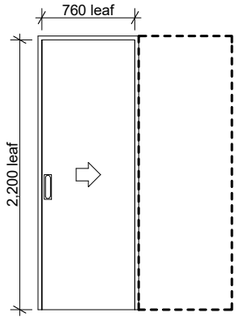
1:50

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 leafs to allow for 21mm hardwood flooring over 2mm acoustic underlay**

KEY

	Glazing panes indicated by hatched areas
(S)	Grade A safety glazing



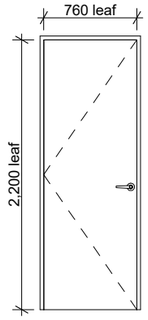
D-07

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

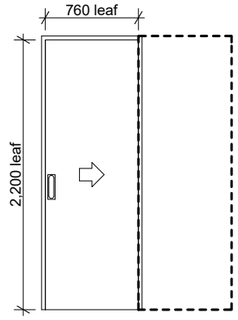
Door stops

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



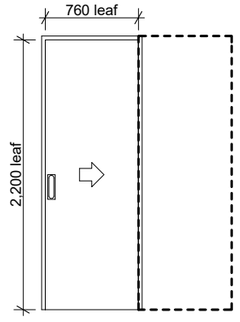
D-09, D-15, D-16, D-18

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



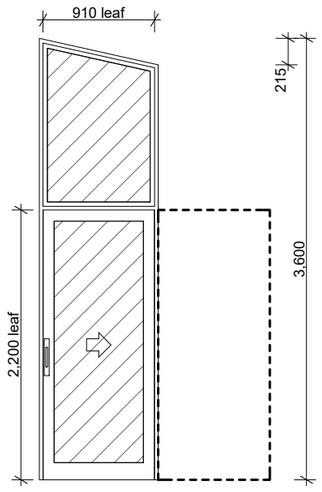
D-10

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

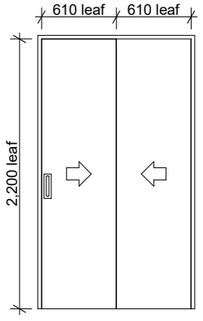
Internal, timber, single glazed 'cs' cavity sliding door

Internal, timber, single glazed door joinery

25mm, H3.1, solid clear slimline jambs

Single glazed overlight

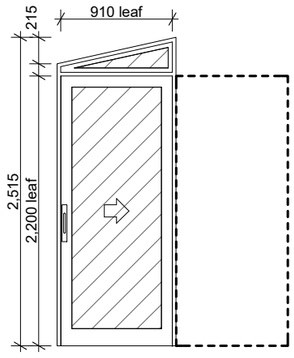
Head shape shown is approximate only, confirm exact dimensions on site to follow roof line



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

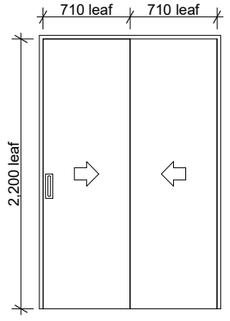
Internal, timber, single glazed 'cs' cavity sliding door

Internal, timber, single glazed door joinery

25mm, H3.1, solid clear slimline jambs

Single glazed overlight

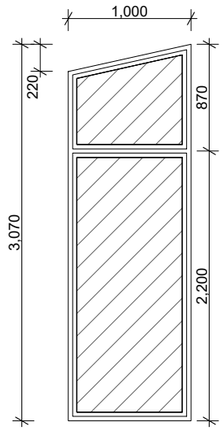
Head shape shown is approximate only, confirm exact dimensions on site to follow roof line



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

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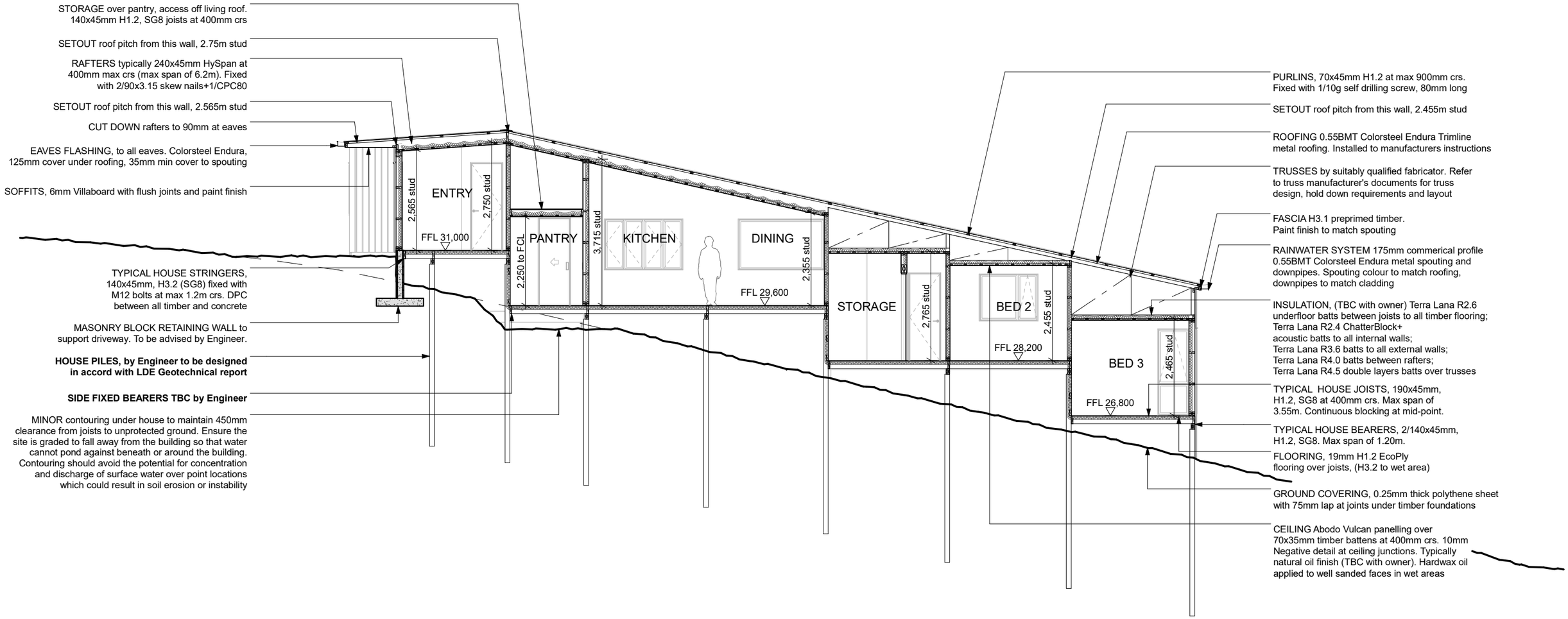
0 1 2 3 5m

1:50



Section A-A
1:100

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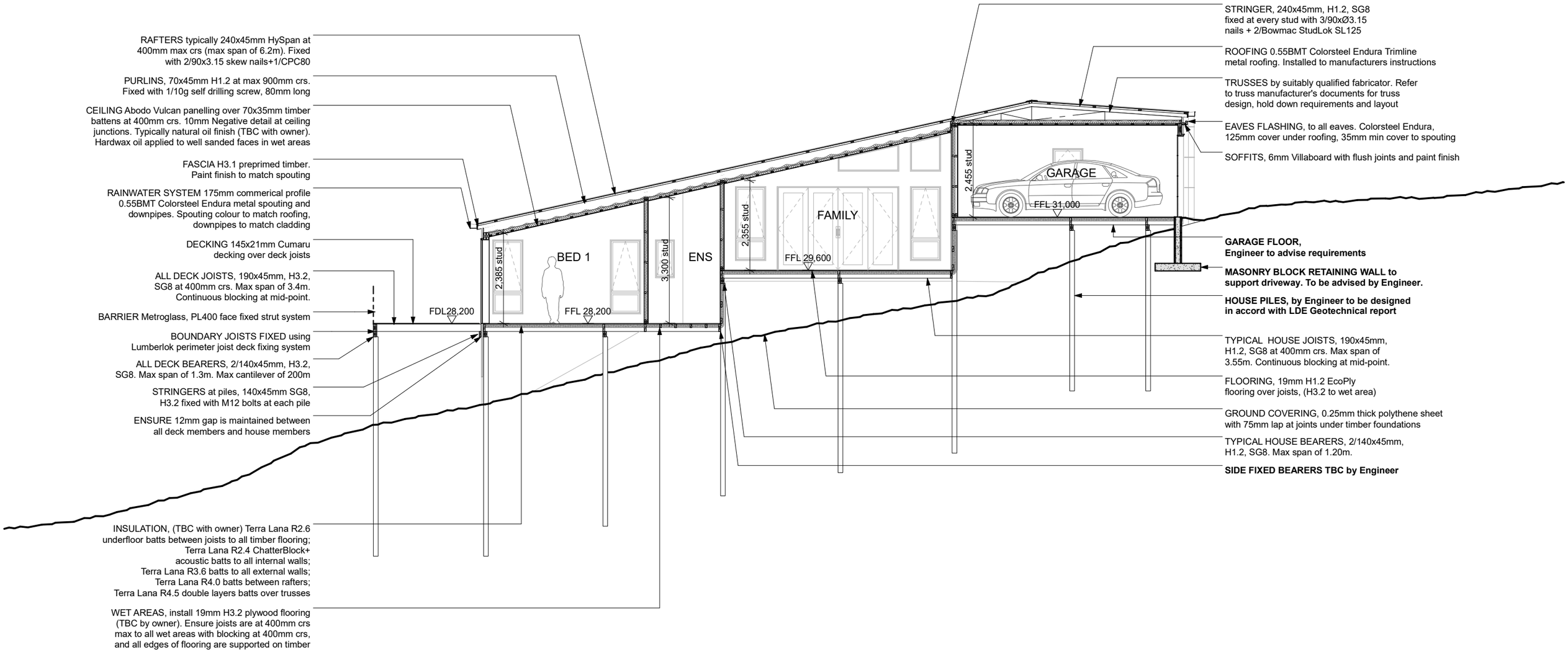
0 1 2 3 5m

1:50



Section B-B

1:100

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PLUMBING NOTES

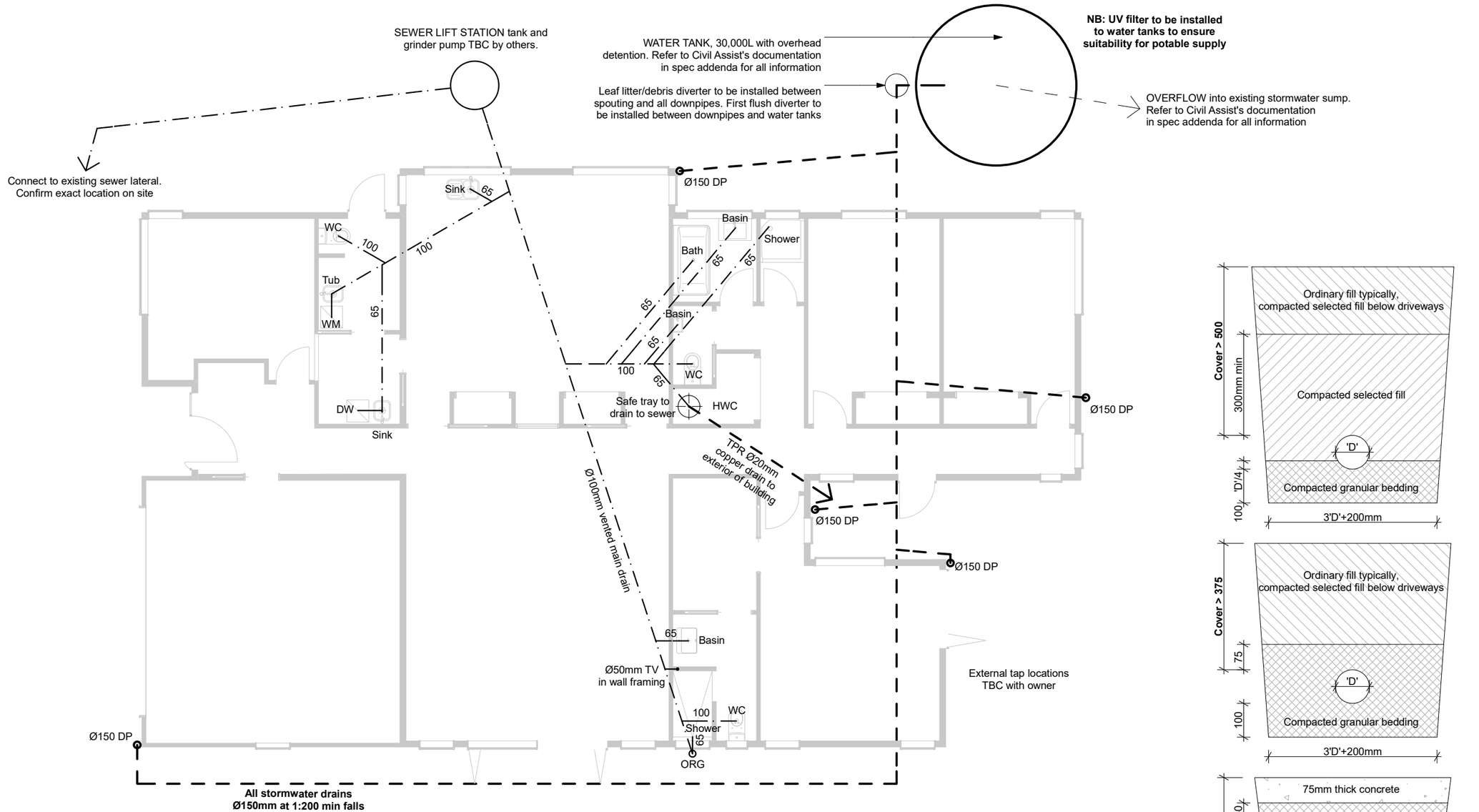
1.	All plumbing work to comply with AS/NZS 3500.2
2.	All pipes in ground are to be min. Ø65mm
3.	Confirm all plumbing layouts on site to suit ground levels and falls required
4.	Drawings are intended as being schematic only. Determine best possible location and orientation of pipes etc on site as required
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: • 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

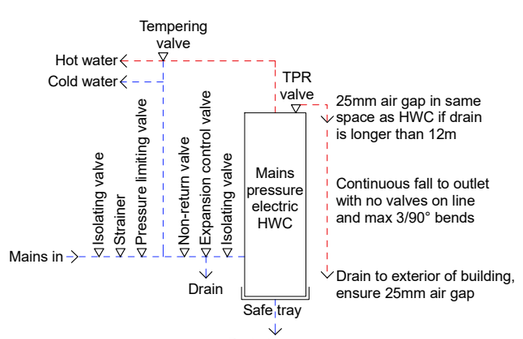
— · —	Proposed foul water drain
— — —	Proposed storm water drain
100	Ø100mm at 1:60min falls
65	Ø65mm at 1:40min falls
40	Ø40mm at 1:40min falls

N

1:100 0 2 4 6 10m



Plumbing Plan
1:100



Drain Bedding

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1:100 0 2 4 6 10m

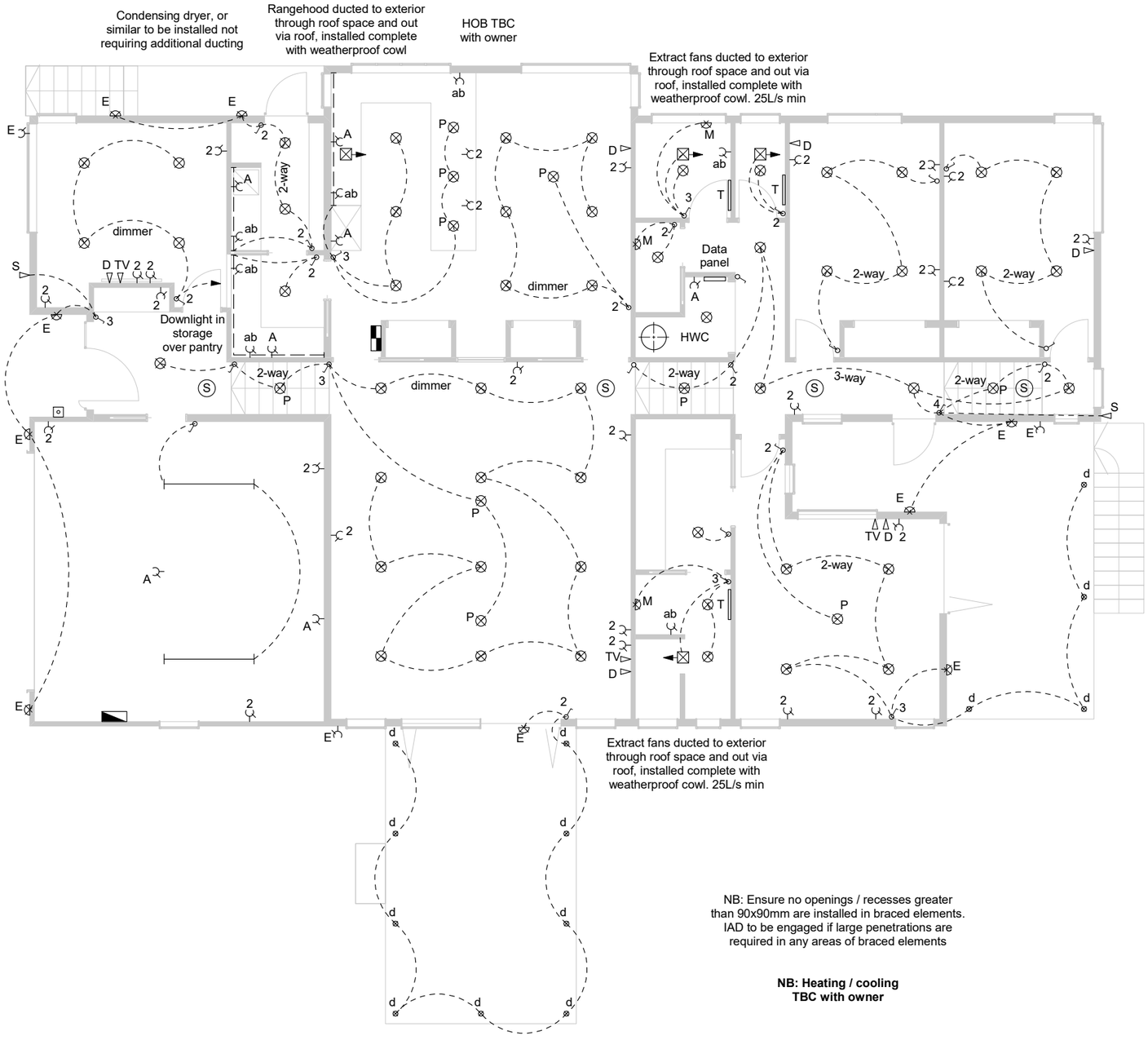
N

ELECTRICAL KEY

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

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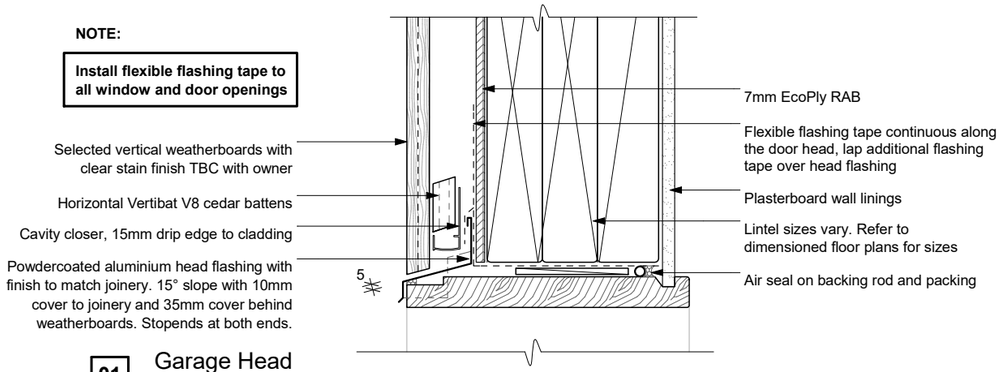
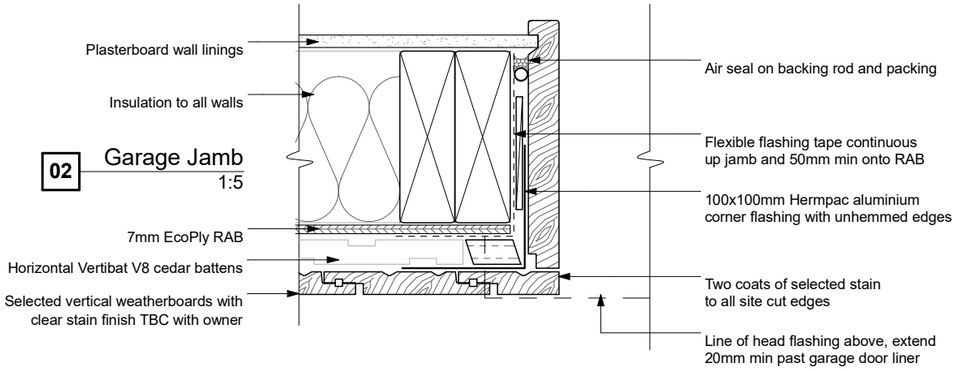
NOTE:

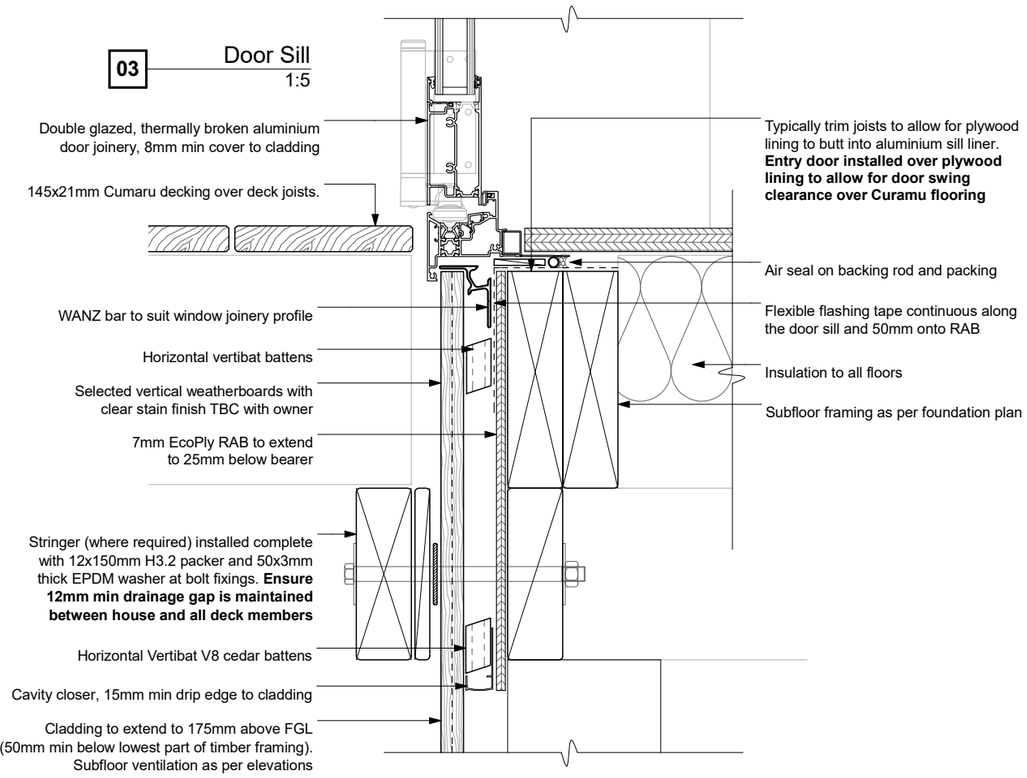
Install flexible flashing tape to all window and door openings



01 Garage Head
1:5



02 Garage Jamb
1:5



03 Door Sill
1:5

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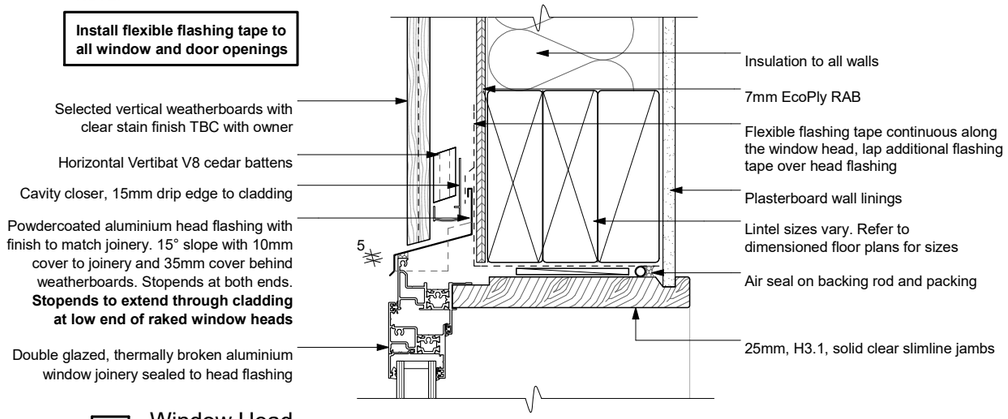
0 0.1 0.2 0.3 0.5m

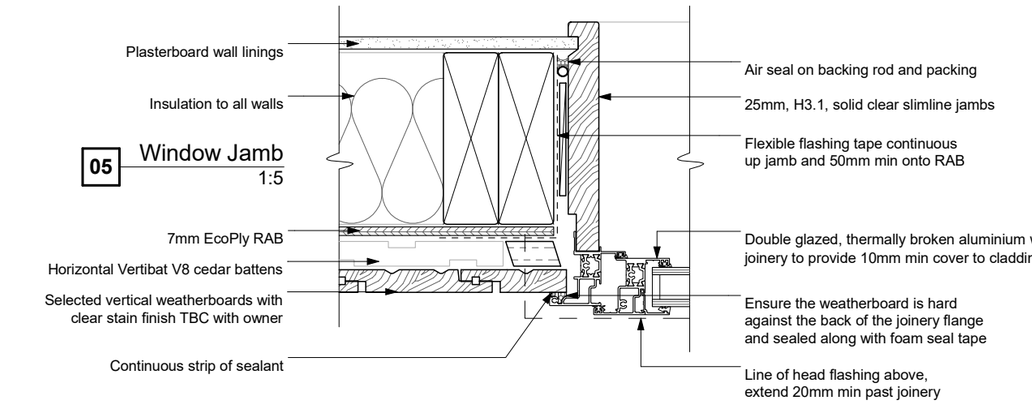
1:5

NOTE:

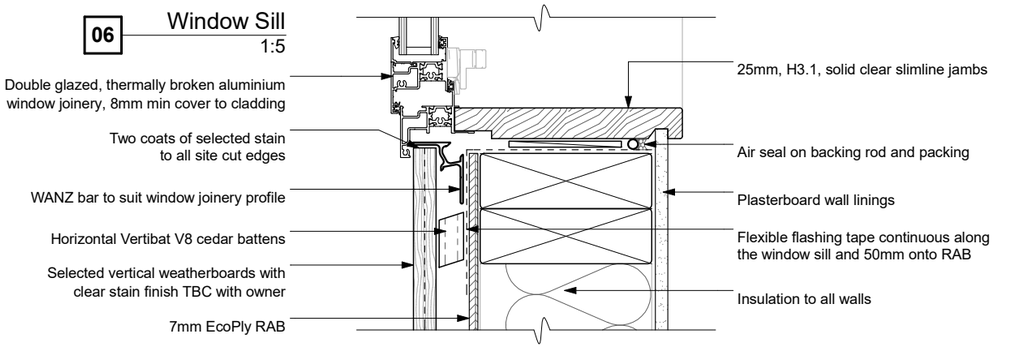
Install flexible flashing tape to all window and door openings



04 Window Head
1:5



05 Window Jamb
1:5



06 Window Sill
1:5

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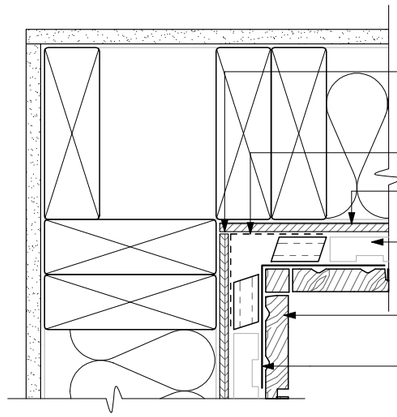
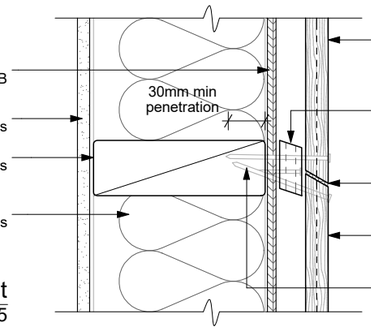
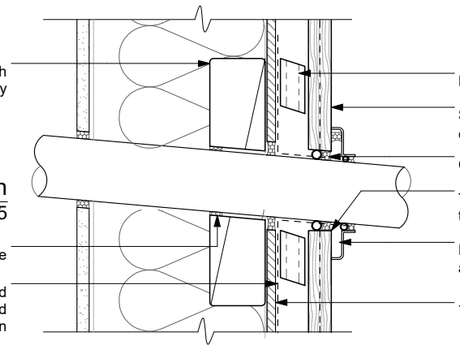
07 Internal Corner
1:5



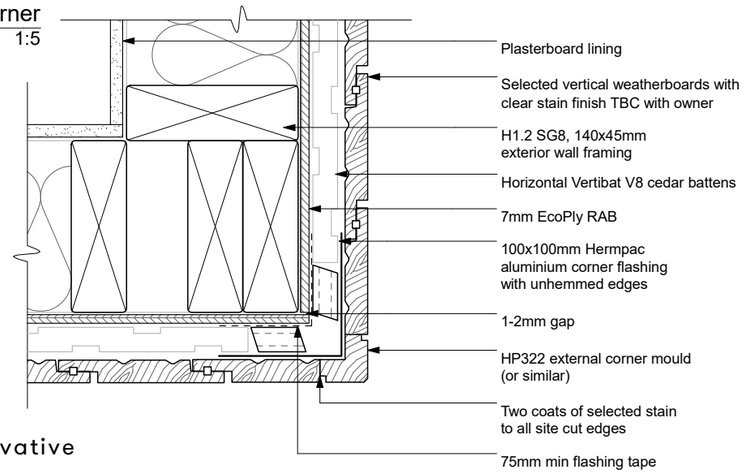
08 Scarf Joint
1:5



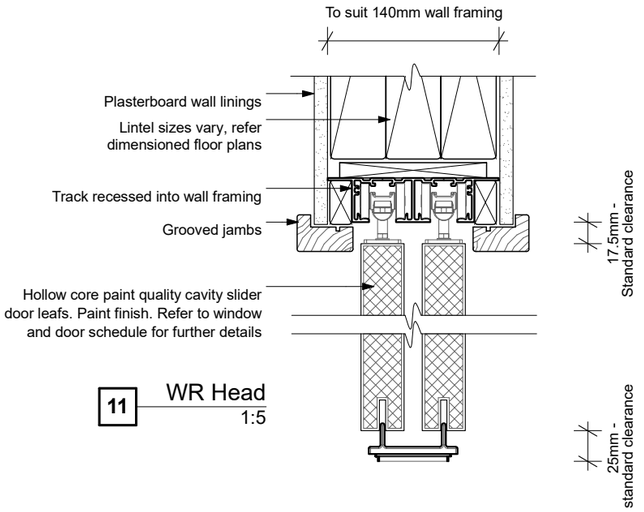
09 Pipe Penetration
1:5



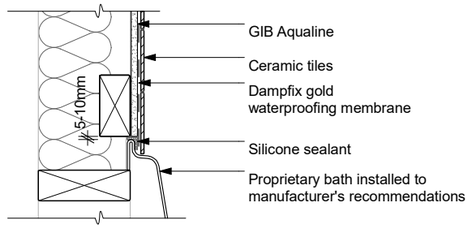
10 External Corner
1:5



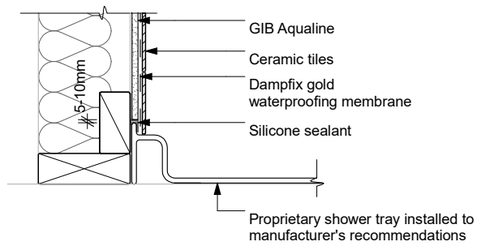
11 WR Head
1:5



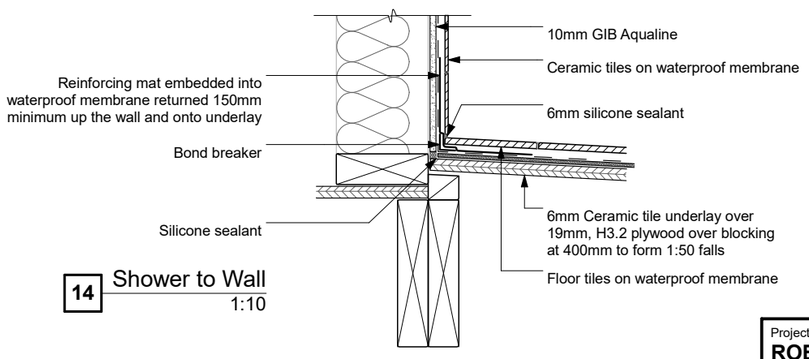
12 Bath to Wall
1:10



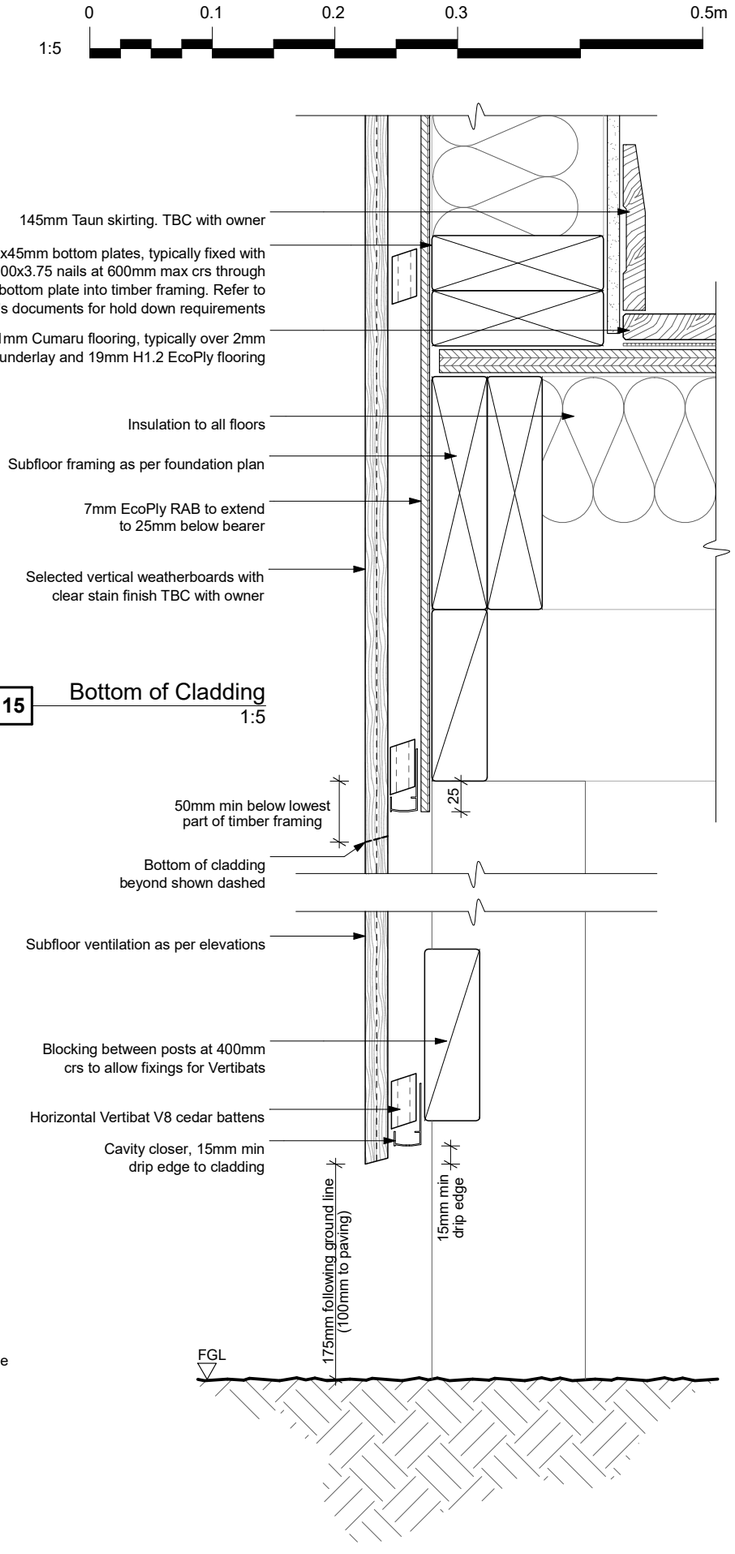
13 Shower Tray to Wall
1:10



14 Shower to Wall
1:10



15 Bottom of Cladding
1:5



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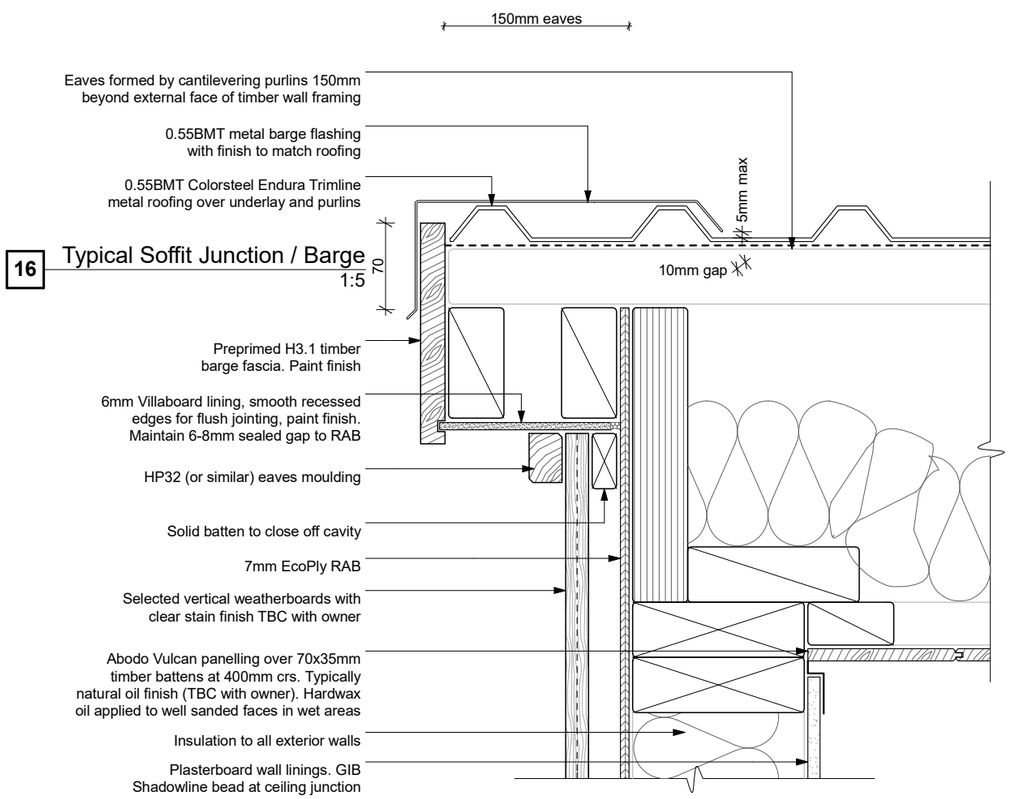
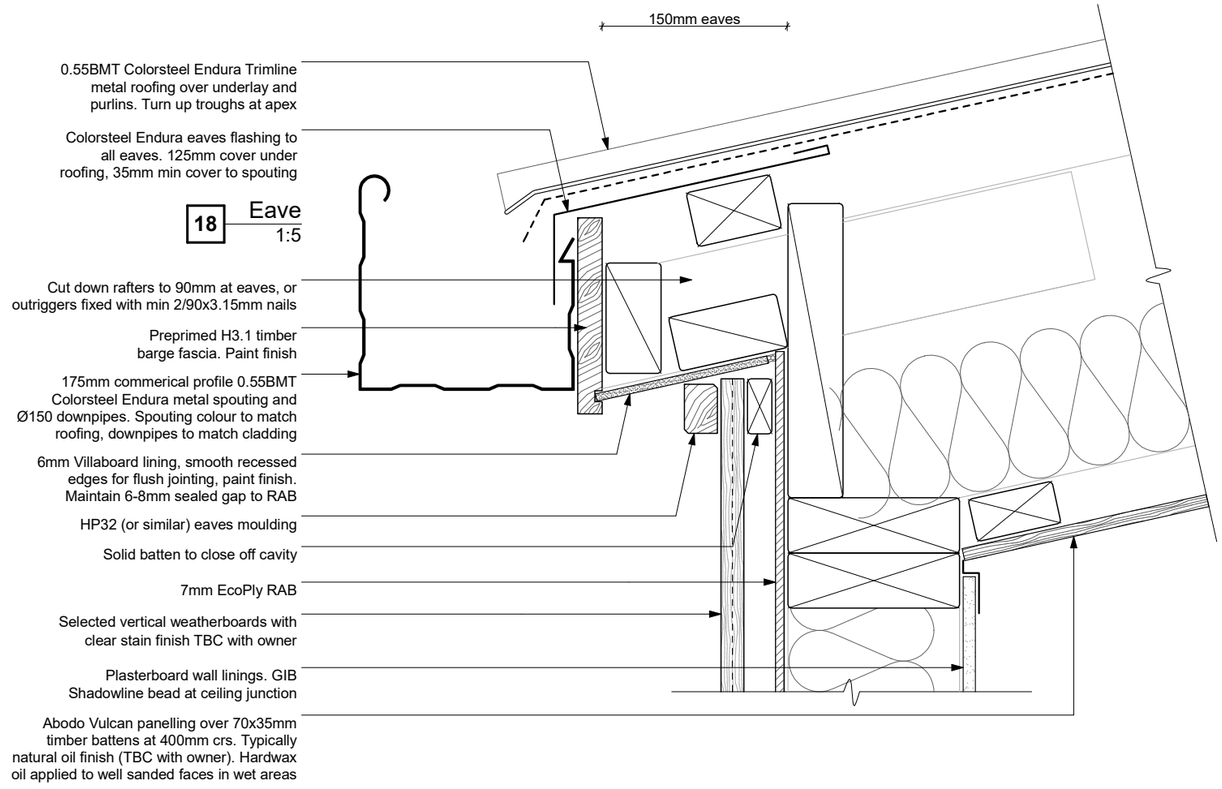
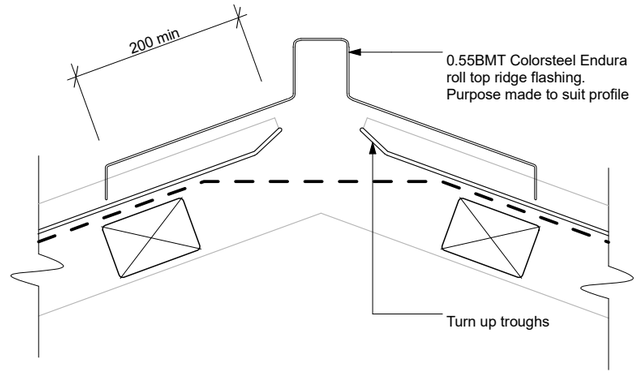


16 Typical Soffit Junction / Barge
1:5



18 Eave
1:5



17 Ridge
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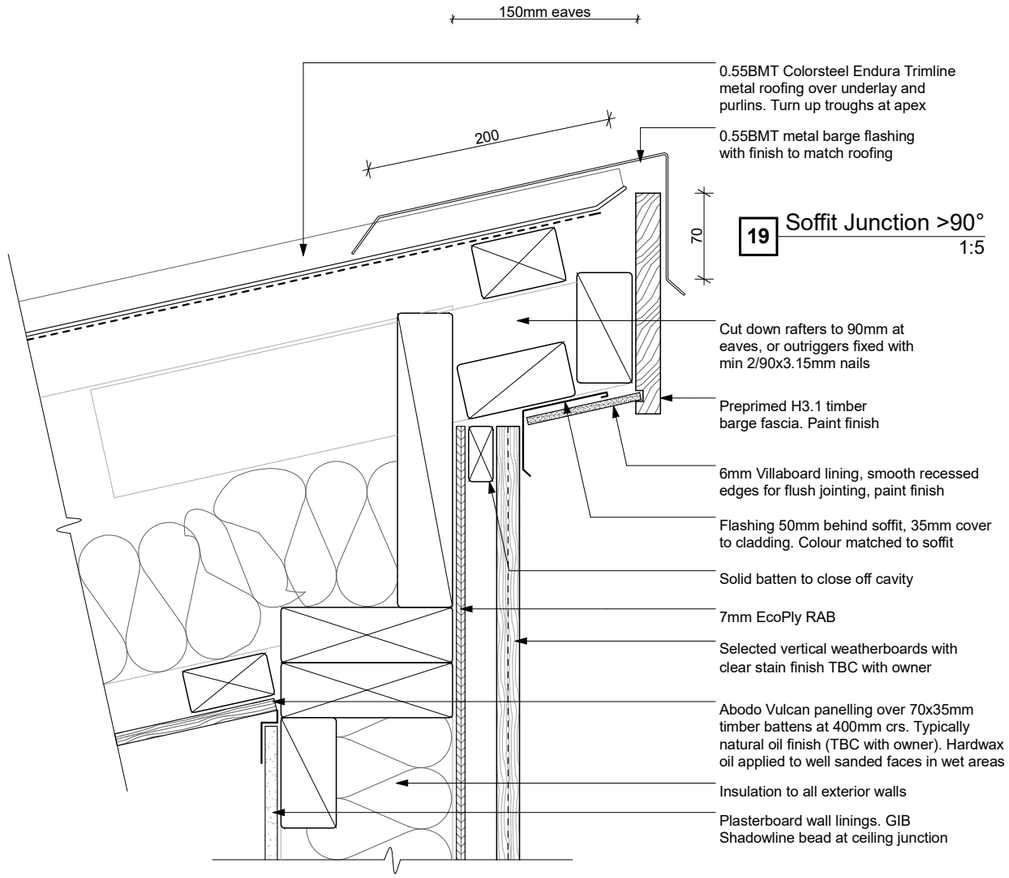

19 Soffit Junction >90°
1:5

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