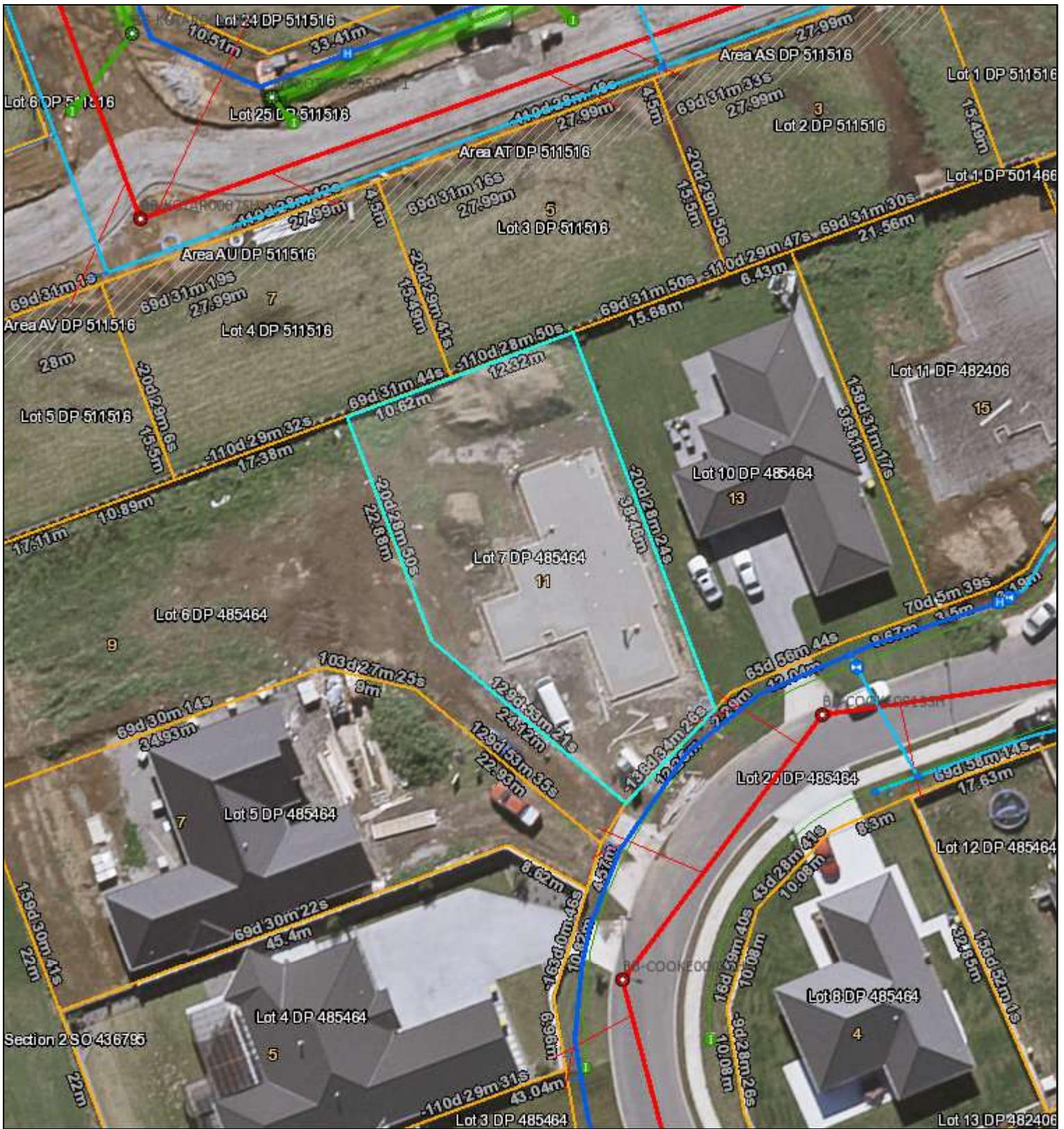


move.

Council Records

These records were obtained in October 2022. NPDC is currently undergoing a review of the property search report content. As such the documentation provided by the NPDC may not be a complete full record. We suggest you get your own professional advice on the provided content and in fact any NPDC files for this property.



	Natural Source		Manhole		Backflow		Outlet		Trunk		Misc Polygon	Yellow = Privately Owned
	Treatment Plant		Alert Valve		Meter		Soakhole		Rise		Proposed Bund and Ponding Areas	Grey = Out of Service/Closed
	Pumpstation		Air Valve		Restricted Flow		End Point		Main		Storm Water Mgmt Plan	Green = Stormwater
	Storage Unit		Non-Return Valve		Weir Up		Node		Lateral		Water Supply	Blue = Water Supply
	Hydrant		Standard Valve		Inlet		Misc Point		Open Drain		Waste Water	Red = Waste Water
			Manifold Valve						Stream			
									Overland Flow Path			



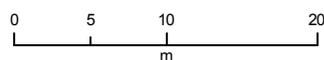
Te Kaunihera-ā-Rohe o Ngāmotu
 Copyright: Cadastral information sourced from Land Information New Zealand data. Crown Copyright Reserved.

DISCLAIMER: NPDC assumes no responsibility for the completeness or accuracy of the data displayed on the plot. To be used for indicative purposes only.

MILES Print Map

HORIZONTAL DATUM
 New Zealand Geodetic Datum 2000

MAP PROJECTION
 New Zealand Transverse Mercator



Date: 9/30/2022



1:500



Te Kaunihera-ā-Rohe o Ngāmotu

NEW PLYMOUTH DISTRICT COUNCIL

newplymouthnz.com

Code Compliance Certificate
Form 7, Section 95, Building Act 2004

The Building

Street Address of building: 11 Cooke Farm Grove WAIWHAKAIHO, NEW PLYMOUTH 4312

Legal Description of land where building is located: Lot 7 DP 485464

Current, lawfully established use: Dwelling

Year first constructed: 2017

The Owner

Name of owner: Linda Mary JURY

Wayne Harris JURY

Phone number: (06) 757 4667

Facsimile number: -

Contact Person: PLATINUM HOMES NZ LIMITED

Email address:

Mailing Address: PO Box 148

jagnz@platinumhomes.co.nz

Taranaki Mail Centre

NEW PLYMOUTH 4340

Building Work

Building Consent number:

BC17/121240

Description of work:

four bedroom dwelling with attached double garage

Issued by:

New Plymouth District Council

Code Compliance

The building consent authority named below is satisfied, on reasonable grounds, that –

(a) the building work complies with the building consent.

This is a final code compliance certificate issued in respect of all of the building work under the above building consent.

CODE COMPLIANCE CERTIFICATE

Building Administration Officer

On behalf of: New Plymouth District Council Building Consent Authority

Date Issued: 10 December 2018

PLANS

BC17/121240

SHEET INDEX

- COVER - INSULATION SCHEDULE
- SHEET 1 - SITE PLAN
- SHEET 2 - DRAINAGE PLAN
- SHEET 3 - FLOOR PLAN
- SHEET 4 - ELEVATIONS
- SHEET 5 - ELEVATIONS
- SHEET 6 - FOUNDATION
- SHEET 7 - ROOF PLAN & LINTEL FIXINGS
- SHEET 8 - FIXING DETAILS
- SHEET 9 - KKBS ROOF PLAN
- SHEET 10 - TOP PLATES
- SHEET 11 - BRACING PLAN
- SHEET 12 - BRACE DETAILS
- SHEET 13 - ELECTRICAL
- SHEET 14 - BLANK ELECTRICAL
- SHEET 15 - SECTIONS
- SHEET 16 - GENERAL DETAILS
- SHEET 17 - ROOF DETAILS
- SHEET 18 - JOINERY DETAILS
- SHEET 19 - CLADDING DETAILS
- SHEET 20 - GARAGE DOOR DETAILS
- SHEET 21 - GENERAL DETAILS

- SHEET 22 - WET AREA DETAILS
- SHEET 23 - WET AREA DETAILS
- SHEET 24 - TILED SHOWER DETAILS
- SHEET 25 - FLOOR COVERINGS

NPDC OFFICE COPY
 This Building Consent is approved under the Building Act and is limited to new work only as shown on these plans and related specifications
 Approved: *[Signature]* Date: *21/2/17*

BCG 11/21240 31/1/17

NPDC Approved for
21 FEB 2017
Building Consent

INSULATION SCHEDULE NON SOLID CONSTRUCTION REQUIRED MINIMUM R VALUES			
LOCATION	CLIMATE ZONE 1	CLIMATE ZONE 2	CLIMATE ZONE 3
ROOF	R2.9	R2.9	R3.3
WALL	R1.9	R1.9	R2.0
FLOOR	R1.3	R1.3	R1.3
VERT GLAZING	R0.26	R0.26	R0.26
SKYLIGHTS	R0.26	R0.26	R0.31
ORIENTATION	WINDOW M²	WALL M²	% GLAZING
NORTH	10.28	37.20	27.63%
EAST	7.80	40.49	19.26%
SOUTH	7.66	37.20	20.59%
WEST	13.56	40.49	33.49%
TOTAL	39.30	155.38	25.29%
TOTAL E,S,W	29.02	118.18	24.55%
WALL	70MM MONIERBRICK, 90MM FRAMING, 50MM CAVITY, STUDS AT 600 C-C, 800MM NOG SPACING. REQUIRES R1.9 - USE R2.2 BRADFORD GOLD (R1.9 CONSTRUCTION R-VALUE)		
ROOF	13MM GIB-BOARD CEILING LINING ON METAL BATTENS, CLIP FIX AT 600 C-C, METROTILE SHAKE METAL TILE ROOF ON 90MM DEEP RAFTERS AT 900 SPACING. CA RATED DOWNLIGHTS INSTALLED TO NZCEP 54. REQUIRES R2.9 - USE R3.2 BRADFORD GOLD (R3.1 CONSTRUCTION R-VALUE)		
	FLOOR AREA	221.49 SQ M	
	FOUNDATION PERIMETER	78.94 M	
	AREA/PERIMETER RATIO	2.80	
	CONCRETE RIBRAFT FLOOR		
	INSULATED FLOOR AREA	170.27 SQ M	
	R1.5 R VALUE		
WINDOW	DOUBLE GLAZING. REQUIRES R0.26		
NOTE: CALCULATIONS FOR INSULATION SCHEDULE IS OF THE HOUSE AND EXCLUDES THE DOUBLE GARAGE. NOTE THAT THE INTERNAL WALL BETWEEN HOUSE AND DOUBLE GARAGE IS ALSO INSULATED. REQUIREMENTS MET WITH COMPONENTS SHOWN IN SCHEDULE METHOD.			

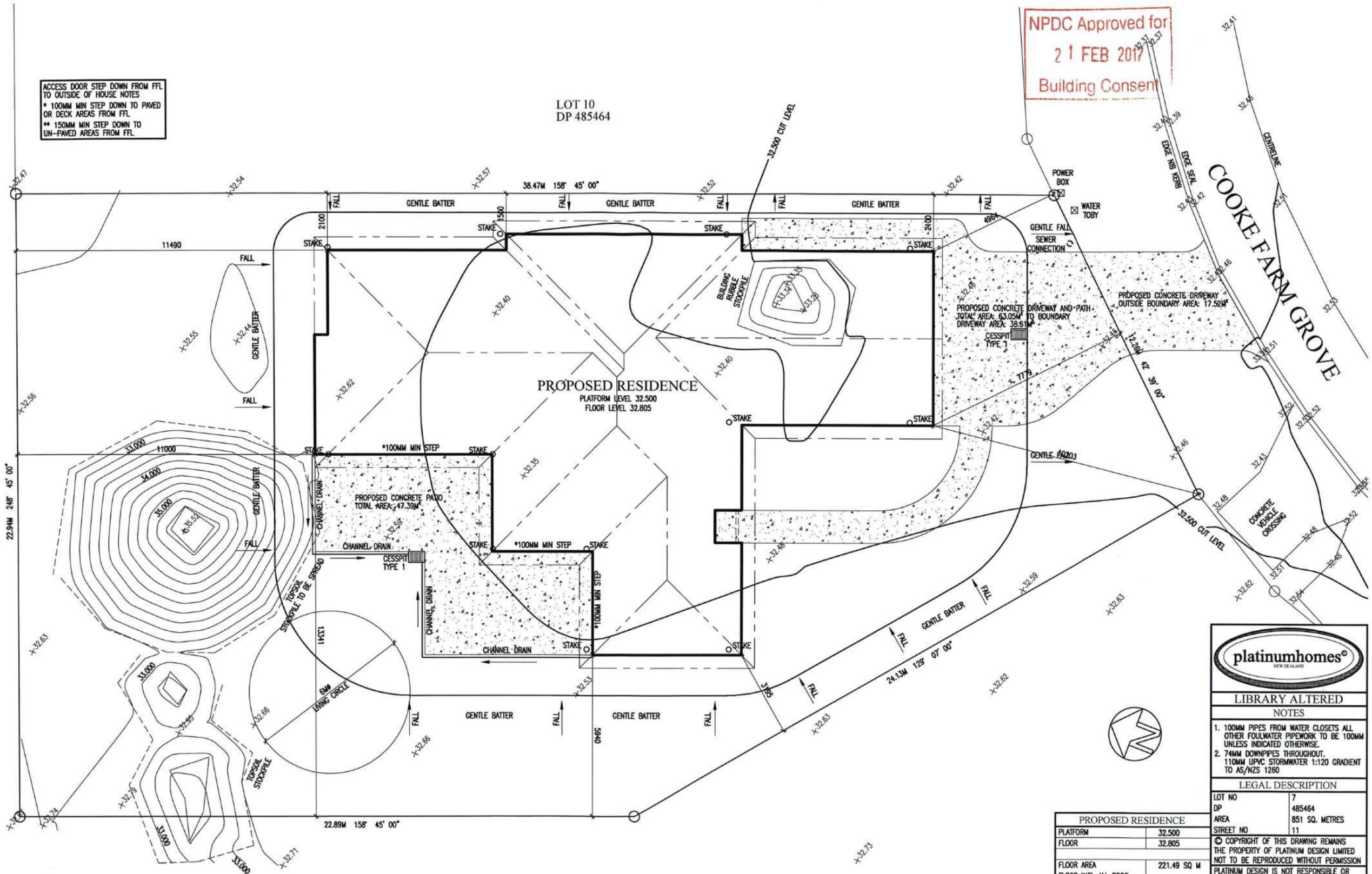
INSULATION SCHEDULE

		LIBRARY ALTERED	
		SALES KATHY	
		DRAWN J.C.	DATE 15/12/2016
		REVISED	
		REVISED	
LEGAL DESCRIPTION		TAR194A	
LOT NO	7	THE JURY FAMILY TRUST	
DP	485464	11 COOKES FARM GROVE	
AREA	851 SQ. METRES	BELL BLOCK	
STREET NO	11		

ACCESS DOOR STEP DOWN FROM FFL TO OUTSIDE OF HOUSE NOTES
 * 100MM MIN STEP DOWN TO PAVED OR DECK AREAS FROM FFL
 ** 150MM MIN STEP DOWN TO UN-PAVED AREAS FROM FFL

NPDC Approved for
 21 FEB 2017
 Building Consent

LOT 10
 DP 485464



LOT 2
 DP 351782

PROPOSED RESIDENCE
 PLATFORM LEVEL 32.500
 FLOOR LEVEL 32.805

PROPOSED CONCRETE PATIO
 TOTAL AREA: 47.39M²

PROPOSED CONCRETE DRIVEWAY AND PATH
 TOTAL AREA: 63.05M²
 DRIVEWAY AREA: 38.61M²
 OUTSIDE BOUNDARY AREA: 17.52M²



LIBRARY ALTERED

NOTES

- 100MM PIPES FROM WATER CLOSETS ALL OTHER FOULWATER PIPEWORK TO BE 100MM UNLESS INDICATED OTHERWISE.
- 74MM DOWNPIPES THROUGHOUT. 110MM UPVC STORMWATER 1:120 GRADIENT TO AS/NZS 1260

LEGAL DESCRIPTION

LOT NO	7
DP	485464
AREA	851 SQ. METRES
STREET NO	11

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SALES KATHY
 DRAWN J.C. DATE 15/12/2016

REVISED

TAR194A SITE PLAN

THE JURY FAMILY TRUST
 11 COOKES FARM GROVE
 BELL BLOCK

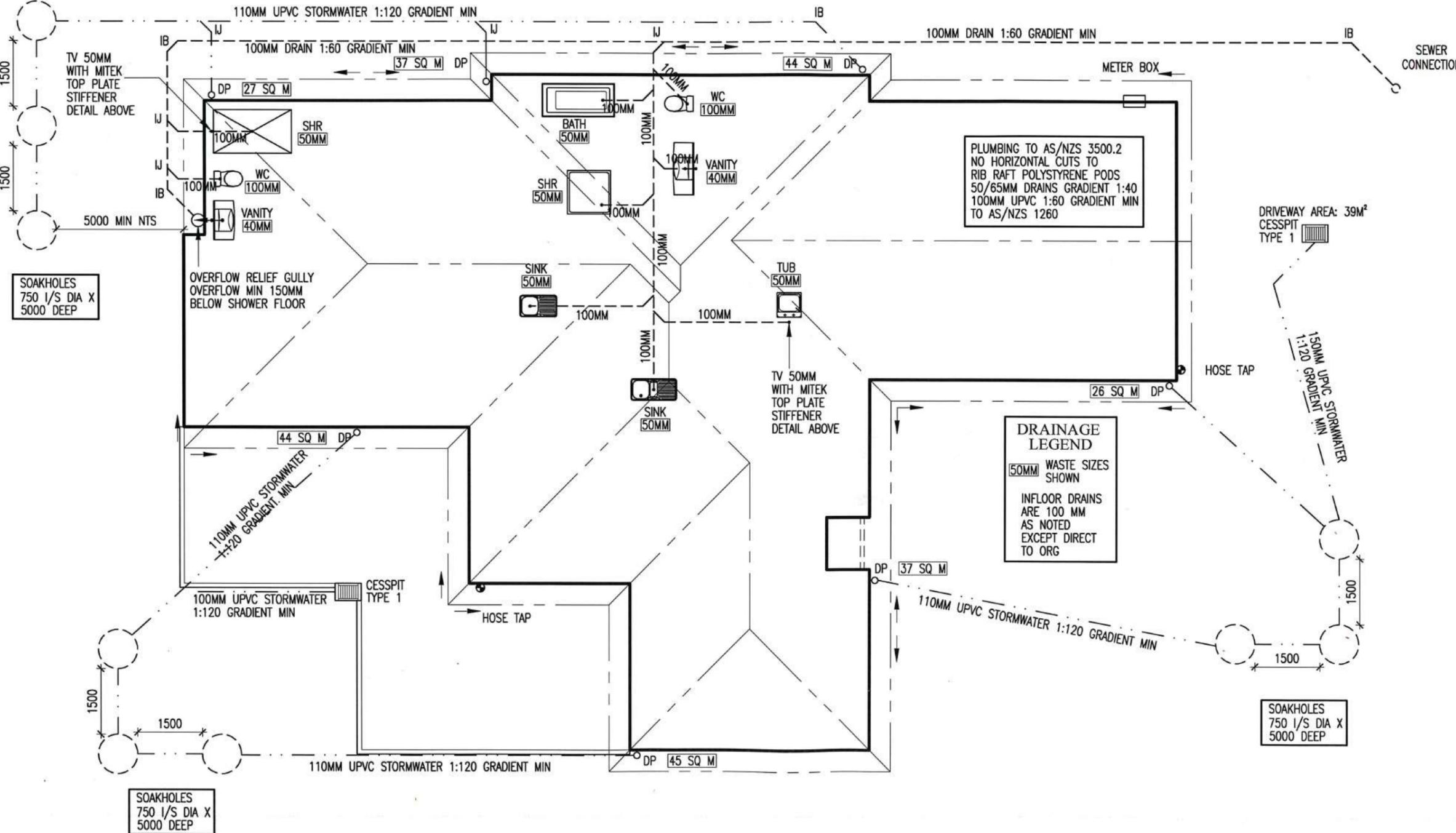
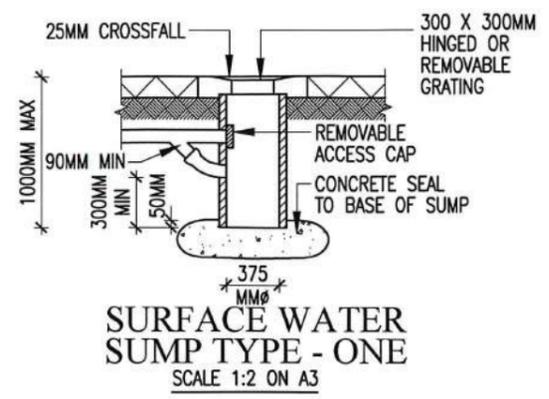
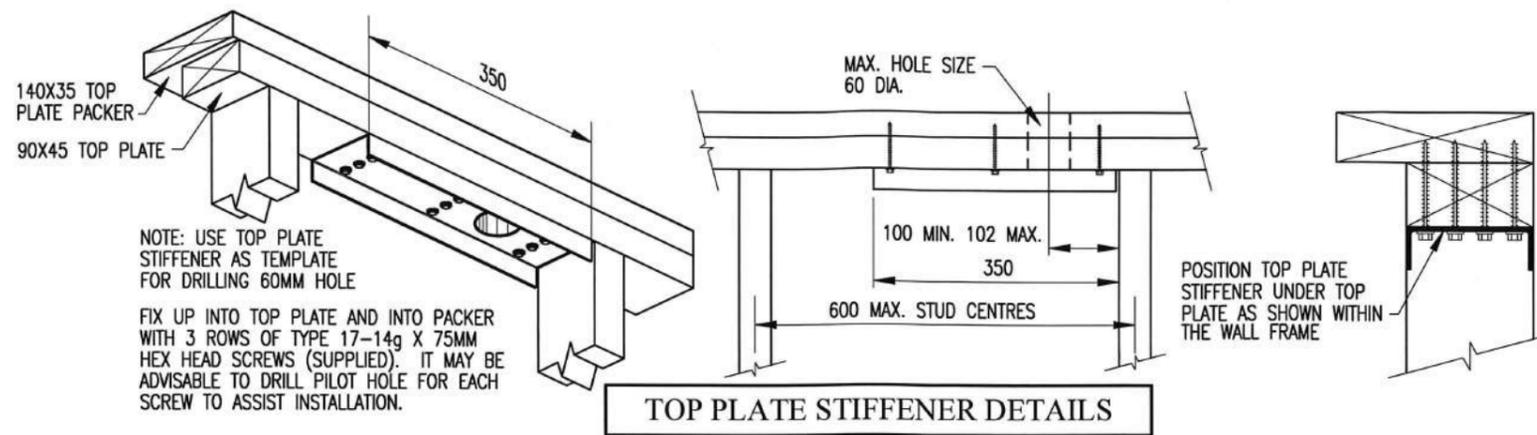
SCALE 1:100 ON A2 SHEET 1

PROPOSED RESIDENCE	
PLATFORM	32.500
FLOOR	32.805
FLOOR AREA	221.49 SQ M
FLOOR INCL ALL ROOF COVERED OUTDOOR AREAS	222.69 SQ M
SITE AREA	851.00 SQ M
% COVERAGE (FLOOR)	26.02%
% COVERAGE (COVERED)	26.16%
SOIL MOVEMENT	
CUT VOLUME:	13 M ³ APPROX
FILL VOLUME:	13 M ³ APPROX
EXCAVATION LEVEL MAY VARY ON SITE DUE TO TOPSOIL DEPTHS AND SITE CONDITIONS	
EXCESS VOLUME TO BE SPREAD OVER SECTION	
PILES MAY BE REQUIRED WHERE COMPACTING DOES NOT MEET ENGINEERING REQUIREMENTS	

ACCESS PATHS-PATIOS (D1/AS1)
 1. WHERE THE SURFACE OF SUBJECT TO WETTING THE SURFACE SHALL HAVE CROSSFALL OF MIN 1:100. THE MAX CROSSFALL SHALL BE 1:50
 2. PREFERRED SLOPE OF RAMPS/PATHS SHALL BE BETWEEN 0-7 (123MM PER METRE) WITH A MAX OF 18 (325MM PER METRE)
 3. COEFFICIENT OF SLIP SHALL BE 0.55-0.90 FOR WETTED SURFACES
 IE BROOMED CONCRETE CLASS 5 OR 6 OR COATED AND SAND GRIT IMPREGNATED

ROOF GUTTER CALCS
 SPOUTING CROSS-SECTION 5550 SQ MM
 RAINFALL INTENSITY 100MM / HOUR
 AS PER FIGURE 15 E1/AS1
 1 DOWNPIPE PER 45 SQ METRES OF ROOF
 DOWNPIPE SIZE 74MM UP TO 85 SQ M
 REFER TABLE 5 E1/AS1

NOTE
 ALL FLOOR PENETRATIONS TO HAVE
 ADEQUATE FREEPLAY IN EVENT OF
 EARTHQUAKE
 ALLOW MIN 115MM HOLE FOR 65MM PIPES
 ALLOW MIN 150MM HOLE FOR 100MM PIPE
 ALLOW 90MM FOR 40MM PIPE
 HOLES TO BE FORMED BY POLYSTYRENE
 OR SLEEVE



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 21 FEB 2017
 Building Consent



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NOTES	
1. 100MM PIPES FROM WATER CLOSETS ALL OTHER FOULWATER PIPEWORK TO BE 100MM UNLESS INDICATED OTHERWISE.	
2. 74MM DOWNPIPES THROUGHOUT. 110MM UPVC STORMWATER 1:120 GRADIENT TO AS/NZS 1260	
LEGAL DESCRIPTION	
LOT NO	7
DP	485464
AREA	851 SQ. METRES
STREET NO	11
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DRAWN J.C.	DATE 15/12/2016
REVISED	
REVISED	
TAR194A DRAINAGE PLAN	
THE JURY FAMILY TRUST	
11 COOKES FARM GROVE	
BELL BLOCK	
SCALE 1:100 ON A3	SHEET 2

NPDC Approved for
21 FEB 2017
Building Consent



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NOTES

- 45MM TRIMMER STUDS TO INTERNAL DOORS & 25MM JAMBS AND ARCHITRAVES.
- GRADE A & B SAFETY GLASS TO BE USED IN ACCORDANCE WITH NZSS 4223 & NZ BUILDING CODE.
- ALL ASPECTS OF THIS PROJECT MUST FULLY COMPLY WITH NZS 3604 & ALL RELEVANT RELATED APPROVED DOCUMENTS AND PROVISIONS OF THE NZ BUILDING CODE WHETHER OR NOT DETAILED IN THESE PLANS.
- GARAGE TO BE LINED AND PAINTED.
- SEALED LINER SHOWER TRAY UNITS GIB AQUALINE AROUND.
- TILED SHOWERS WITH APPROVED WATERPROOFING TO DETAIL SHEET 24 TILES TO BE COMPATIBLE WITH FIXING TO 10MM AQUALINE SHEET ON WALLS.

ZONES

WIND ZONE	HIGH (A)
EXPOSURE ZONE	C
EARTHQUAKE ZONE	1
SNOW LOADING	NO

TIMBER GRADING

STUDS 90X45, H1.2 UNLESS SPECIFIED. ALL STRUCTURAL TIMBER TO BE MINIMUM STRESS GRADE 8 TIMBER. H1.2 TREATED TO INTERNAL WET AREAS. ALL LINTELS TO BE MINIMUM STRESS GRADE 8 TIMBER.

WINDOW CODES

AW12/20/1SL	— WINDOW TYPE AND SIZE
1216X2016 T	— TRIM SIZE FOR PRECUT
190X90 L	— LINTEL SIZE

AREAS

FLOOR AREA HOUSE	170.27 SQ. METRES
DOUBLE GARAGE	51.22 SQ. METRES
TOTAL AREA	221.49 SQ. METRES
PERIMETER FRAME	77.98 METRES
SOFFIT/GABLE LENGTH	80.52 METRES
ROOF AREA	257.61 SQ. METRES

LEGAL DESCRIPTION

LOT NO	7
DP	485464
AREA	851 SQ. METRES
STREET NO	11

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SALES KATHY	
DRAWN J.C.	DATE 15/12/2016
REVISED	26/1/2017
ENGINEER	GL 64228

TAR194A FLOOR PLAN
THE JURY FAMILY TRUST
11 COOKES FARM GROVE
BELL BLOCK
SCALE 1:100 ON A3 SHEET 3

PRECUT HIANDRI:
HIANDRI BOTTOM PLATE PACKERS TO BE USED. PACKERS TO BE INCLUDED IN WALL HEIGHTS AS NOTED ON PLANS.

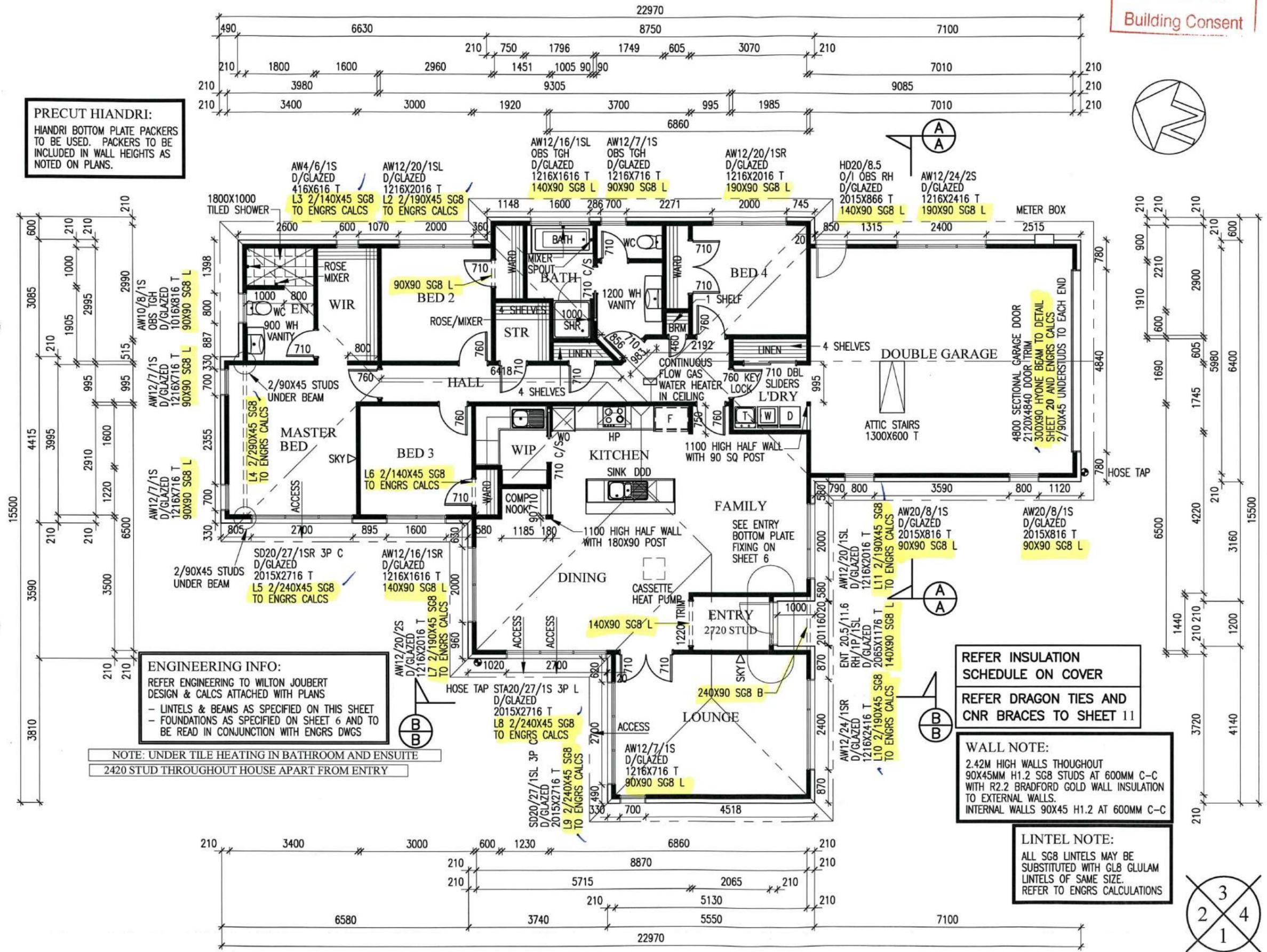
ENGINEERING INFO:
REFER ENGINEERING TO WILTON JOUBERT DESIGN & CALCS ATTACHED WITH PLANS
- LINTELS & BEAMS AS SPECIFIED ON THIS SHEET
- FOUNDATIONS AS SPECIFIED ON SHEET 6 AND TO BE READ IN CONJUNCTION WITH ENGRS DWGS

NOTE: UNDER TILE HEATING IN BATHROOM AND ENSUITE
2420 STUD THROUGHOUT HOUSE APART FROM ENTRY

REFER INSULATION SCHEDULE ON COVER
REFER DRAGON TIES AND CNR BRACES TO SHEET 11

WALL NOTE:
2.42M HIGH WALLS THOUGHOUT
90X45MM H1.2 SGB STUDS AT 600MM C-C WITH R2.2 BRADFORD GOLD WALL INSULATION TO EXTERNAL WALLS.
INTERNAL WALLS 90X45 H1.2 AT 600MM C-C

LINTEL NOTE:
ALL SGB LINTELS MAY BE SUBSTITUTED WITH GL8 GLULAM LINTELS OF SAME SIZE.
REFER TO ENGRS CALCULATIONS



Mark-up
WJL #: 64228
Lot 7 : DP 485464
11 Cookes Farm Grove, Bell Block, New Plymouth

NOTE:
1. All lintels shall be fixed with min. Lumberlok type F fixings unless otherwise specified.
2. These mark-ups are to be read in conjunction with the architectural drawings and all other related documents. Refer to architectural drawings for dimensions.
3. Contact the architect/engineer if any discrepancies are found.
4. Check all structural beams, components and dimensions prior to fabrication and installation.

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21 FEB 2017
Building Consent



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- NOTES
- 45MM TRIMMER STUDS TO INTERNAL DOORS & 25MM JAMBS AND ARCHITRAVES.
 - GRADE A & B SAFETY GLASS TO BE USED IN ACCORDANCE WITH NZSS 4223 & NZ BUILDING CODE.
 - ALL ASPECTS OF THIS PROJECT MUST FULLY COMPLY WITH NZS 3604 & ALL RELEVANT RELATED APPROVED DOCUMENTS AND PROVISIONS OF THE NZ BUILDING CODE WHETHER OR NOT DETAILED IN THESE PLANS.
 - GARAGE TO BE LINED AND PAINTED.
 - SEALED LINER SHOWER TRAY UNITS GIB AQUALINE AROUND.
 - TILED SHOWERS WITH APPROVED WATERPROOFING TO DETAIL SHEET 24 TILES TO BE COMPATIBLE WITH FIXING TO 10MM AQUALINE SHEET ON WALLS.

ZONES

WIND ZONE	HIGH (A)
EXPOSURE ZONE	C
EARTHQUAKE ZONE	1
SNOW LOADING	NO

TIMBER GRADING
STUDS 90X45, H1.2 UNLESS SPECIFIED. ALL STRUCTURAL TIMBER TO BE MINIMUM STRESS GRADE 8 TIMBER. H1.2 TREATED TO INTERNAL WET AREAS. ALL LINTELS TO BE MINIMUM STRESS GRADE 8 TIMBER.

WINDOW CODES

AW12/20/1SL	— WINDOW TYPE AND SIZE
1216X2016 T	— TRIM SIZE FOR PRECUT
190X90 L	— LINTEL SIZE

AREAS

FLOOR AREA HOUSE	170.27 SQ. METRES
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TOTAL AREA	221.49 SQ. METRES
PERIMETER FRAME	77.98 METRES
SOFFIT/GABLE LENGTH	80.52 METRES
ROOF AREA	257.61 SQ. METRES

LEGAL DESCRIPTION

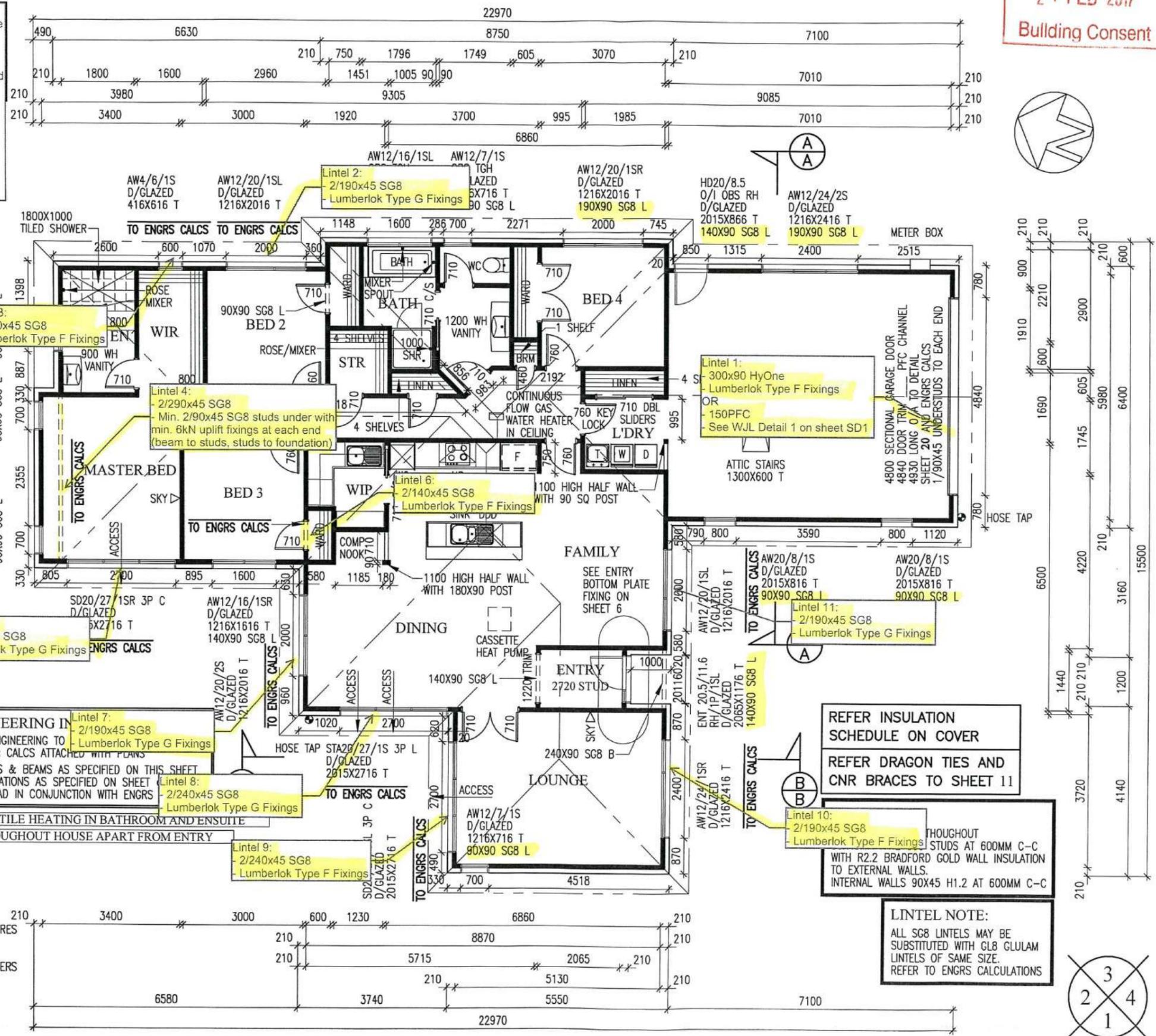
LOT NO	7
DP	485464
AREA	851 SQ. METRES
STREET NO	11

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SALES KATHY

DRAWN J.C.	DATE 15/12/2016
REVISED	
REVISED	

TAR194A FLOOR PLAN
THE JURY FAMILY TRUST
11 COOKES FARM GROVE
BELL BLOCK
SCALE 1:100 ON A3 SHEET 3



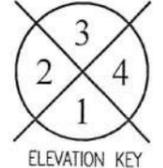
WILTON JOUBERT
Consulting Engineers

TOTAL AREA: 221.49 SQ. METRES
PERIMETER: 78.94 METERS
RATIO: 2.80
INSULATED AREA: 170.27 SQ. METERS
NORTH: 15.500M
EAST: 16.870M
SOUTH: 15.500M
WEST: 16.870M
CLADDINGS: BRICK
ROOF CLADDING: METROTILE

REFER INSULATION SCHEDULE ON COVER
REFER DRAGON TIES AND CNR BRACES TO SHEET 11

THROUGHOUT STUDS AT 600MM C-C WITH R2.2 BRADFORD GOLD WALL INSULATION TO EXTERNAL WALLS. INTERNAL WALLS 90X45 H1.2 AT 600MM C-C

LINTEL NOTE:
ALL SG8 LINTELS MAY BE SUBSTITUTED WITH GL8 GLULAM LINTELS OF SAME SIZE. REFER TO ENGRS CALCULATIONS



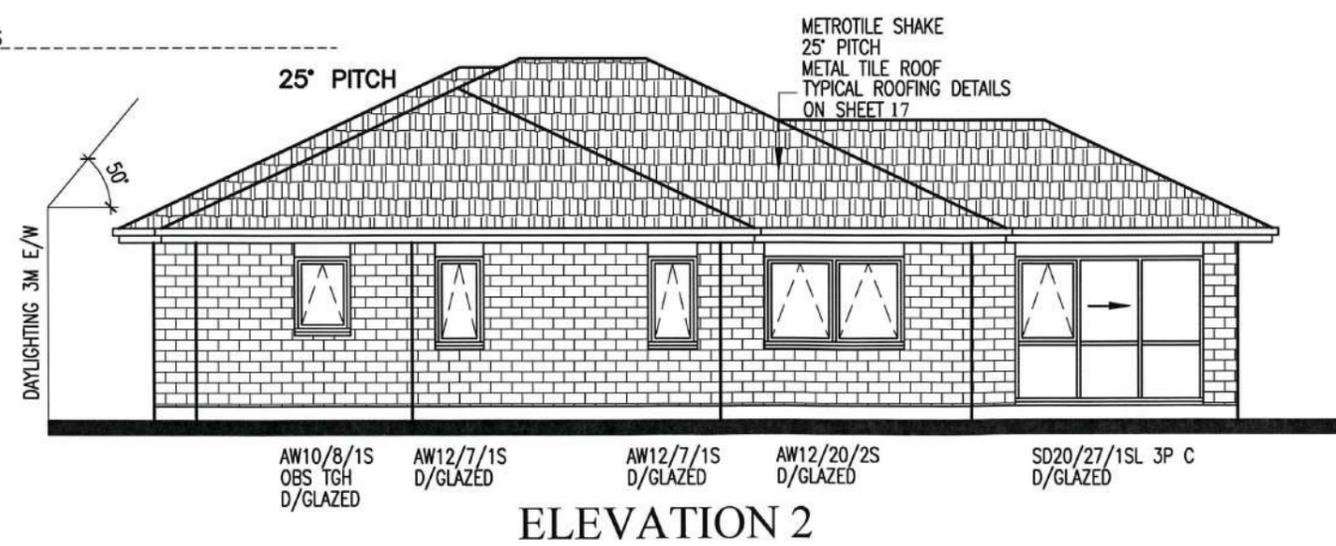


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21 FEB 2017
Building Consent

ELEVATION 1

RISK FACTOR	LOW	MEDIUM	HIGH	VERY HIGH	SUBTOTALS
WIND ZONE (PER NZS 3604)	0	0	1	2	1
NUMBER OF STOREYS	0	1	2	4	0
ROOF/WALL INTERSECTION DESIGN	0	1	3	5	1
EAVES WIDTH	0	1	2	5	5
ENVELOPE COMPLEXITY	0	1	3	6	1
DECK DESIGN	0	2	4	6	0
TOTAL RISK SCORE:					8

ROOF APEX 37.744
INCLUDING 150MM CLEARANCE FOR
BUILDING & EARTHWORKS TOLERANCES

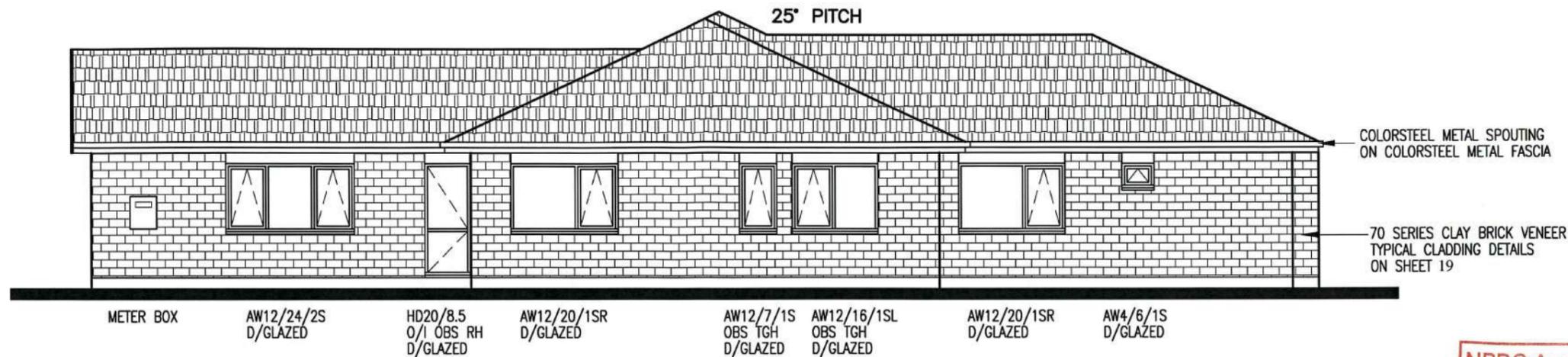


FLOOR LEVEL 32.805
PLATFORM LEVEL 32.500

ELEVATION 2



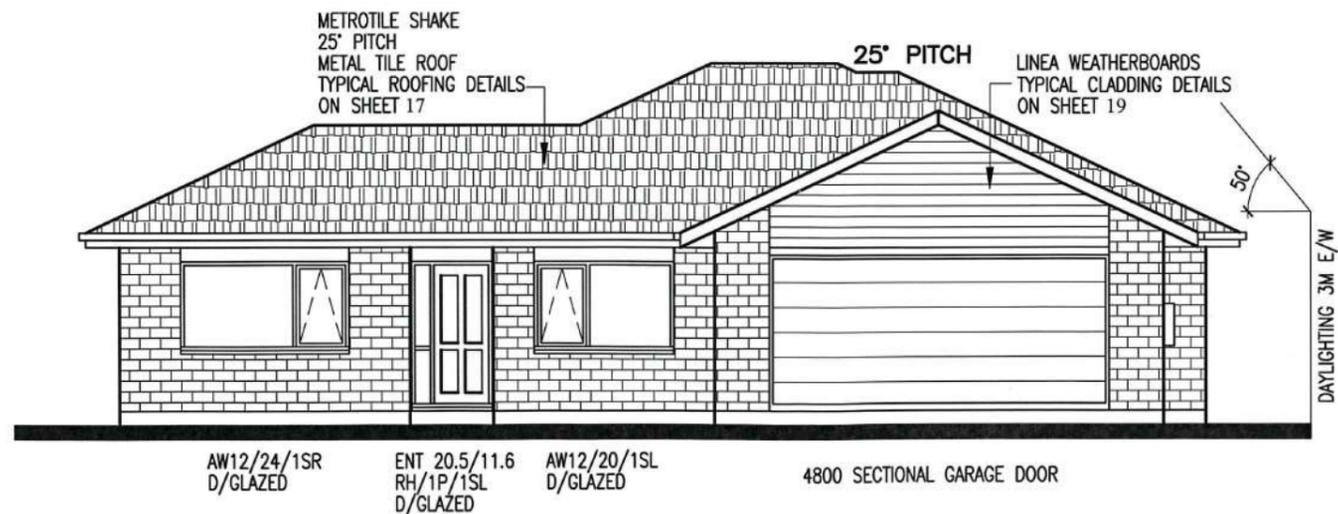
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SALES KATHY
DRAWN J.C. DATE 15/12/2016
REVISED
REVISED
TAR194A ELEVATIONS
THE JURY FAMILY TRUST
11 COOKES FARM GROVE
BELL BLOCK
SCALE 1:100 ON A3 SHEET 4



ELEVATION 3

NPDC Approved for
21 FEB 2017
Building Consent

RISK FACTOR	LOW	MEDIUM	HIGH	VERY HIGH	SUBTOTALS
WIND ZONE (PER NZS 3604)	0	0	1	2	1
NUMBER OF STOREYS	0	1	2	4	0
ROOF/WALL INTERSECTION DESIGN	0	1	3	5	1
EAVES WIDTH	0	1	2	5	5
ENVELOPE COMPLEXITY	0	1	3	6	1
DECK DESIGN	0	2	4	6	0
TOTAL RISK SCORE:					8



ELEVATION 4



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SALES KATHY
DRAWN J.C. DATE 15/12/2016
REVISED
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TAR194A ELEVATIONS

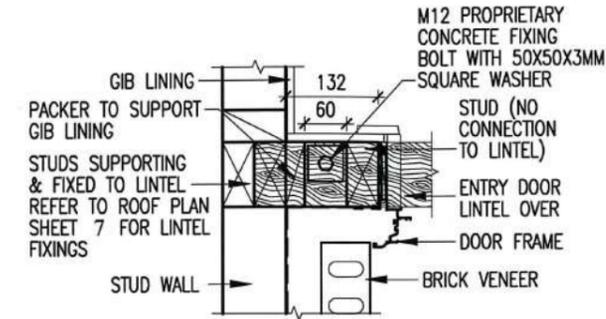
THE JURY FAMILY TRUST
11 COOKES FARM GROVE
BELL BLOCK

SCALE 1:100 ON A3 SHEET 5

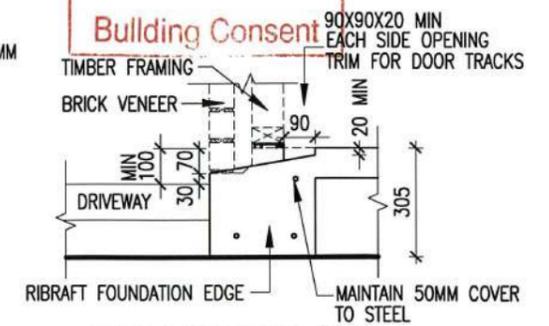
TO BE READ IN CONJUNCTION WITH ENGINEERS DRAWINGS

NOTE
 ALL FLOOR PENETRATIONS TO HAVE ADEQUATE FREEPLAY IN EVENT OF EARTHQUAKE
 ALLOW MIN 115MM HOLE FOR 65MM PIPES
 ALLOW MIN 150MM HOLE FOR 100MM PIPE
 ALLOW 90MM FOR 40MM PIPE
 HOLES TO BE FORMED BY POLYSTYRENE OR SLEEVE

PRECUT HIANDRI:
 HIANDRI BOTTOM PLATE PACKERS TO BE USED. PACKERS TO BE INCLUDED IN WALL HEIGHTS AS NOTED ON PLANS.

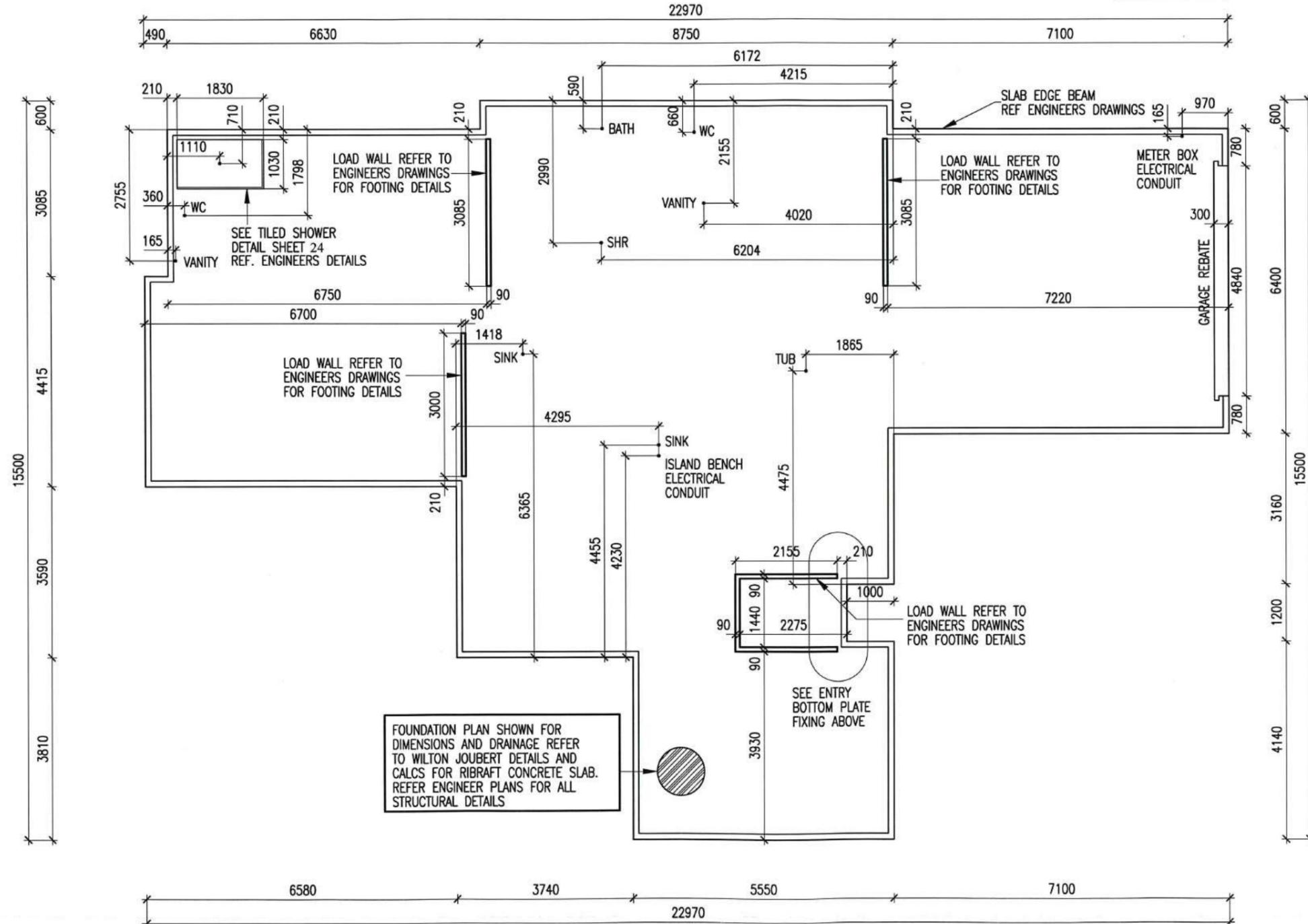


BOTTOM PLATE IN ENTRY
 SCALE 1:10 ON A3



GARAGE REBATE
 SCALE 1:20

FIXINGS NOTE:
 TYPE 304 S.S. FOR FIXINGS IN CONTACT WITH TIMBER TREATED WITH COPPER AZOLE OR ALKALINE COPPER QUATERNARY (ACQ) PRESERVATIVES, WHERE USED IN EXPOSED OR SHELTERED LOCATIONS. HOT-DIPPED GALV. FOR ALL OTHER LOCATIONS.



LIBRARY ALTERED

NOTES

1. ALL FOUNDATIONS SHALL BEAR INTO FIRM UNDISTURBED SUBSOILS WITH MIN. BEARING CAPACITY OF 100 KPA. NOTIFY ENGINEER IF SOFT SUB SOILS ARE ENCOUNTERED.
2. CONCRETE STRENGTH SHALL BE 20 MPa AT 28 DAYS.
3. LAP ALL REINFORCING 40 BAR DIAMETERS AT ALL INTERSECTIONS AND WHEREVER ELSE NECESSARY.
4. BECAUSE OF THE POSSIBILITY OF CRACKS DEVELOPING IN CONCRETE FLOOR DURING CURING PROCESS PLATINUM HOMES (NZ LTD) CANNOT GUARANTEE AGAINST TILES CRACKING.

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SALES KATHY	
DRAWN J.C.	DATE 15/12/2016
REVISED	26/1/2017
REVISED	

TAR194A FOUNDATION

THE JURY FAMILY TRUST
 11 COOKES FARM GROVE
 BELL BLOCK

SCALE 1:100 ON A3 SHEET 6

GENERAL

1. Do not scale from drawings. These drawings are to be read in conjunction with the architectural drawings and all other related documents. Refer to architectural drawings for dimensions, rebates & recesses.
2. Contact the architect/engineer if any discrepancies are found.
3. Under no circumstances shall polystyrene spacers be used. Use recommended spacers as per details provided.
4. DPM shall be in accordance with NZS3604 (polyethylene sheet, min. 0.25mm). Do not use multiple layers. All penetrations through the DPM shall be sealed.
5. A layer of sand blinding or granular fines (GAP7) shall be placed, screeded and compacted over the building platform. The maximum thickness of this layer shall be no more than 50mm.
6. All service trenches shall be properly backfilled and compacted.
7. Where underfloor heating is installed, floor topping shall be increased to 110mm.
8. Where concrete polishing and/or architectural cuts are made to the floor, the floor thickness shall be increased such that the final topping depth is no less than that specified on the plans after all polishing/cuts.
9. Polystyrene pods shall be 1100 x 1100 x 220mm or 1200 x 1200 x 220mm.

CONCRETE

1. All concrete work and materials shall conform to NZS3109 and applicable building consent authority regulations.
2. No cuts shall be made to the floor other than those shown on the drawings.
3. Unless otherwise noted, concrete shall be:
20MPa minimum or 25MPa minimum within 'exposure zone D' (if in doubt, confirm with local BCA)

REINFORCEMENT

1. Unless otherwise specified, all reinforcement shall be Ductility Class E, in accordance with NZS 4671.
2. All bend diameters shall comply with NZS 3109. Re-bending of reinforcement is not permitted. 'Spot' welding of reinforcement is not permitted.
3. All mesh reinforcement shall be Ductility Class E as per NZS4671
4. Unless otherwise specified by proprietary product specifications, mesh shall be lapped a minimum of 250mm or by a grid plus 50mm, whichever is greater.
5. Unless otherwise specified on plans, minimum covers are:
exposed to earth: 75mm
exposed to edge: 50mm
protected by damp proofing: 50mm
6. Unless otherwise specified, reinforcement laps are:

Reinforcement Grade	Nomination	min. lap (whichever is greater)	concrete strength (MPa)
300	'D'	40Ø or min. 600mm	all blockfill, 20 and 25
500	'HD'	70Ø	all blockfill
500	'HD'	56Ø	20
500	'HD'	50Ø	25

SITE CONDITIONS

1. Design is based on 'good ground' as per NZS3604:2011 (stable site, non expansive soils and min 100kPa allowable bearing capacity), to be confirmed.
2. Building platform, where filled above CGL/FGL, shall be extended min. 1.0m beyond the building footprint.
3. Where compacted fill (to replace excavated material) is required to form building platform, the fill/excavation shall be extended past the building edge by at least the same depth that is being excavated.

INSPECTIONS

1. Check the BUILDING CONSENT CONDITIONS for any inspections that are required by the Building Consent Authority (BCA).
2. If BCA requires PS4 to be issued for inspections, a local engineer may be engaged to carry out such inspections and issue a PS4 accordingly.

NPDC Approved for
 21 FEB 2017
 Building Consent

Revision	Description	Date



WILTON JOUBERT
Consulting Engineers

Northland: 09 945 4188
 Auckland-Waikato: 09 527 0196
 Canterbury: 021 824 063
 Southern Lakes: 03 443 6209
www.wiltonjoubert.co.nz

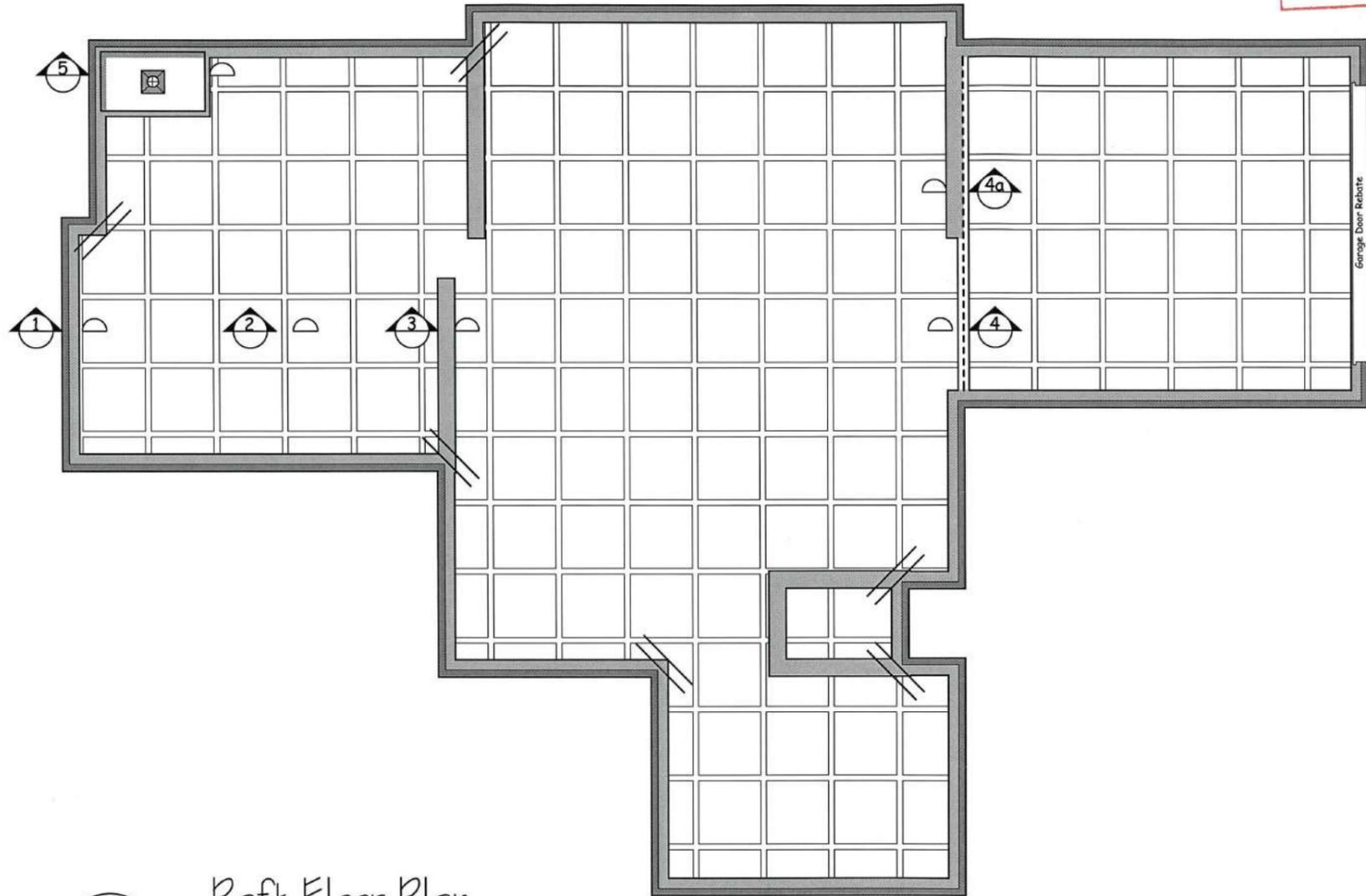
Job Title:
 Proposed Residence
 Lot 7, DP 485464
 11 Cookes Farm Grove
 Bell Block, New Plymouth

Sheet Title:
 General Notes

Designed: AL	Drawn: MH
Checked: DL	Checked: ...
Date: 13-01-2017	Scale: 1:50
Job # 64228	Sheet # 50

Important Notice - Raft Floors

All raft type concrete floors require an inspection on ground bearing prior to the placement of hard fill. Please ensure you contact NPDC on 06 759 6060 to schedule this required inspection.



Raft Floor Plan
Scale 1:100

Legend:

-  Re Entrant corner steel
2/HD12 x 1200mm
at 200 crs
-  6mm sawcut
100mm deep do not
cut into edge beam
-  Shower setdown:
pods within area of shower + 100mm
are cut down by 50mm max
so as to maintain 85mm topping
HD12 trim around top.
Steel in nbs, thickenings and
edge beams continuous through

Quantities of Spacers (Quantities are approximate and to be used as a guide only)	
Item	Qty.
WJ100 Centre Spacer	245
WJ101 Clip-on Spacer	115

NOTES:
Do not scale from Drawings.
Refer Architectural Drawings for
overall dimensions. To be read in
conjunction with all other related
documents.

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21 FEB 2017
Building Consent

Revision	Description	Date

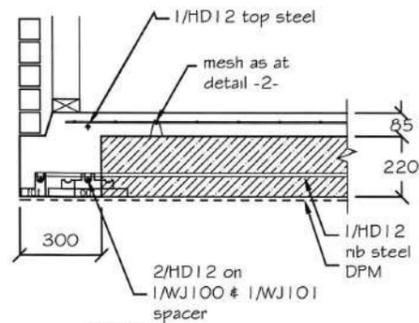
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Consulting Engineers

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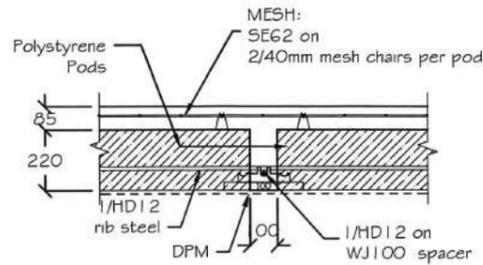
Job Title:
Proposed Residence
Lot 7, DP 485464
11 Cookes Farm Grove
Bell Block, New Plymouth

Sheet Title:
Raft Floor
Plan

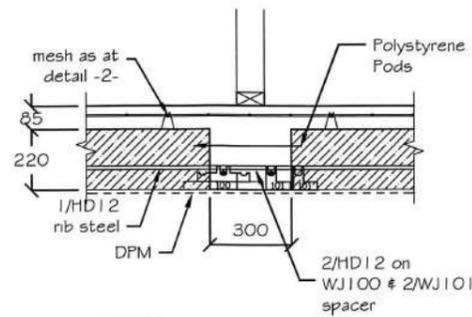
Drawn: AL	Drawn: MH
Checked: DL	Checked: ...
Scale: 1:100	Date: 13-01-2017
Job # 64228	Sheet # S1



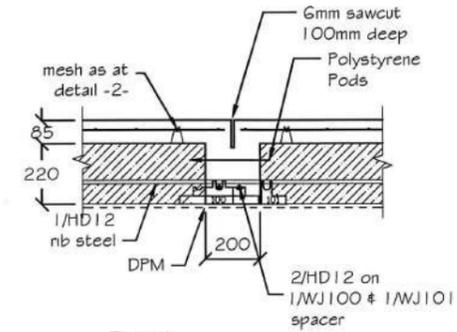
1 Detail
Raftfloor Edge Beam - 300
Scale 1:25



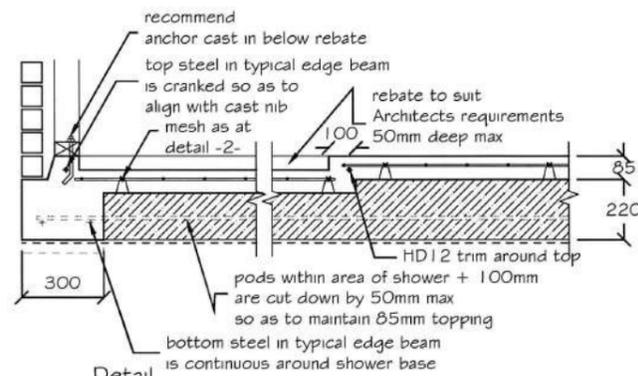
2 Detail
Raftfloor Internal Rib - 100
Scale 1:25



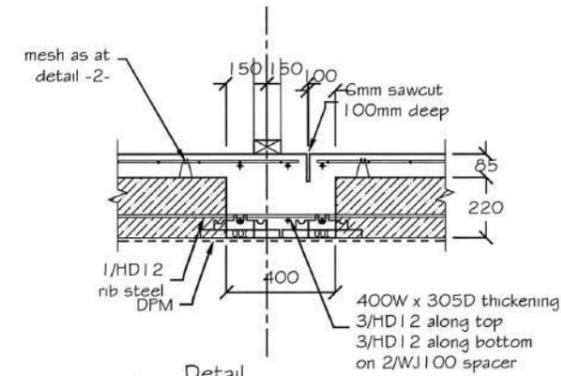
3 Detail
Raftfloor Internal Rib - 300
Scale 1:25



4 Detail
Raftfloor Internal Rib - 200
with Sawcut
Scale 1:25



5 Detail
Raftfloor Shower Setdown at
Edge Beam - 300
Scale 1:25



4a Detail
Raftfloor Internal Rib - 400
with Sawcut
Scale 1:25

Quantities of Spacers
(Quantities are approximate
and to be used as a guide only)

Item	Qty.
WJ100 Centre Spacer	245
WJ101 Clip-on Spacer	115

NOTES:

Do not scale from Drawings.
Refer Architectural Drawings for
overall dimensions. To be read in
conjunction with all other related
documents.

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21 FEB 2017
Building Consent

Revision	Description	Date

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Consulting Engineers

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Southern Lakes: 03 443 6209
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Job Title:
Proposed Residence
Lot 7, DP 485464
11 Cookes Farm Grove
Bell Block, New Plymouth

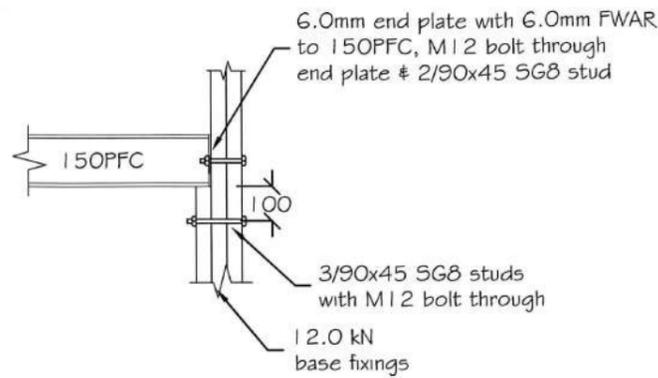
Sheet Title:
Raft Floor
Details

Drawn: AL	Draw: MH
Checked: DL	Checked: ...
Scale: 1:100 & 1:25	Date: 13-01-2017
Job # 64228	Page No: 52

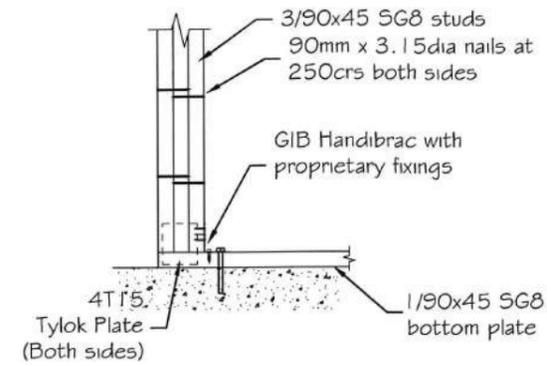
NOTE:

i) Check all structural beams' components and dimensions prior to fabrication and installation. Ensure truss and frame manufacturers understand what connections are shown. If a connection does not work practically, contact WJL prior to manufacture.

ii) All structural steel & connections' coating / durability requirements shall be as per NZS3604:2011 or proprietary coatings (solutions) to comply with AS/NZS2312.



Detail
 1
 150PFC on 3/90x45 SG8 studs



Detail
 1
 12.0kN base fixing for 3/90x45 SG8 studs

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NOTES:

1. Do not scale from drawings. These drawings are to be read in conjunction with the architectural drawings and all other related documents. Refer to architectural drawings for dimensions.
2. Contact the architect/engineer if any discrepancies are found.
3. Unless otherwise noted, concrete shall be 20MPa minimum or 25MPa minimum within 'exposure zone D' (if in doubt, confirm with local BCA)
4. 'FWAR' in these connection details refers to Fillet Weld All Round.
5. Check all structural beams' components and dimensions prior to fabrication and installation.
6. All steel beams should be packed with SG8 timber and bolted with M12 bolts at min. 600crs.

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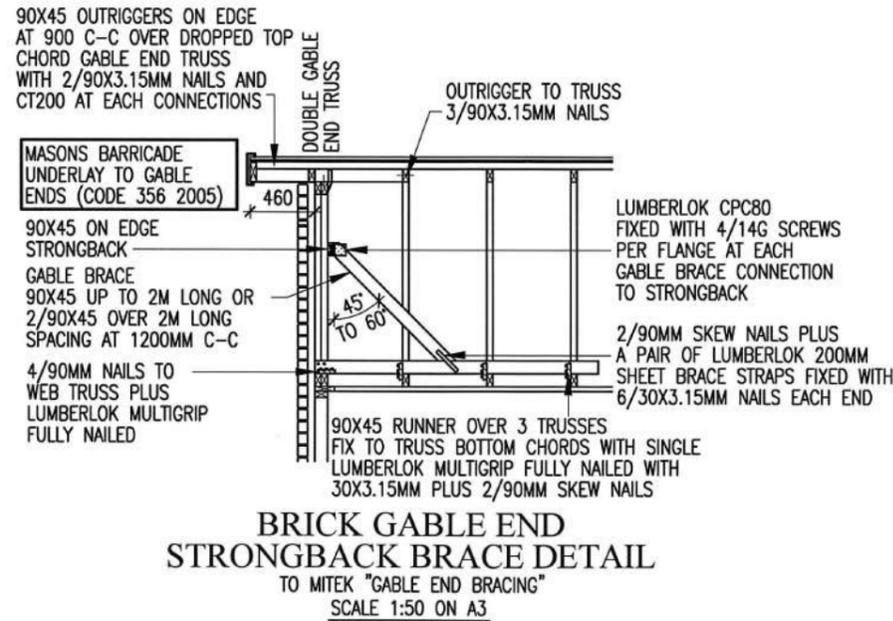
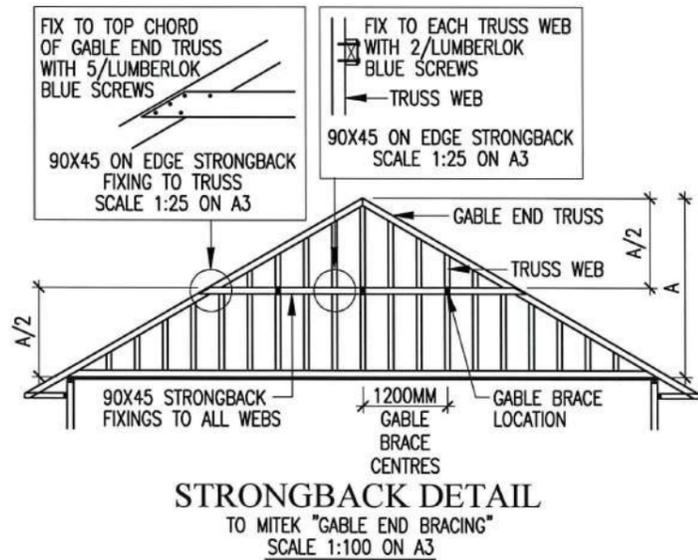
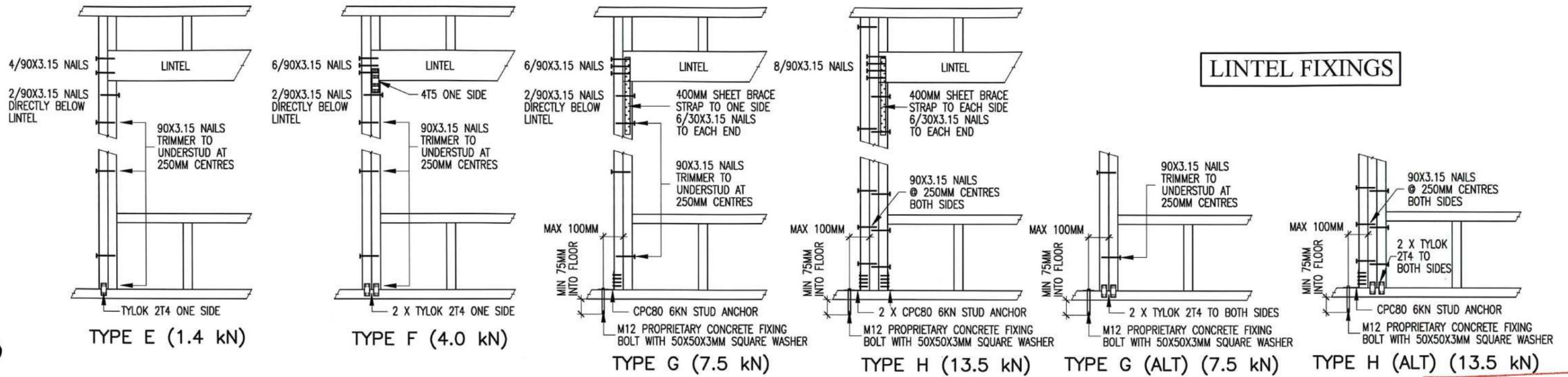
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Job Title:
 Proposed Residence
 Lot 7 : DP 485464
 11 Cookes Farm Grove,
 Bell Block, New Plymouth

Sheet Title:
 Connections

Drawn: AL	Plan: AL	Checked: JJJ	Date: 16-1-17
Scale: 1:20	Job # 64228		SD1



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FIXINGS NOTE:
 TYPE 304 S.S. FOR FIXINGS IN CONTACT WITH TIMBER TREATED WITH COPPER AZOLE OR ALKALINE COPPER QUATERNARY (ACQ) PRESERVATIVES, WHERE USED IN EXPOSED OR SHELTERED LOCATIONS. HOT-DIPPED GALV. FOR ALL OTHER LOCATIONS.

platinumhomes
 NEW ZEALAND

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SALES KATHY
 DRAWN J.C. DATE 15/12/2016
 REVISED
 REVISED

TAR194A FIXING DETAILS
 THE JURY FAMILY TRUST
 11 COOKES FARM GROVE
 BELL BLOCK
 SCALE SHOWN ON A3 SHEET 8

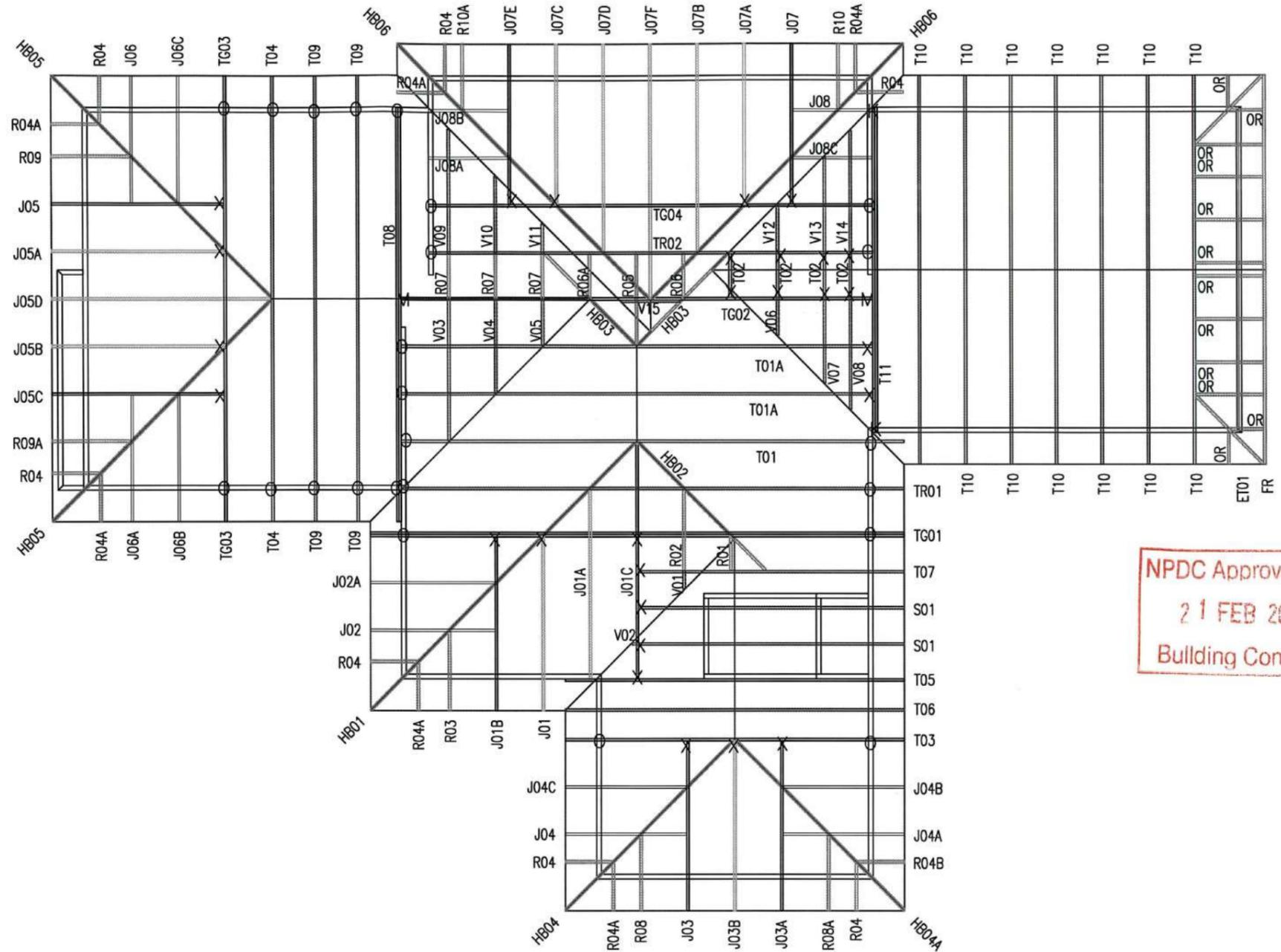
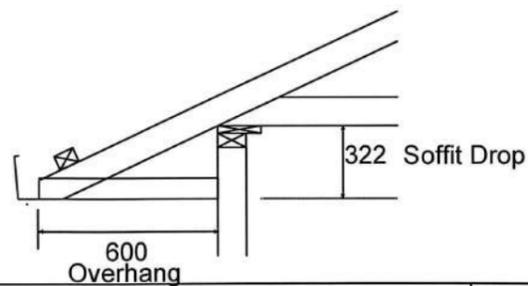
Truss Fixings

-  D - Pair of LUMBERLOK Wire Dogs
-  X - LUMBERLOK JH47x90 Joist Hanger
-  Z - LUMBERLOK JH47x120 Joist Hanger
-  P - LUMBERLOK JH47x190 Joist Hanger
-  E - LUMBERLOK JH95x165 Joist Hanger
-  O - Pair of LUMBERLOK CT200 Ceiling Ties
-  H - LUMBERLOK CT400 Cyclone Tie
-  B - LUMBERLOK CT600 Cyclone Tie
-  M - Pair of LUMBERLOK Multi Grips
-  NP - LUMBERLOK Nailon Plate
-  N - LUMBERLOK N21 Diagonal Cleat
-  W - Pair of LUMBERLOK CPC40 Cleats
-  K - LUMBERLOK TTP 16kN Truss to Top Plate set

- SB = Soffit bearer
- HSB = Hip soffit bearer
- OR = Outrigger
- BOR = Bottom cord outrigger
- FR = Flyrafters
- VN = Verg nog
- CN = Ceiling nog

Katikati Building Supplies Ltd will not accept any charges for on site remedial work to frames & trusses unless such work has first been authorised by Katikati Building Supplies.

All trusses to be fixed to building top plates with (minimum 1-pair) of wiredogs plus 2/90x3.15 skew nails each end unless otherwise specified as per the truss fixings layout plan.



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NOTE ALLOW FOR CLIP FIX CEILING BATTENS

12 Earl Drive KATIKATI P.O. Box 243
Ph 07-549-0689 Fax 07-549-0702

Site Address :
**THE JURY FAMILY TRUST
11 COOKES FARM GROVE
BELL BLOCK**

Sheet Title :
**For Building Consent
Truss Fixings & Roof Layout**

Date : 13 Dec, 2016 Drawn : DAVE
Scale : 1:100 System : MiTek 20/20

Job Details:
Roof Pitch : 25.000 Deg
Roof Material : Metal Tiles
Ceiling Material : Rondo on clips
Wind Zone : High
Roof Snow Load : 0.000 kPa

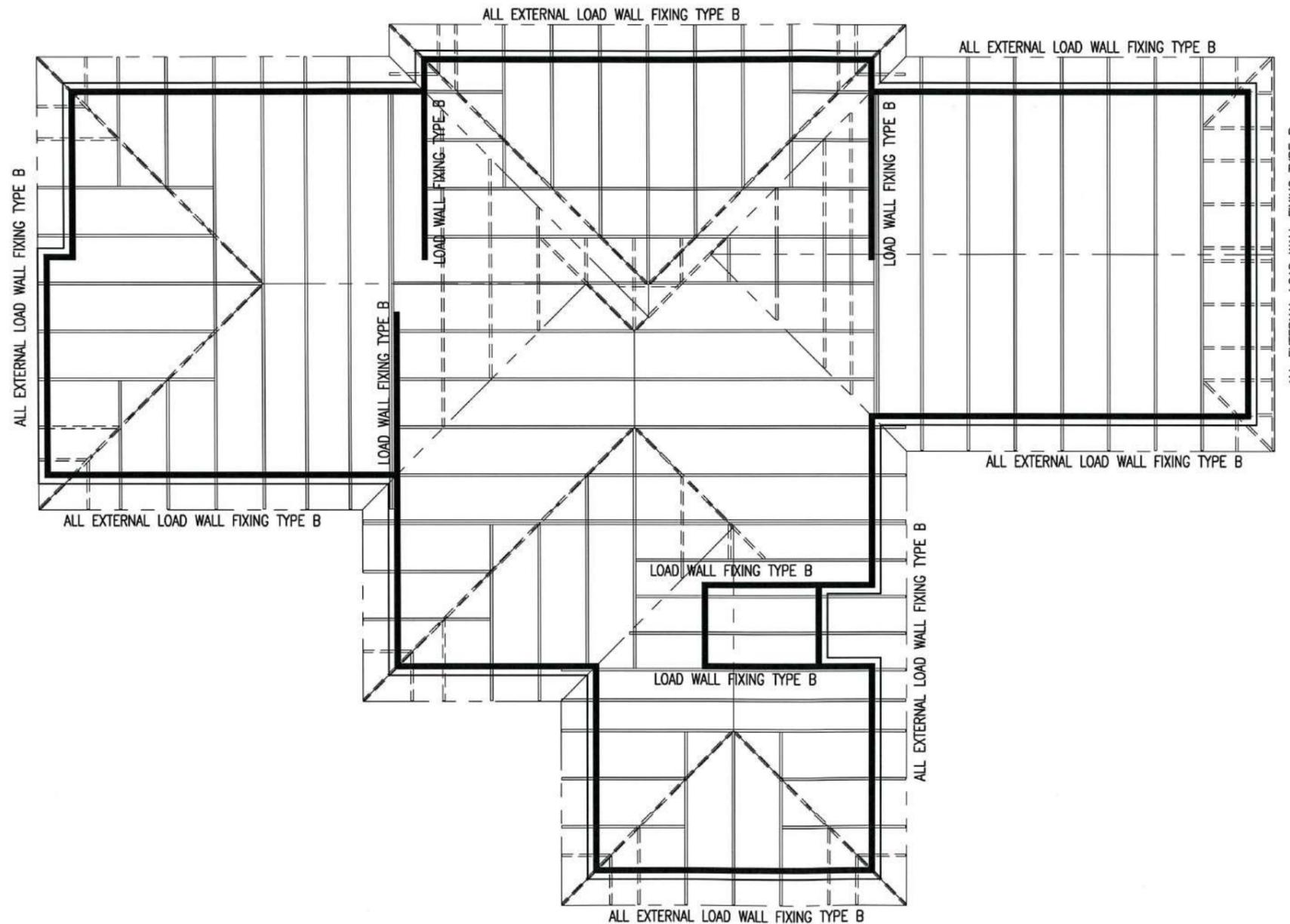
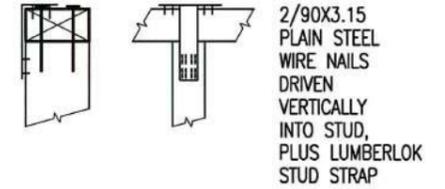
Truss Centres : 900 mm
Roof Live Load : 0.250 kPa
Floor Live Load : kPa
Wind Speed : 44.0 m/s

PrimeCad v4.6.6.169

Job Title :
TAR194A
Sheet :
9
Revision Number :

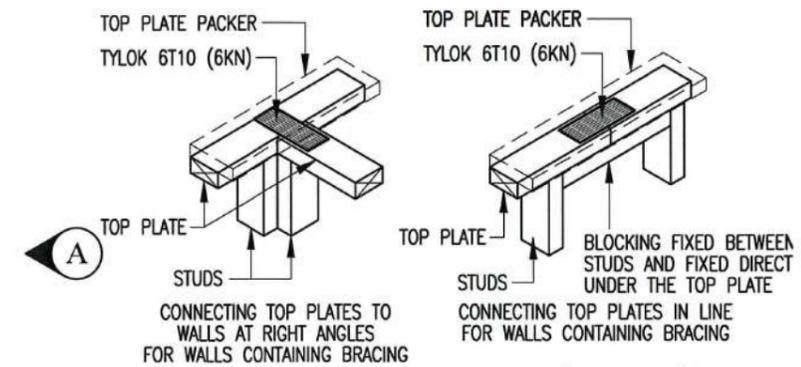
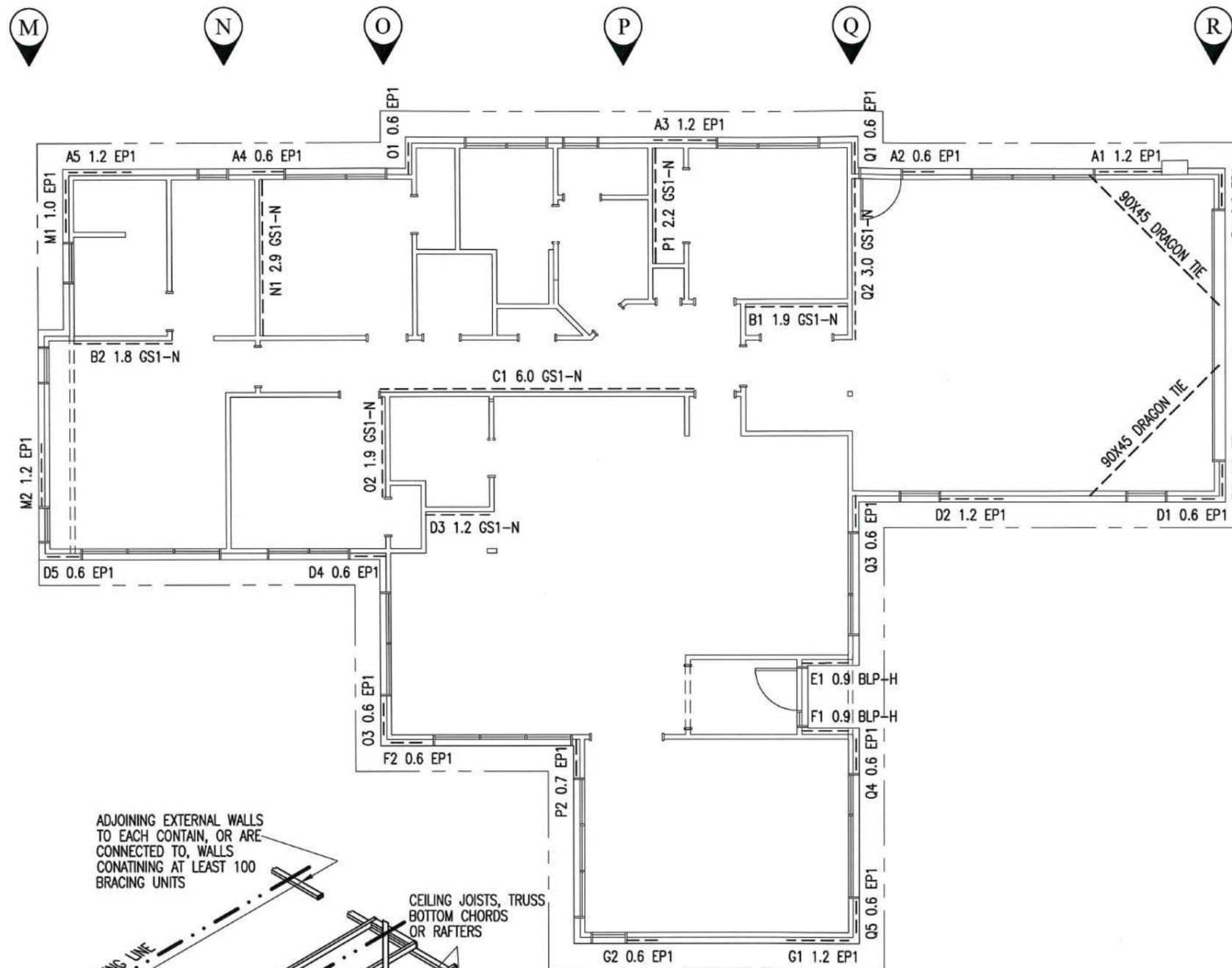
TOP PLATE FIXING

FIXING TYPE B (4.7 kN)



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LIBRARY ALTERED	
TOP PLATE FIXINGS TYPE 'L' TO LUMBERLOK "STUD TO TOP PLATE FIXING SCHEDULE" ALTERNATIVE TO TABLE 8.18 NZS 3604:2011	
FIXING TYPE B ██████████ WIND ZONE: HIGH (A)	
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DRAWN J.C.	DATE 15/12/2016
REVISED	REVISED
REVISED	REVISED
TAR194A	TOP PLATES
THE JURY FAMILY TRUST 11 COOKES FARM GROVE BELL BLOCK	
SCALE 1:100 ON A3	SHEET 10



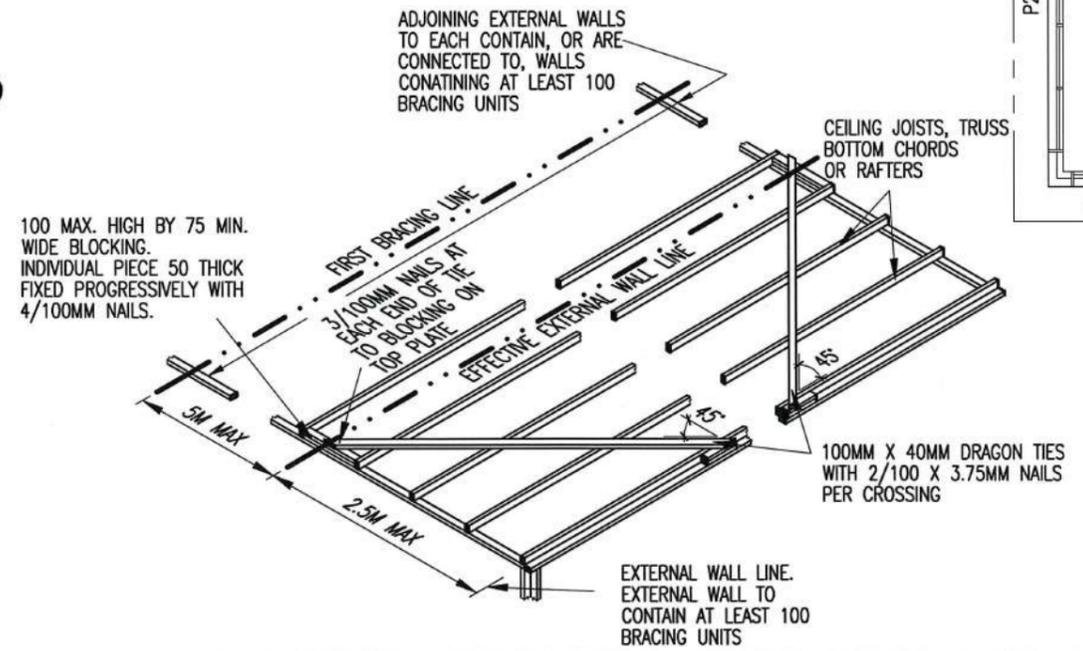
TOP PLATE JOINTING (6.0 kN)
 TO GIB EZYBRACE "TOP PLATE CONNECTIONS"
 FIXINGS TO LUMBERLOK "TOP PLATE JOINTING"

- (A)
- (B)
- (C)
- (D)
- (E)
- (F)
- (G)

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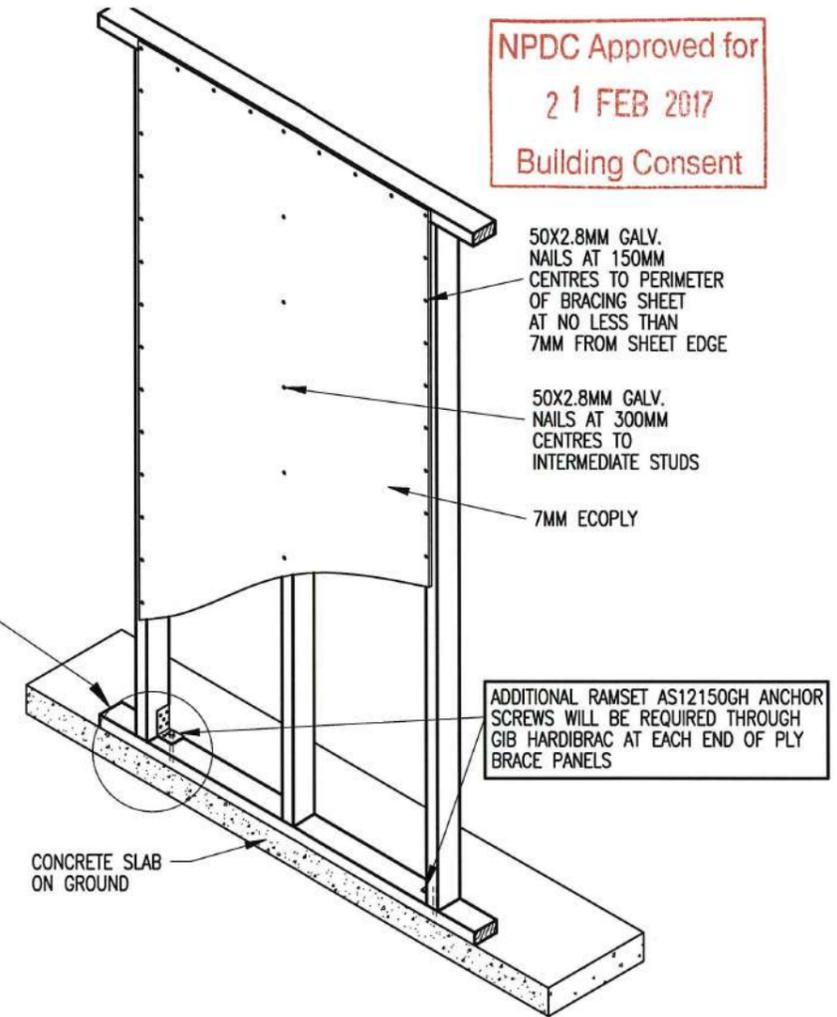
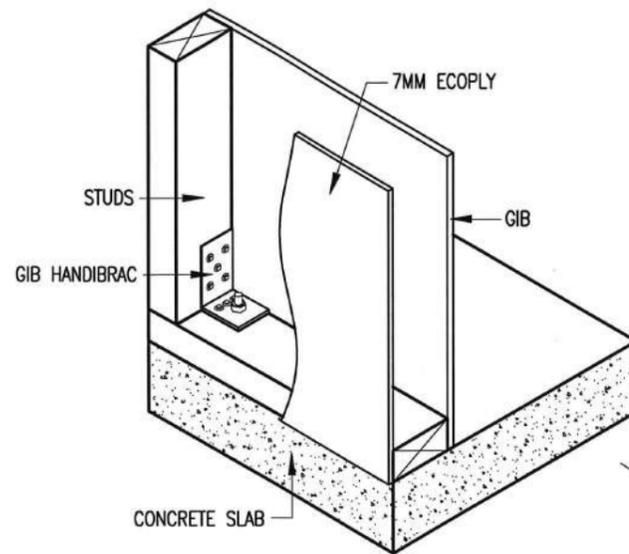
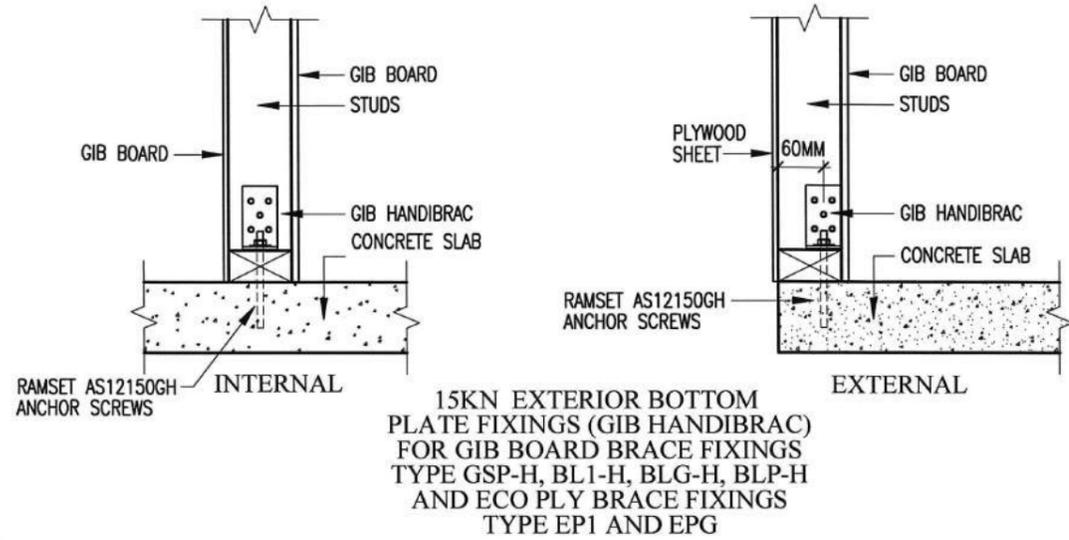


LIBRARY ALTERED	
ROOF AREA HOUSE	257.61 SQ. METRES
FLOOR AREA HOUSE	221.49 SQ. METRES
BUILDING LENGTH	22.97 METRES
TOTAL WIDTH	15.50 METRES
WIND ZONE	HIGH (A)
EXPOSURE ZONE	C
EARTHQUAKE ZONE	1
TYPICAL BRACING DETAILS ON SHEET 12	
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TAR194A	BRACING PLAN
THE JURY FAMILY TRUST 11 COOKES FARM GROVE BELL BLOCK	
SCALE 1:100 ON A3	SHEET 11



DRAGON TIES AND CORNER BRACES

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EP1 AND EPG EXTERIOR PLY FIXING
PLY BRACE PANELS TO BE H3.2 TAN

FASTENING THE GIB BD BRACING ELEMENT REQUIRING HOLD DOWNS TO CONC SLABS
TYPE GSP-H, BL1-H, BLG-H, BLP-H

EXTERNAL WALLS
FASTENING OF THE BOTTOM PLATE OF A GIB WALL BRACING ELEMENT TO CONCRETE FLOORS MUST BE IN ACCORDANCE WITH NZS3604 FOR EXTERNAL WALL, WITH AN ADDITIONAL 12MM (15KN) RAMSET AS12150GH ANCHOR SCREW AND GIB HANDIBRAC (RECOMMENDED METHOD) TO EACH END OF BRACE PANEL.

INTERNAL WALLS
THE BOTTOM PLATE OF GIB BRACING MAY BE FIXED USING 75X3.8MM SHOT FIRED FASTENERS FITTED WITH 16MM DISCS, SPACED AT 150MM AND 300MM FROM THE END STUDS AND THEREAFTER AT 600MM CENTRES.
AN ADDITIONAL 12MM (15KN) RAMSET AS12150GH ANCHOR SCREW AND GIB HANDIBRAC (RECOMMENDED METHOD) TO EACH END OF BRACE PANEL.

OPENINGS IN GIBALTER BOARD

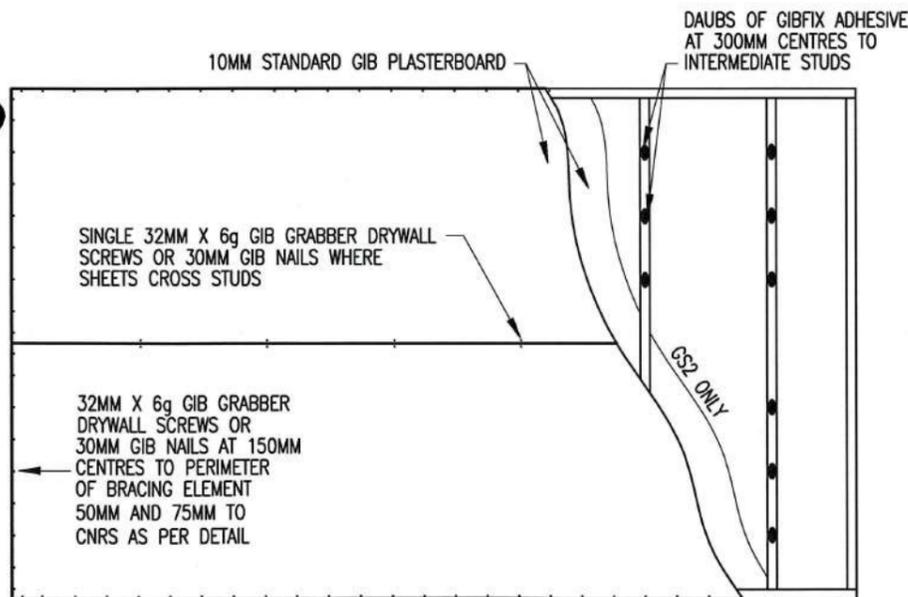
1. OPENINGS 90X90 MAX (POWER/LIGHT SWITCHES) MAY BE NO CLOSER THAN 90MM TO EDGE OF BRACE SHEETS. BLOCKING MAY BE REQUIRED TO ACHIEVE 90MM
2. WALL OPENINGS ALLOWED IN MIDDLE THIRD OF ELEMENT OPENINGS NAILED TO TRIMMERS AT 150 C-C MAX REFER GIB EZYBRACE SYSTEMS BOOK PAGE 17

OPENINGS IN ECOPLY BRACING

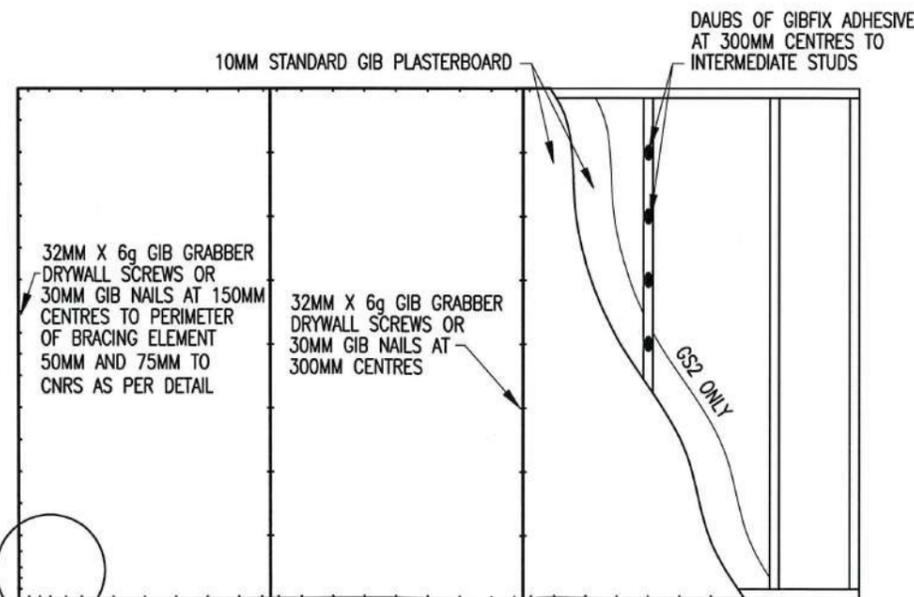
1. OPENINGS 90X90 MAX (POWER/LIGHT SWITCHES) MAY BE NO CLOSER THAN 90MM TO EDGE OF BRACE SHEETS. BLOCKING MAY BE REQUIRED TO ACHIEVE 90MM
2. WASTE PIPE OPENINGS NOT EXCEEDING 150MM DIA CANNOT BE PLACED WITHIN 150MM OF SHEET EDGE REFER ECOPLY BRACING SYSTEMS SHEET 16

FASTENING THE GIBALTER BOARD BRACING ELEMENT GS1-N, GS2-N TO CONC SLABS

INTERNAL BRACING LINES, THE BOTTOM PLATE OF GIB BRACING ELEMENTS MAY BE FIXED USING 75X3.8MM SHOT FIRED FASTENERS FITTED WITH 16MM DISCS, SPACED AT 150MM AND 300MM FROM THE END STUDS AND THEREAFTER AT 600MM CENTRES.



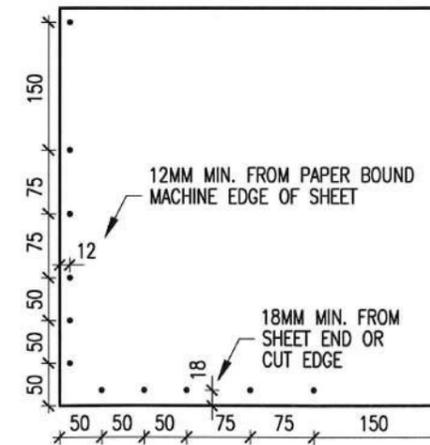
HORIZONTAL FIXING
GIB GS1-N (LINED ONE SIDE)
GIB GS2-N (LINED BOTH SIDES)



SEE CORNER DETAIL

VERTICAL FIXING
GIB GS1-N (LINED ONE SIDE)
GIB GS2-N (LINED BOTH SIDES)

FASTENERS ARE PLACED AT 150MM CENTRES AROUND THE BRACING ELEMENT PERIMETER STARTING AT 50, 75 AND 150MM FROM THE BRACING ELEMENT CORNER. FASTENERS ARE PLACED NO CLOSER THAN 12MM TO A PAPER BOUND MACHINE EDGE OF THE SHEET AND NO CLOSER THAN 18MM TO A SHEET END OR CUT EDGE.



CORNER FASTENING DETAILS
FOR STANDARD GIB BRACING ELEMENT



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REFER TO BRACING PLAN FOR BRACING UNITS & PLACEMENT ON SHEET 11	
SALES KATHY	
DRAWN J.C.	DATE 15/12/2016
REVISED	
REVISED	
TAR194A BRACE DETAILS	
THE JURY FAMILY TRUST 11 COOKES FARM GROVE BELL BLOCK	
SCALE SHOWN ON A3	SHEET 12

ELECTRICIANS TO ENSURE THAT ALL POWER POINTS AND LIGHT SWITCHES ARE MIN. 90MM FROM EDGE OF ALL BRACE WALLS. AS PER GIB EZYBRACE SYSTEMS GUIDE.



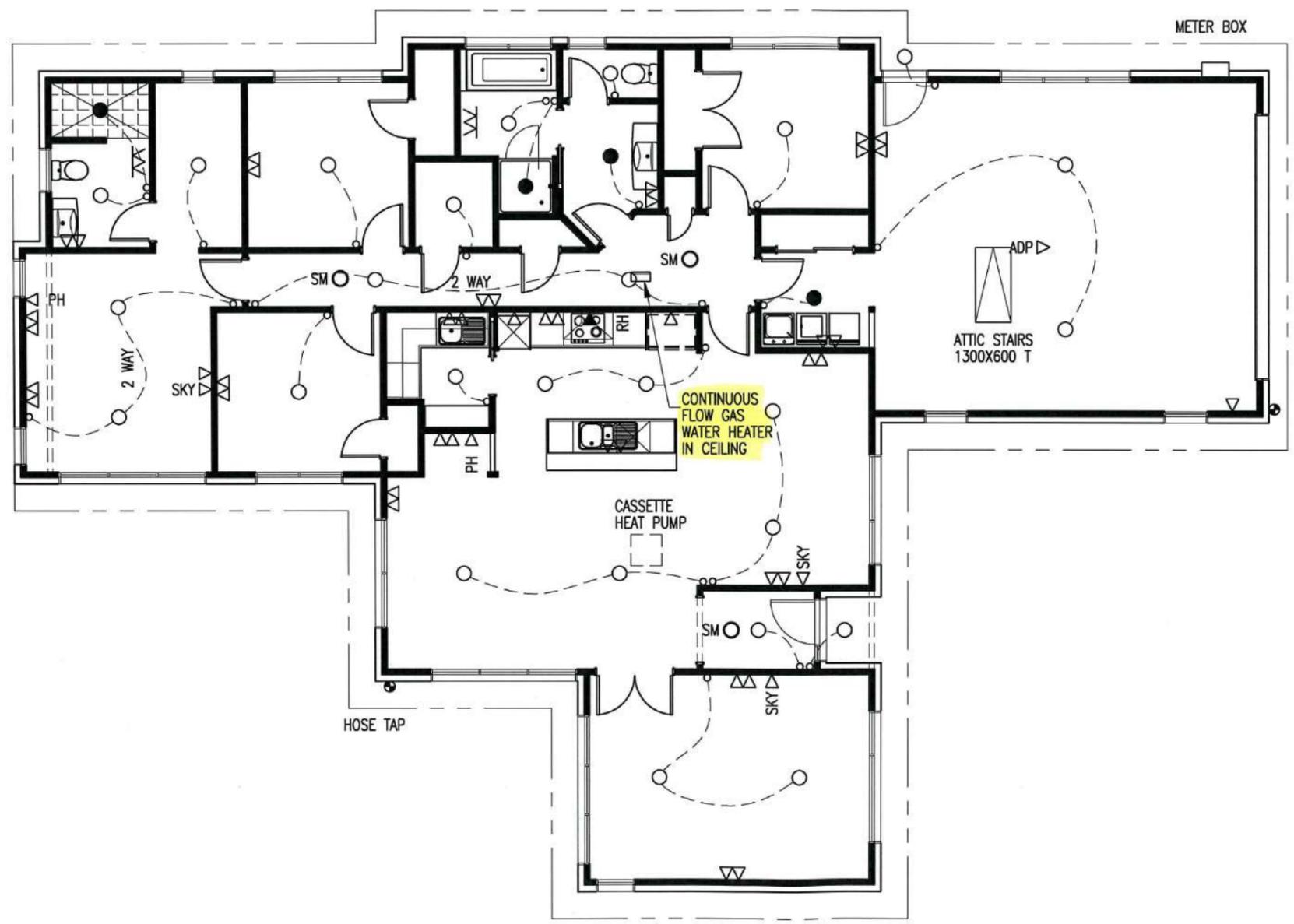
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ELECTRICAL LEGEND

ALLOW TO CONFIRM POSITION OF FITTINGS ON SITE IN CONSULTATION WITH CLIENT.
 ALLOW FOR HOBS, OVEN AND HOT WATER CYLINDER WIRING.
 ALLOW FOR TEMPORARY BUILDERS SUPPLY.
 ALLOW FOR CONNECTIONS AND INSPN. FEES.

○	RECESSED LIGHT (C80 OR C0135 RATED)	26
o	LIGHT SWITCH	25
2 WAY	2 WAY LIGHT CIRCUIT	2
3:1	3:1 LIGHT/HEAT FAN DUCTED TO OUTSIDE INCLUDING WATERPROOF SWITCHES	0
●	SENSOR DOUBLE LIGHT	0
ADP▷	AUTO DOOR POINT (2 REMOTES)	1
▽▽	DOUBLE POWER POINT	19
▽	SINGLE POWER POINT	4
▽	HEATED TOWEL RAILS	0
▽	BATHROOM WALL HEATER	2
SKY▷	SKY CONNECTION	3
T▷	TV POINT	0
PH▷	PHONE JACK	2
RH▷	RANGE HOOD DUCTING/P.P. DUCTED TO OUTSIDE SOFFIT GRATE	1
SM○	SMOKE ALARM HARD WIRED WITH HUSH FACILITY	3
	MAINS	20M
	METER BOX	1
	DVS SYSTEM	0
	PREWIRE FOR ALARM. 3 SENSORS, 1 KEYPAD, INTERNAL AND EXTERNAL SIREN AND PANIC BUTTON	0
●	2 IN 1 FAN LIGHT DUCTED TO OUTSIDE SOFFIT GRATE	4
SPAD▷	SPA CONNECTION	0

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DRAWN J.C.	DATE 15/12/2016
REVISED	
REVISED	

TAR194A ELECTRICAL

THE JURY FAMILY TRUST
 11 COOKES FARM GROVE
 BELL BLOCK

SCALE 1:100 ON A3 SHEET 13

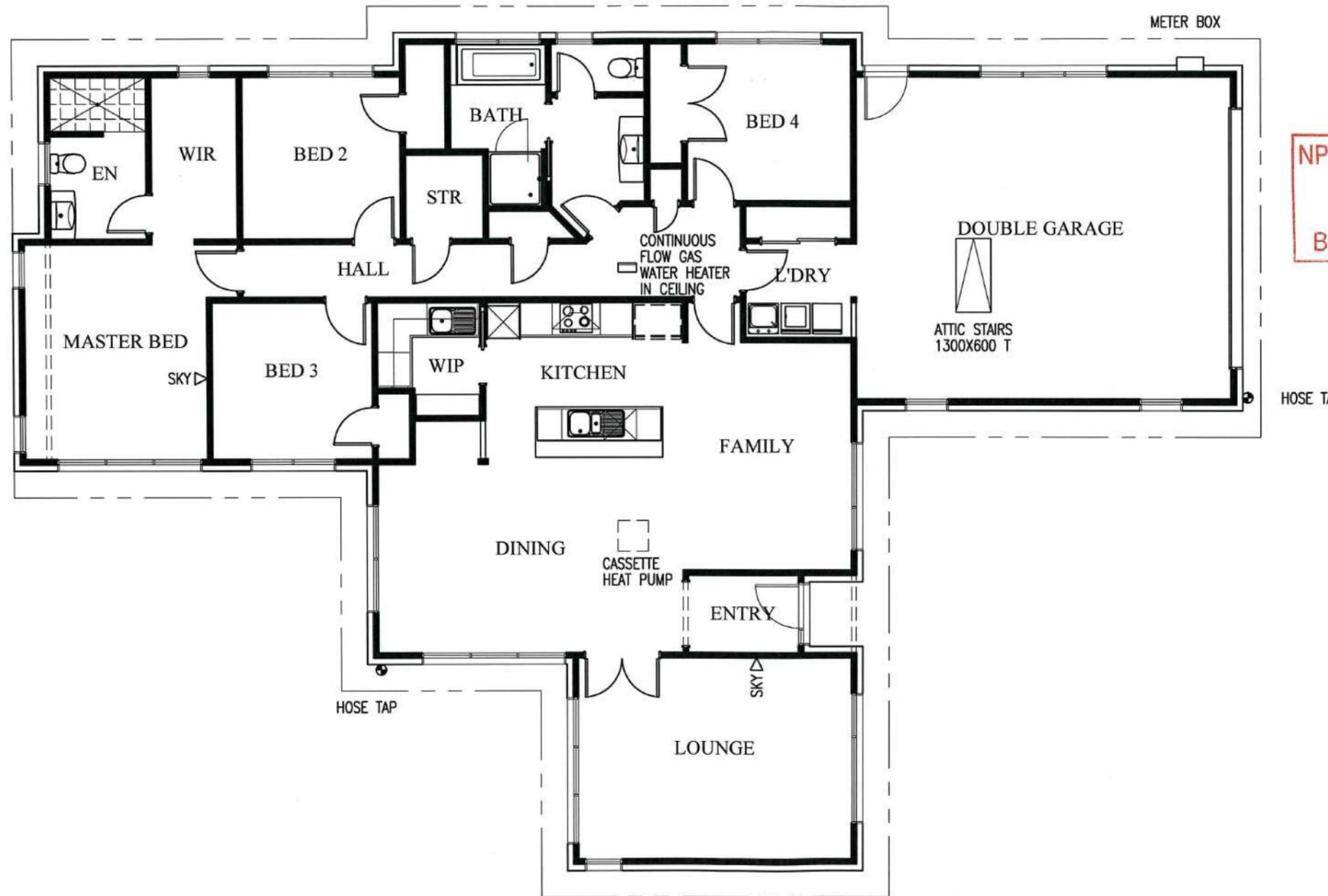
ELECTRICIANS TO ENSURE THAT ALL POWER POINTS AND LIGHT SWITCHES ARE MIN. 90MM FROM EDGE OF ALL BRACE WALLS. AS PER GIB EZYBRACE SYSTEMS GUIDE.



LIBRARY ALTERED
ELECTRICAL LEGEND

ALLOW TO CONFIRM POSITION OF FITTINGS ON SITE IN CONSULTATION WITH CLIENT.
ALLOW FOR HOBS, OVEN AND HOT WATER CYLINDER WIRING.
ALLOW FOR TEMPORARY BUILDERS SUPPLY.
ALLOW FOR CONNECTIONS AND INSPN. FEES.

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○	RECESSED LIGHT (C80 OR C0135 RATED)	26
○	LIGHT SWITCH	25
2 WAY	2 WAY LIGHT CIRCUIT	2
3:1	3:1 LIGHT/HEAT FAN DUCTED OUTSIDE INC WATERPROOF SWITCHES	0
⊕	SENSOR DOUBLE LIGHT	0
ADP▷	AUTO DOOR POINT	1
▽▽	DOUBLE POWER POINT	19
▽	SINGLE POWER POINT	4
▽	HEATED TOWEL RAILS	0
▽▽	BATHROOM WALL HEATER	2
SKY▷	SKY CONNECTION	3
T▷	TV POINT	0
PH▷	PHONE JACK	2
RH▷	RANGE HOOD DUCTING/P.P. DUCTED TO SOFFIT GRATE	1
SM○	SMOKEALARM HARD WIRED WITH HUSH FACILITY	3
MAINS		20M
METER BOX		1
DVS SYSTEM		0
PREWIRE FOR ALARM. 3 SENSORS, 1 KEYPAD, INTERNAL AND EXT SIREN AND PANIC BUTTON		0
●	2 IN 1 FAN LIGHT DUCTED TO O/S SOFFIT	4
SPA▷	SPA CONNECTION	0

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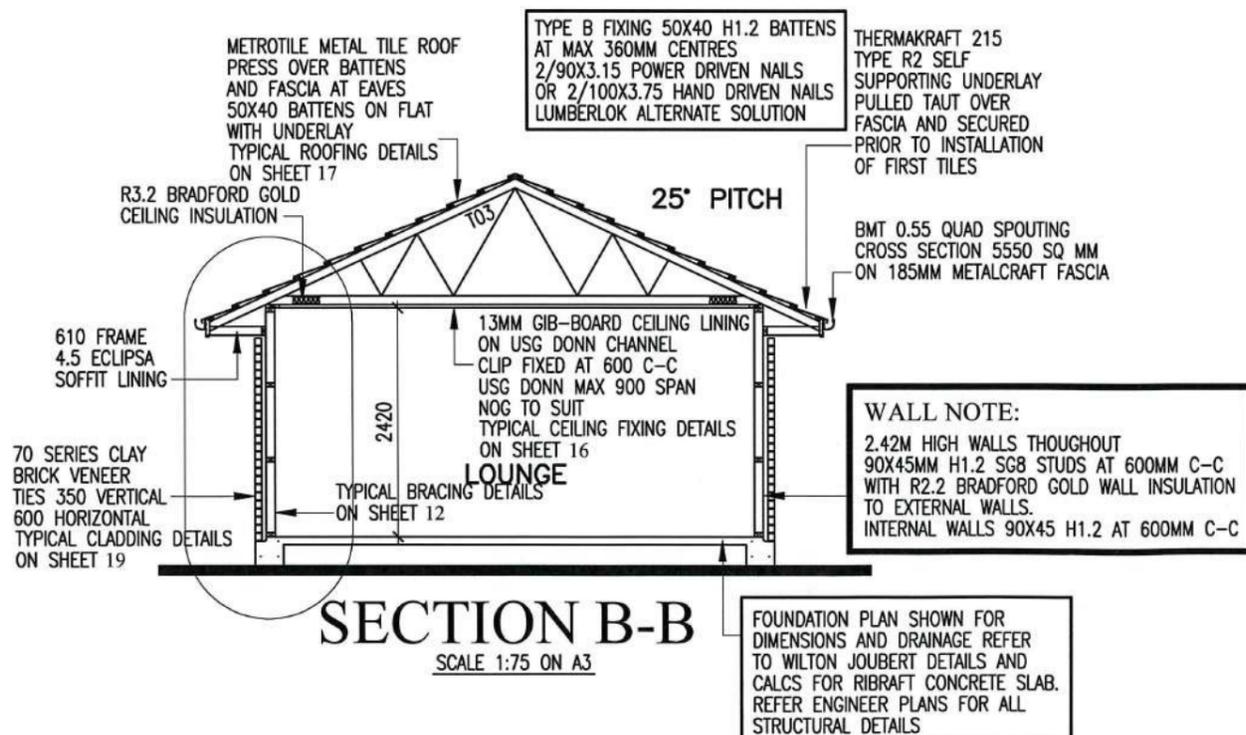
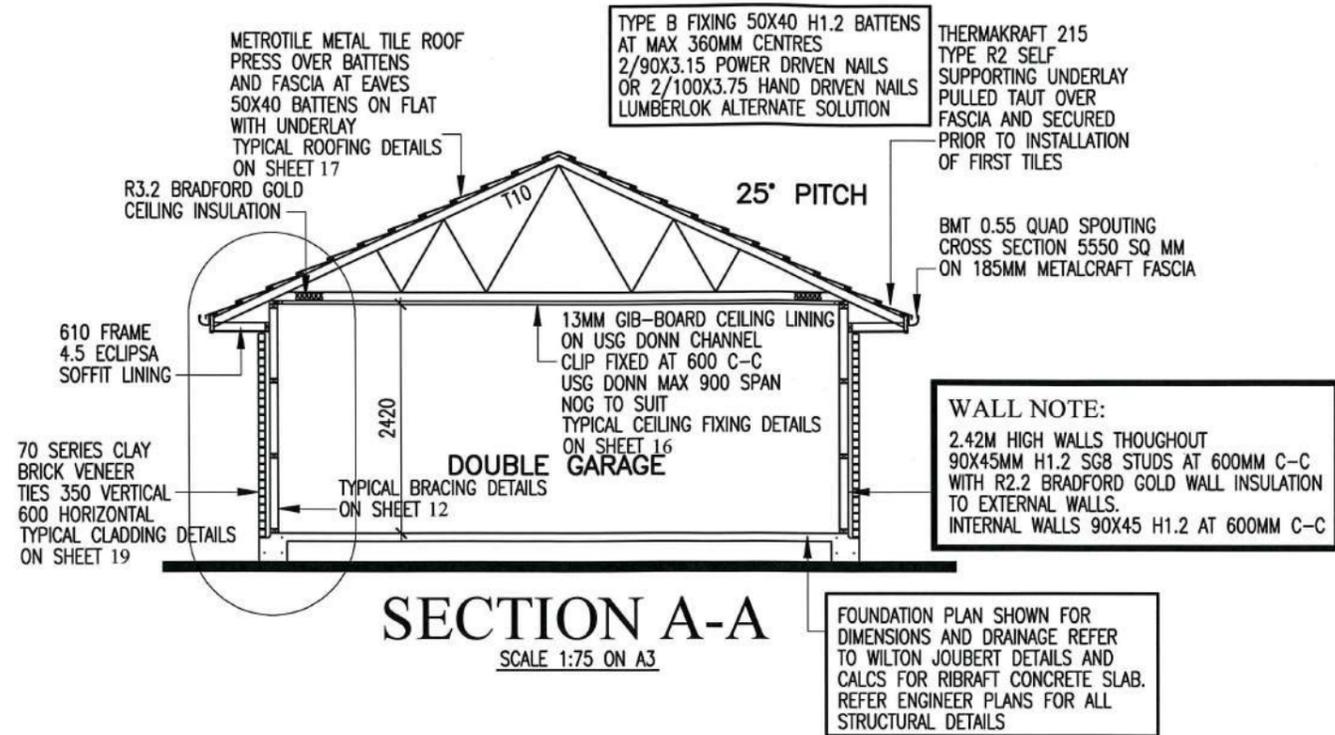
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TAR194A ELECTRICAL

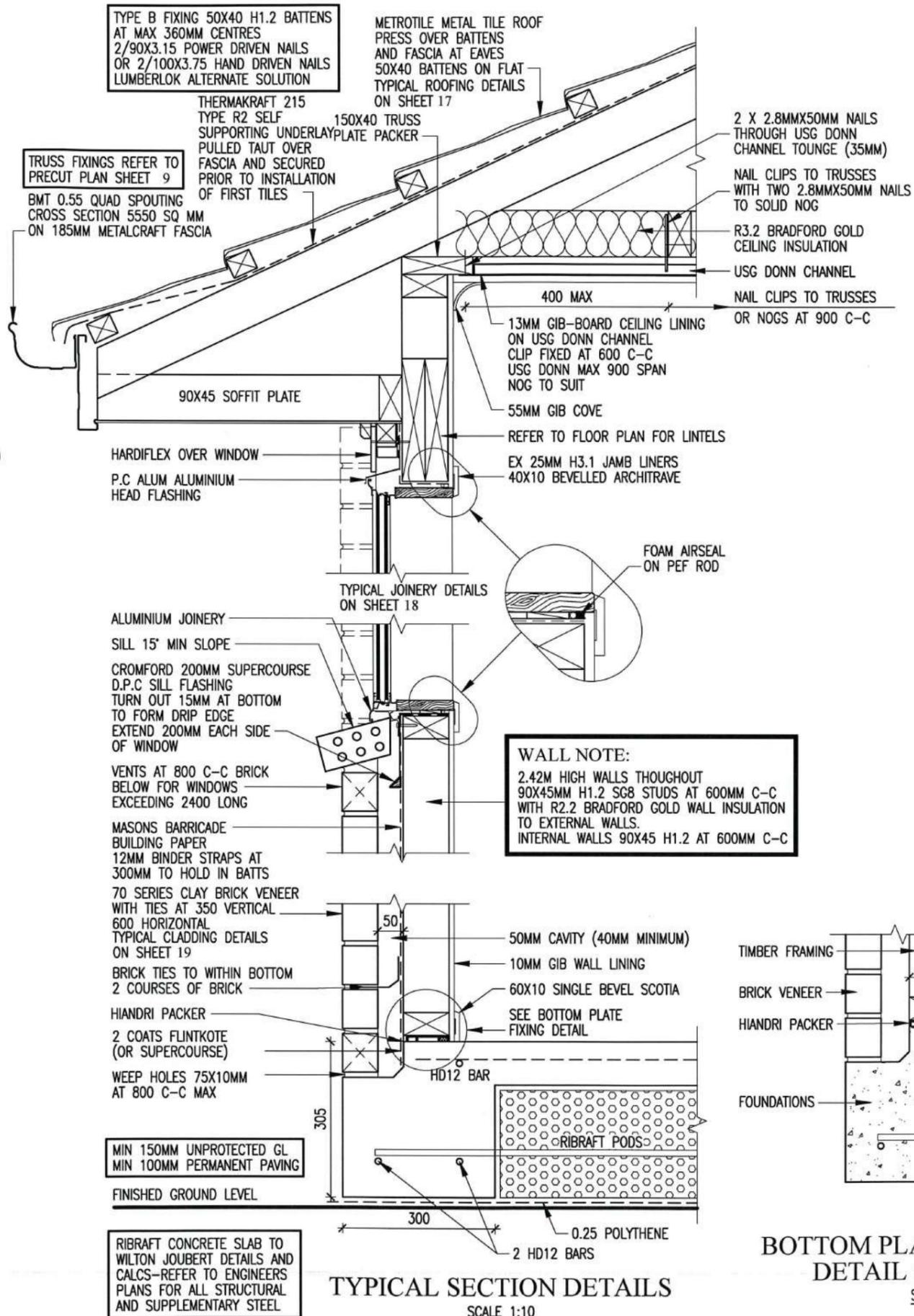
THE JURY FAMILY TRUST
11 COOKES FARM GROVE
BELL BLOCK

SCALE 1:100 ON A3 SHEET 14

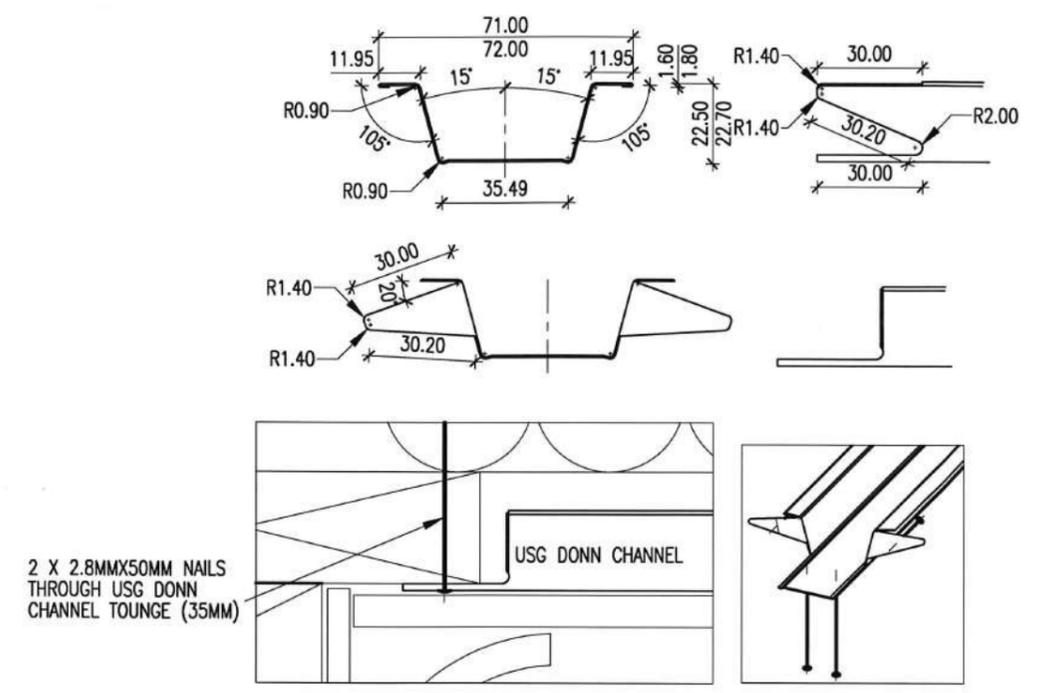


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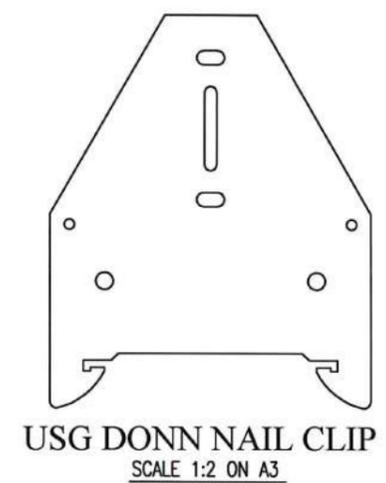
BATTEN FIXING NOTES	
FIXING DEFINITIONS	
NAIL:	90MM X 3.15MMØ POWER-DRIVEN OR 100MM X 3.75MMØ HAND-DRIVEN
SCREW:	80MM X 10 GAUGE LUMBERLOK BLUE
WIREDOG:	LEFT OR RIGHT LUMBERLOK WIREDOG
BATTEN FIXING FOR LIGHT WEIGHT ROOF HIGH WIND ZONE	
MAX BATTEN SPAN 900MM MAX BATTEN CENTRES 370MM	
<p>FIXING TYPE B 0.8KN 2 NAILS</p>	
FOR PURLIN / BATTEN SPLICE FIXING OPTIONS REFER TO LUMBERLOK "PURLIN & BATTEN FIXING CHART"	
BATTEN FIXINGS TYPE 'L' TO LUMBERLOK "PURLIN & BATTEN FIXING CHART" ALTERNATIVE TO TABLES 10.10 & 10.12 NZS 3604:2011	
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TAR194A	SECTIONS
THE JURY FAMILY TRUST 11 COOKES FARM GROVE BELL BLOCK	
SCALE SHOWN ON A3	SHEET 15



TYPICAL SECTION DETAILS
SCALE 1:10



USG DONN CHANNEL
SCALE 1:2 ON A3



USG DONN NAIL CLIP
SCALE 1:2 ON A3

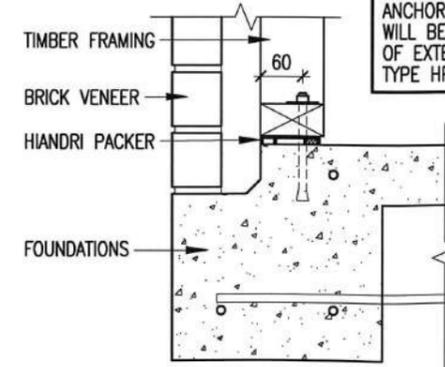
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WALL NOTE:
2.42M HIGH WALLS THROUGHOUT
90X45MM H1.2 SG8 STUDS AT 600MM C-C
WITH R2.2 BRADFORD GOLD WALL INSULATION
TO EXTERNAL WALLS.
INTERNAL WALLS 90X45 H1.2 AT 600MM C-C

RAMSET 12120BPAG ANCHORS
900 C-C MAX AND MIN 150MM
FROM CORNERS 50 X 50 X 3MM
GALVANISED WASHERS
MIN 75MM BOLT EMBEDMENT

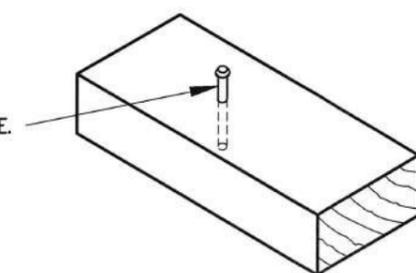
ADDITIONAL RAMSET AS12150GH
ANCHOR WITH GIB HANDIBRAC
WILL BE REQUIRED AT EACH END
OF INTERNAL GIB BRACE PANELS
GSP-H, BL1-H, BLG-H

ADDITIONAL RAMSET AS12150GH
ANCHOR WITH GIB HANDIBRAC
WILL BE REQUIRED AT EACH END
OF EXTERNAL PLY BRACE PANELS
TYPE HP, HPG



**BOTTOM PLATE FIXING ANCHOR
DETAIL (BRICK VENEER)**
SCALE 1:10 ON A3

A 75MM X 4MM DIAMETER NAIL MUST
BE APPLIED MAX 600 C-C
RAMSET HD875 DRIVE PIN
WITH 16MM DIAMETER WASHER
TO RAMSET TECHNICAL REPORT SR125
THROUGH THE BOTTOM PLATE
INTO THE CONCRETE, AT NO LESS
THAN 70MM FROM THE CONCRETE EDGE.
WHEN USING A SHEET WALL BRACING
ELEMENT, A FIXING ANCHOR MUST BE
POSITIONED WITHIN 100MM FOR GIB
FROM THE END OF THAT ELEMENT.
POSITIONED WITHIN 150MM FOR PLY
FROM THE END OF THAT ELEMENT.



INTERNAL FIXING

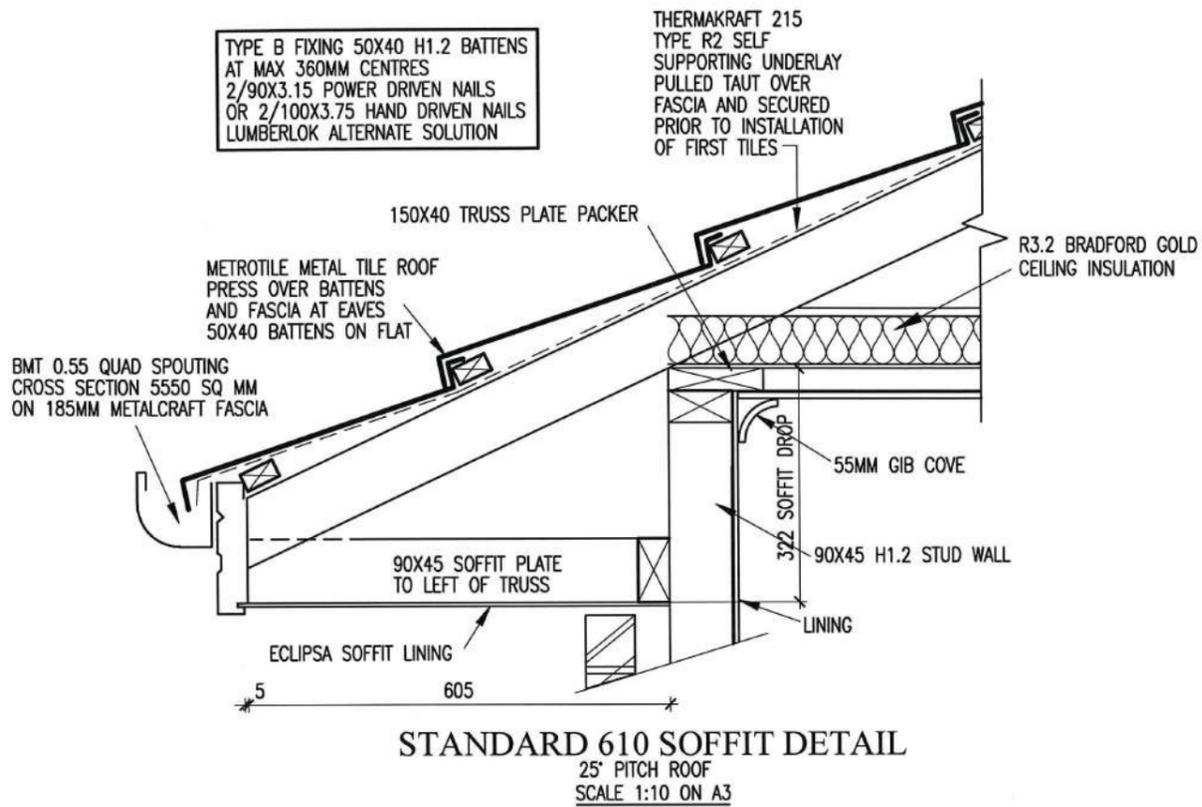
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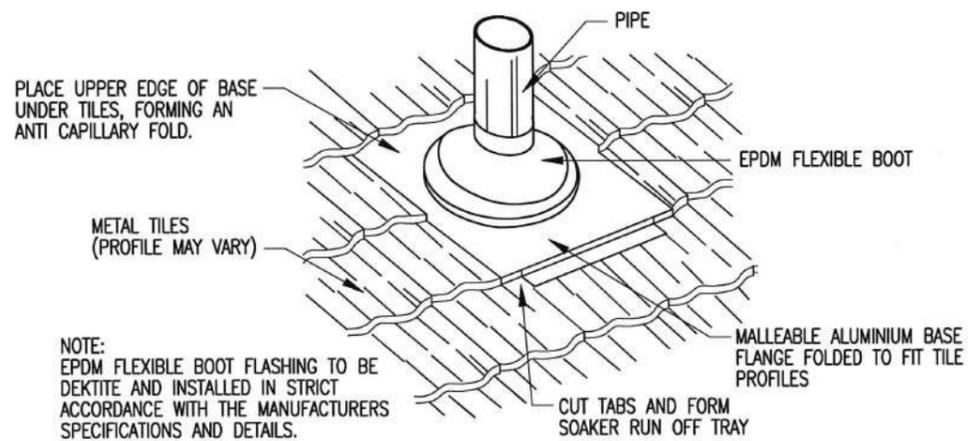
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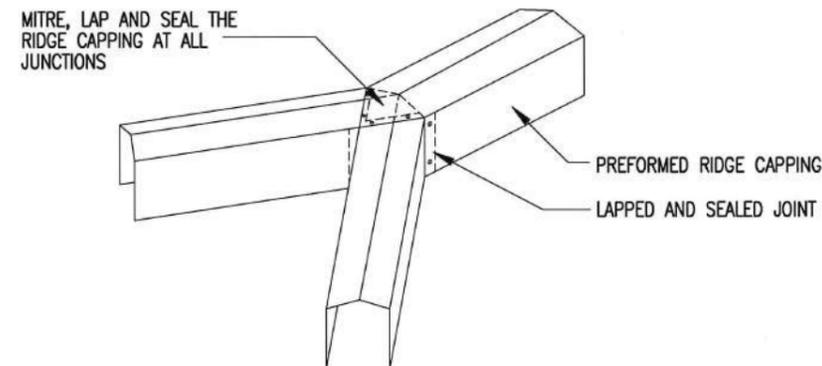
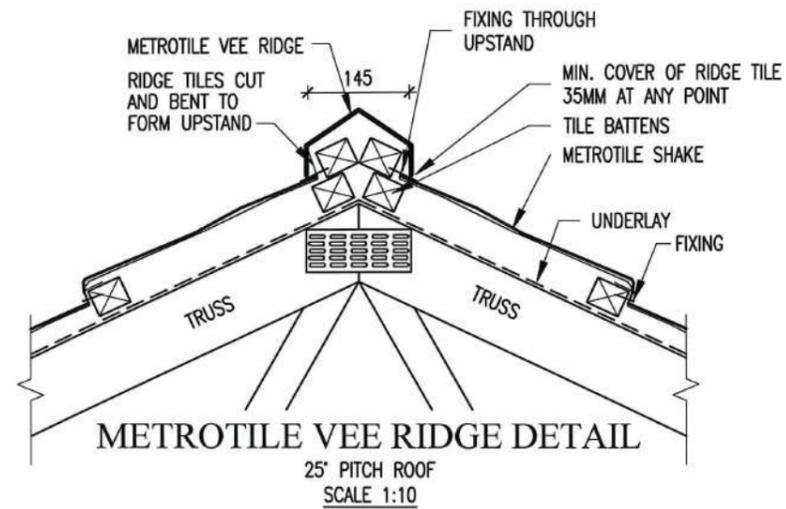
TAR194A DETAILS
THE JURY FAMILY TRUST
11 COOKES FARM GROVE
BELL BLOCK
SCALE SHOWN ON A3 SHEET 16



TRUSS FIXINGS REFER TO PRECUT PLAN SHEET 9

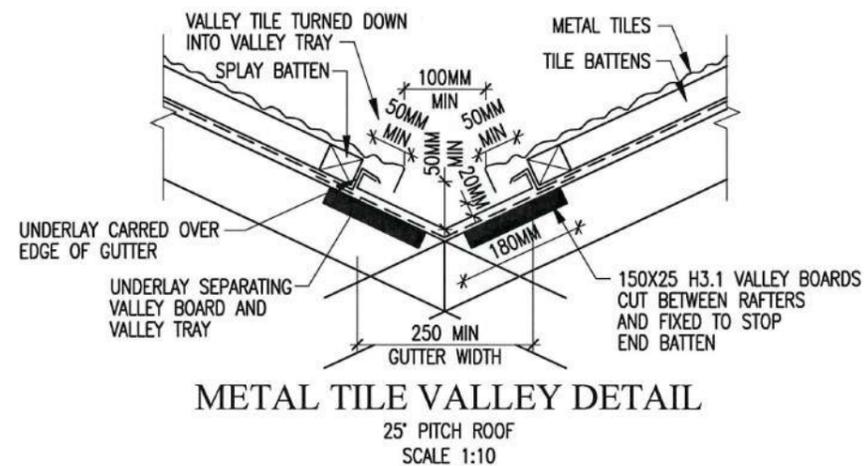


PIPE PENETRATION FOR METAL TILE



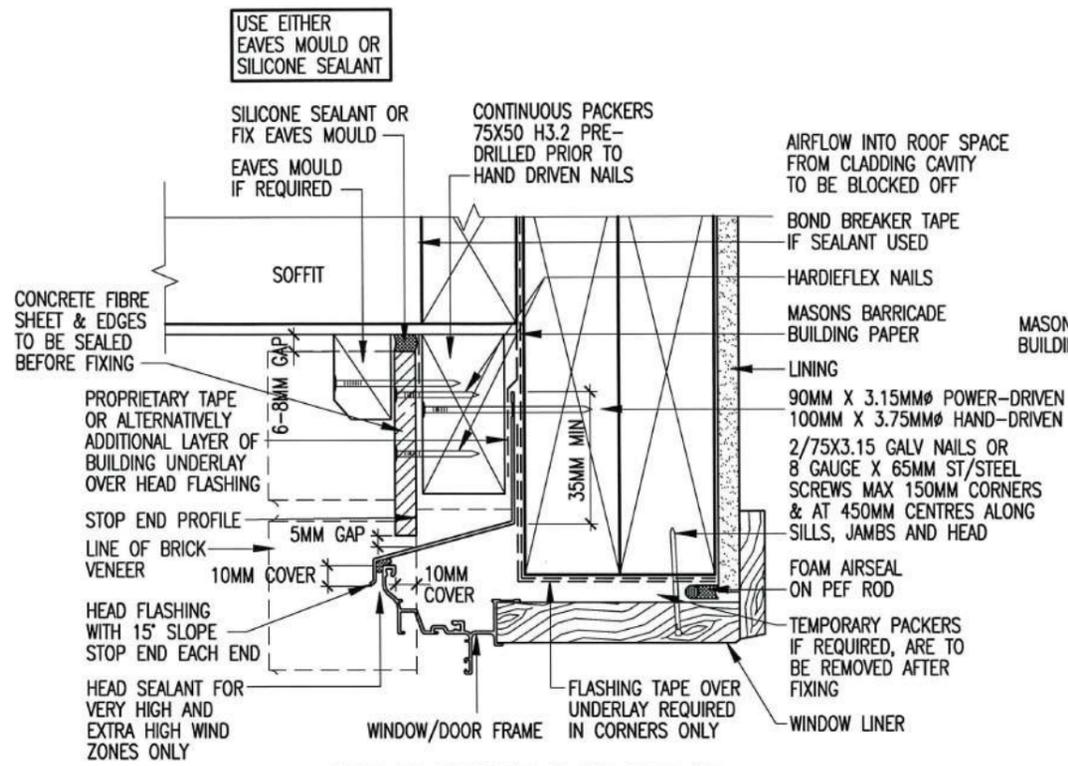
RIDGE TO HIP FLASHING ALTERNATIVE

NOTE: FOR ALTERNATIVE RIDGE PROFILES, RIDGE TO HIP CAPPING MUST BE PERFORMED TO SUIT PROFILE



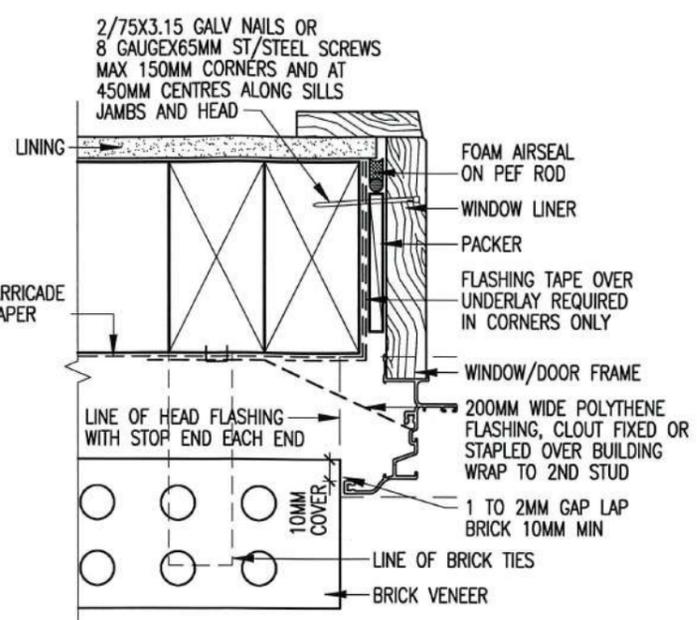
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TAR194A ROOF DETAILS	
THE JURY FAMILY TRUST 11 COOKES FARM GROVE BELL BLOCK	
SCALE SHOWN ON A3	SHEET 17



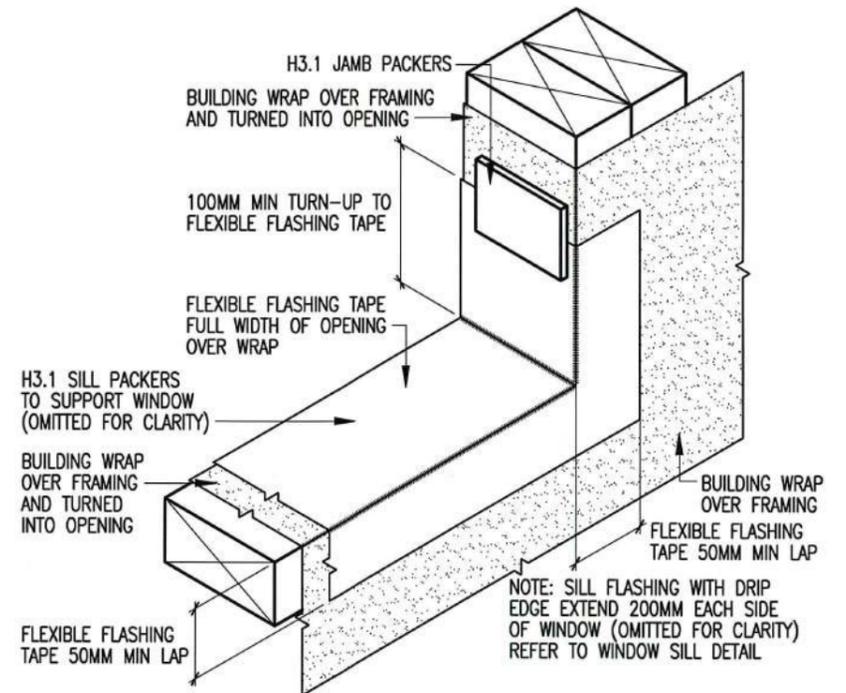
**WINDOW / DOOR HEAD
FLAT SOFFIT
(322MM SOFFIT DROP)**

50MM VENTED CAVITY
CLOSER TO BE USED
IF CONTINUOUS SOLID
PACKERS ARE NOT USED



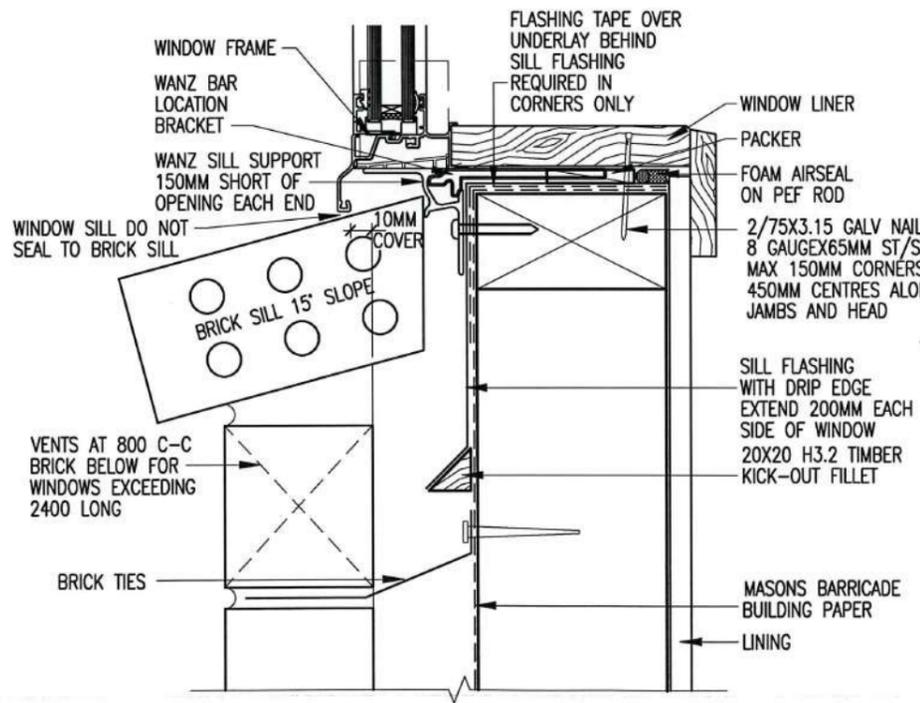
WINDOW / DOOR JAMB

- NOTE:
- (1) WINDOW PROFILE TO BE SELECTED TO ACHIEVE COVER SHOWN IN DETAILS
 - (2) ARCHITRAVES ARE SHOWN FOR CONSISTENCY ONLY, DETAIL MAY BE USED WITH REBATED LINER
 - (3) MAKE ALLOWANCE BETWEEN PACKER AT SILLS FOR SUPPORT BRACKETS FOR LARGE WINDOWS. SUCH BRACKETS REQUIRE SPECIFIC DESIGN, AND SHALL BE SUPPLIED BY THE WINDOW MANUFACTURER
 - (4) WINDOW JAMBS TO BE H3.1 TAN
- NOTE JAMB FLASHINGS TO OVERLAP SILL FLASHING

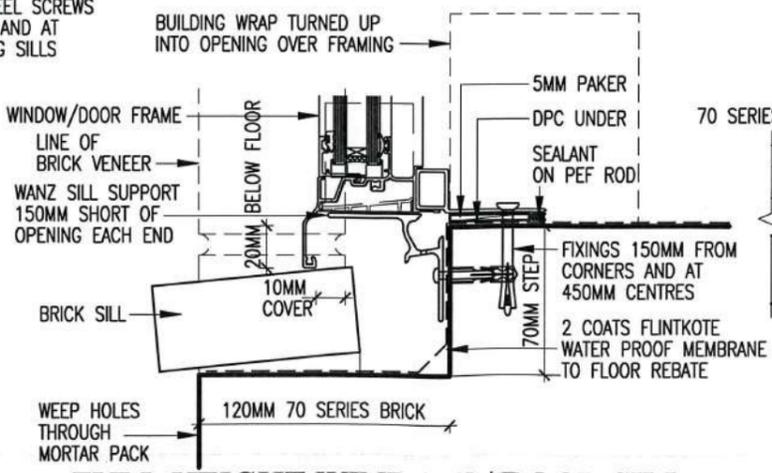


**WINDOW OPENING SILL
BRICK VENEER CLADDING**

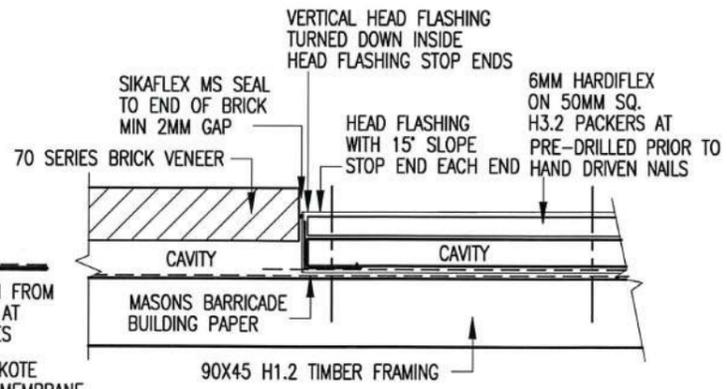
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WINDOW SILL



FULL HEIGHT WINDOW / DOOR SILL



**HARDIFLEX/BRICK VENEER
WINDOW HEADS TO
UNDER FLAT SOFFITS
PLAN VIEW**

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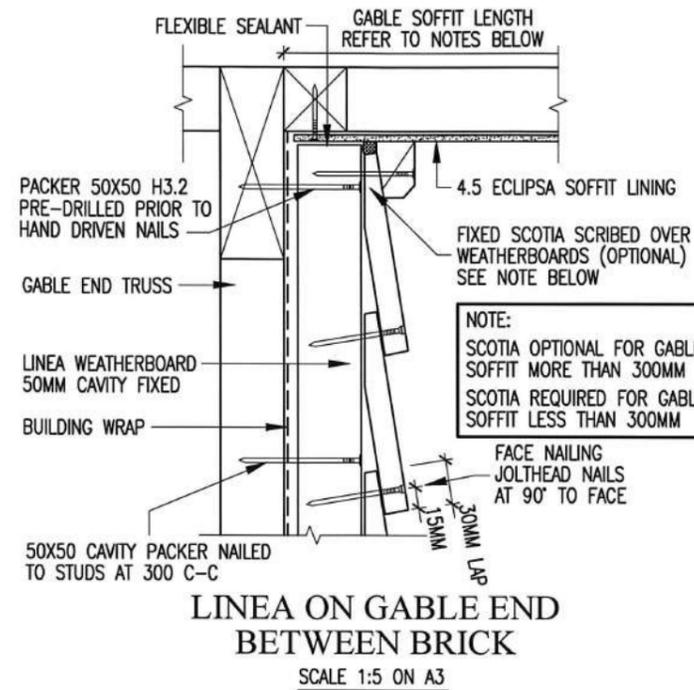
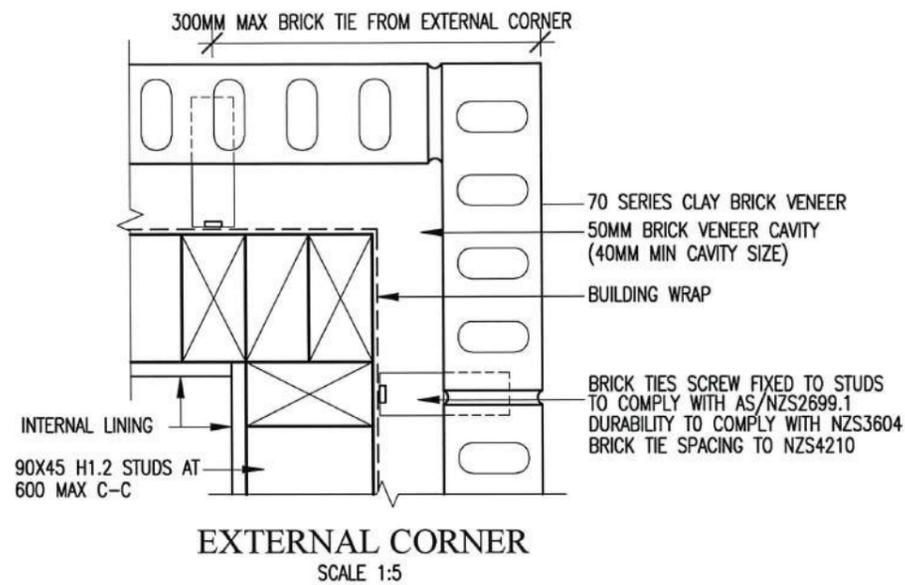
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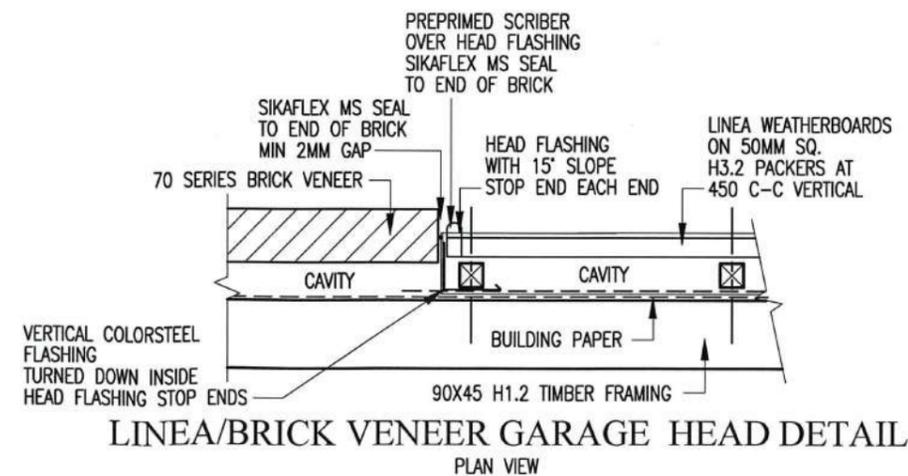
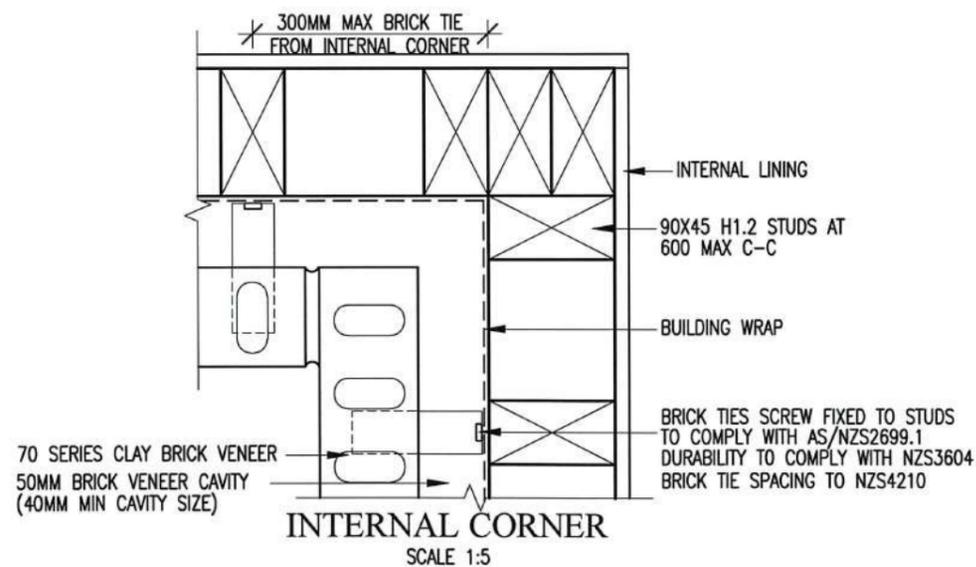
TAR194A JOINERY DETAILS

THE JURY FAMILY TRUST
11 COOKES FARM GROVE
BELL BLOCK

SCALE SHOWN ON A3 SHEET 18



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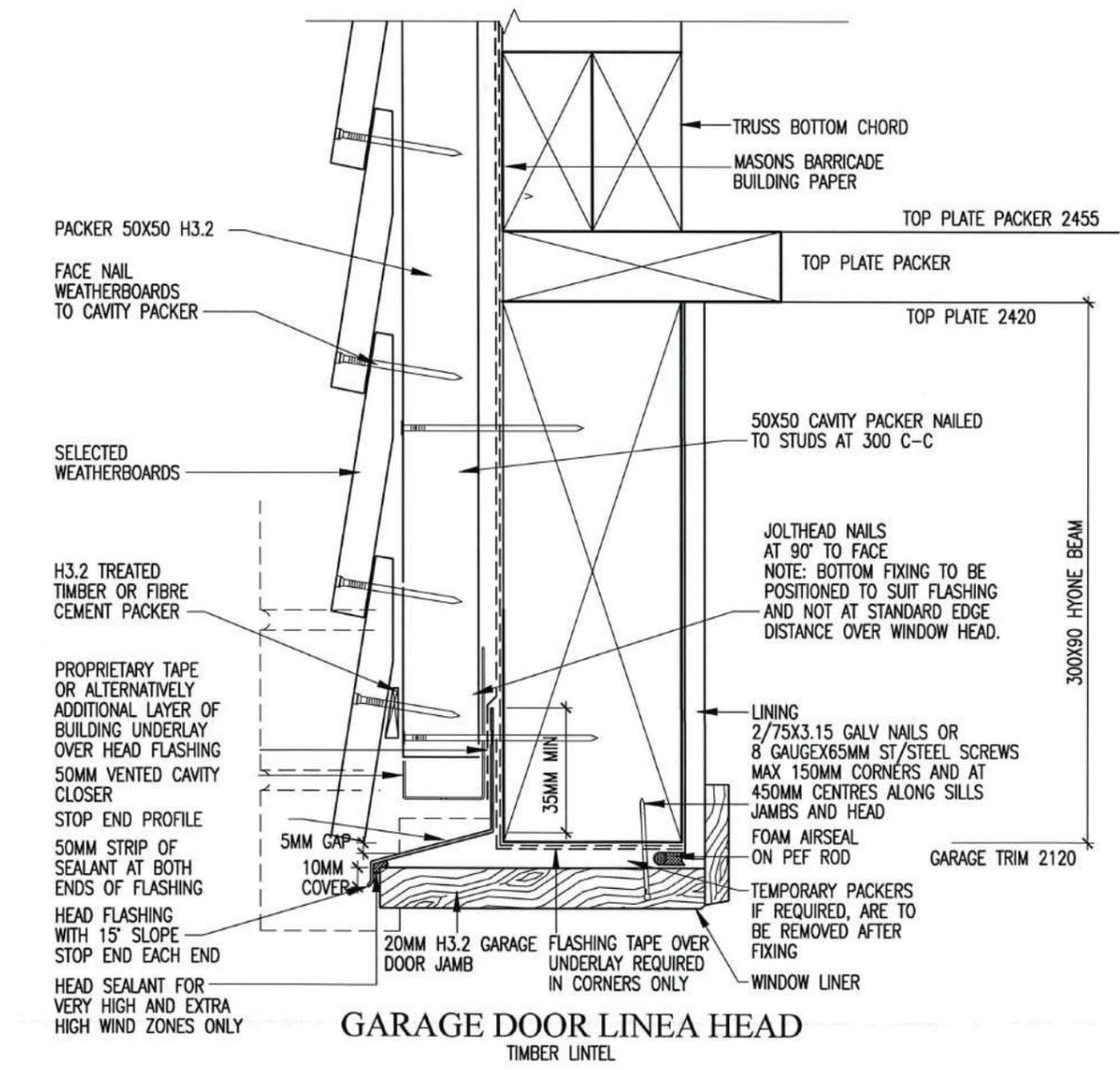
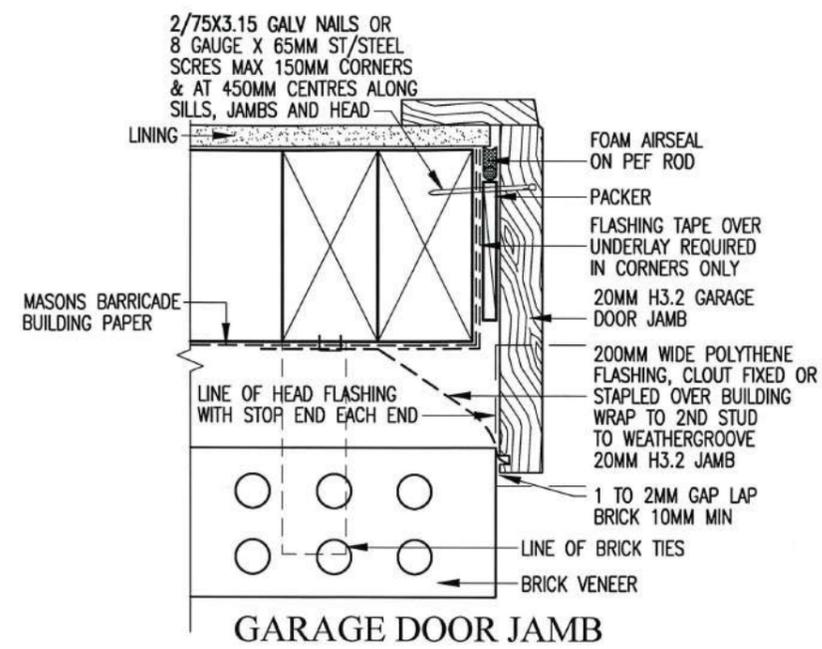
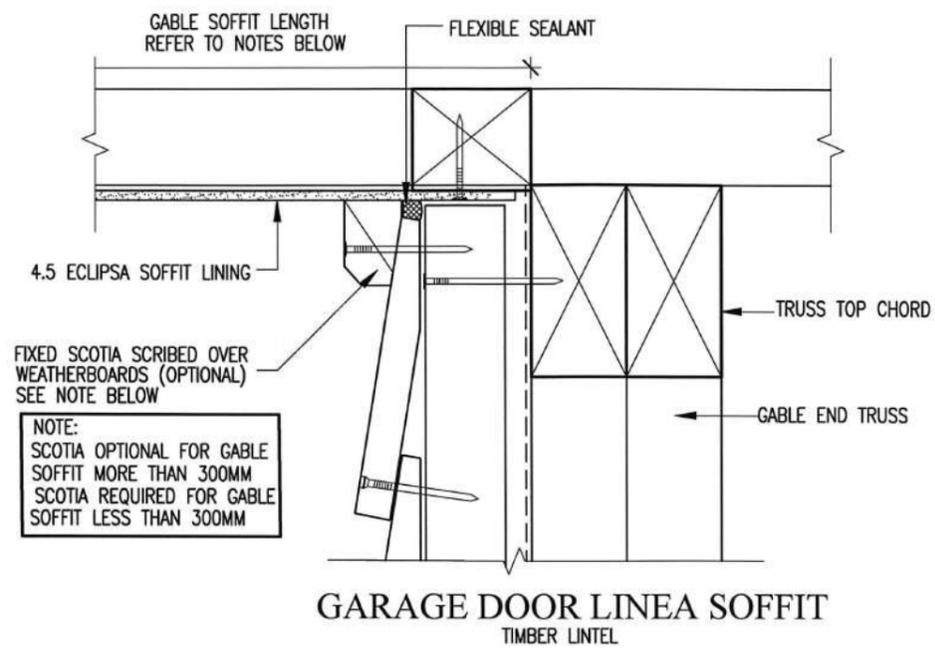
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TAR194A CLADDING DETAILS
THE JURY FAMILY TRUST
11 COOKES FARM GROVE
BELL BLOCK

SCALE SHOWN ON A3 SHEET 19



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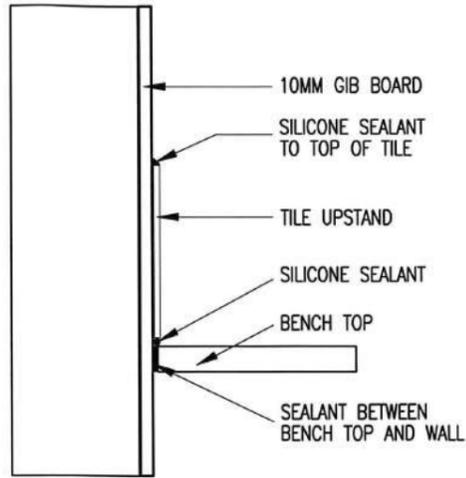
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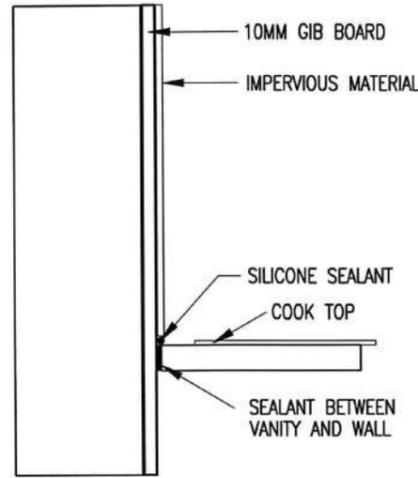
TAR194 GARAGE DOOR DETAILS

THE JURY FAMILY TRUST
11 COOKES FARM GROVE
BELL BLOCK

SCALE SHOWN ON A3	SHEET	20
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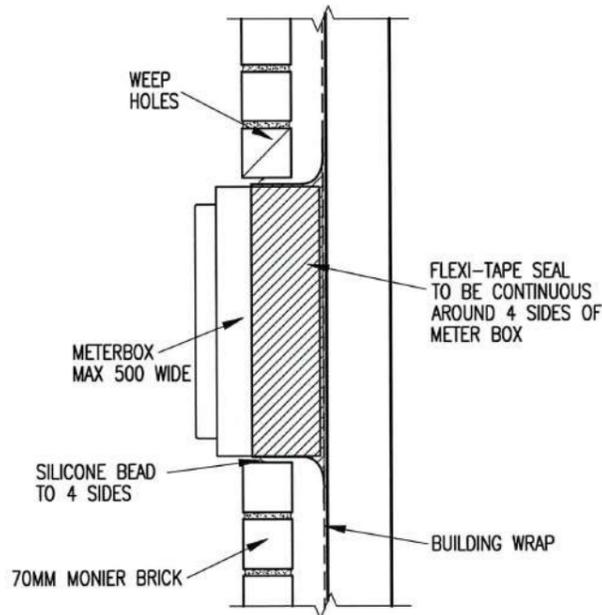
KITCHEN BENCH TOP TO WALL DETAIL



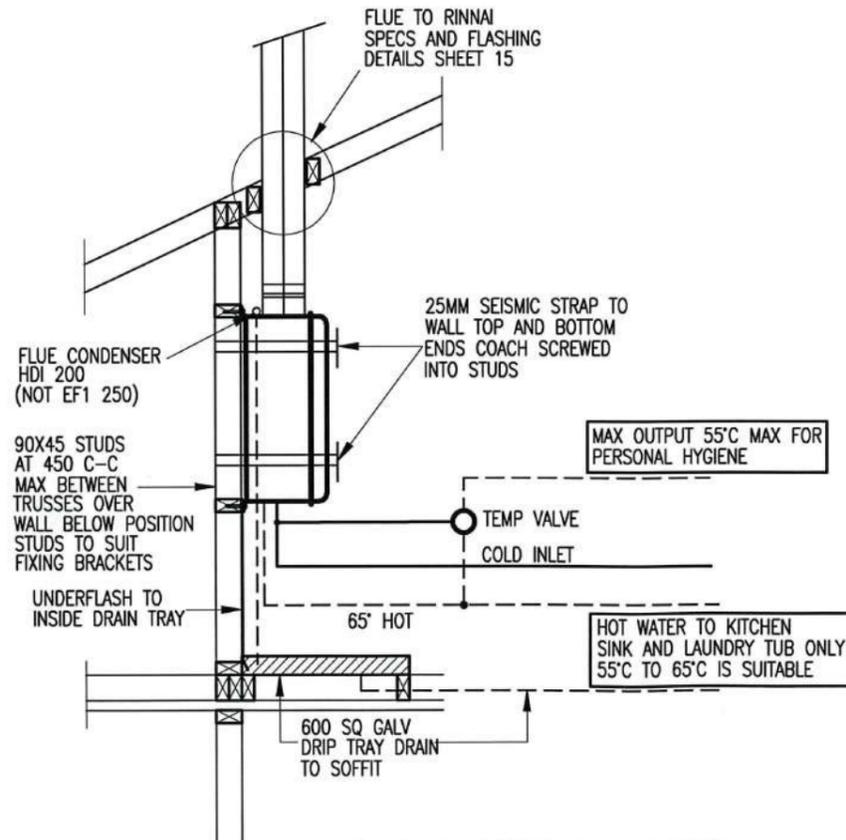
KITCHEN COOK TOP TO WALL DETAIL

FOOD PREPARATION G3
WALLS TO BE FINISHED EASILY CLEANED SURFACES IE WALLPAPER, TILES, HIGH PRESSURE LAMINATES, WALLBOARDS WITH PAINTED OR APPLIED IMPERVIOUS COATINGS OR FILMS FLOORS TO LIVING AREAS TO BE TILED, VINYL SEALED OR CARPETED

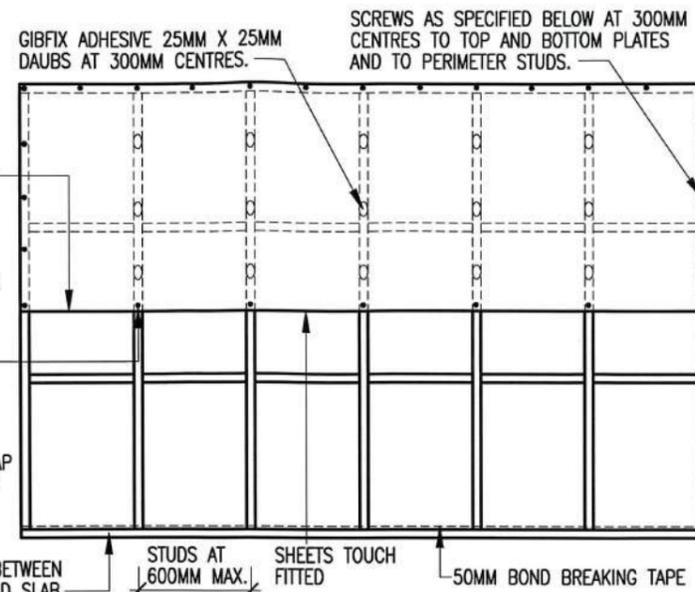
NOTE:
BUILDERS TO FIX FLASHING TO THE METERBOX WITH ADHESIVE AT THE APPROPRIATE PLACE TO SUIT THE CLADDING.



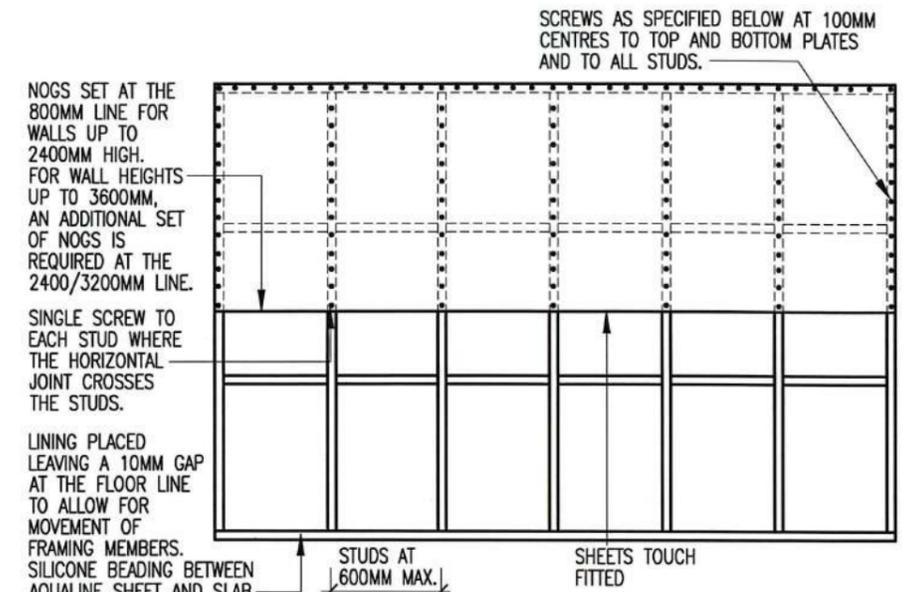
DETAILS OF 500 MAX WIDE METER BOX FLASHING IN BRICK VENEER



RINNAI CONTINUOUS FLOW HOT WATER
REFER TO MANUFACTURES INSTALLATION SPECIFICATIONS

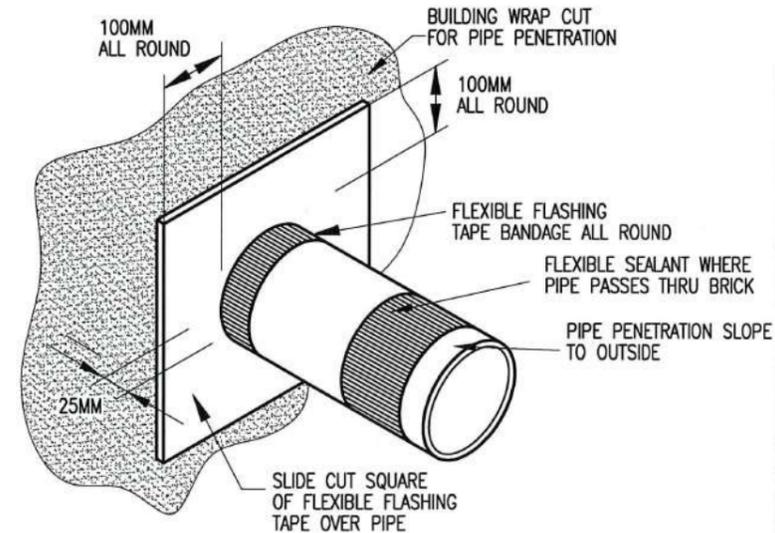


HORIZONTAL FIXING UN-TILED
TO GIB AQUALINE WET AREAS FRAMING AND LINING INSTALLATION



HORIZONTAL FIXING TILED
TO GIB AQUALINE WET AREAS FRAMING AND LINING INSTALLATION

GIB AQUALINE FIXING DETAILS



GENERAL PIPE PENETRATION

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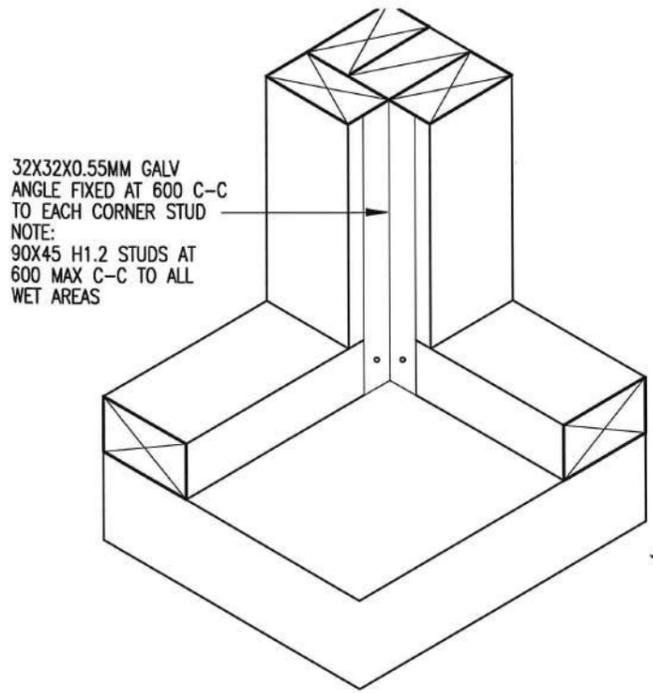
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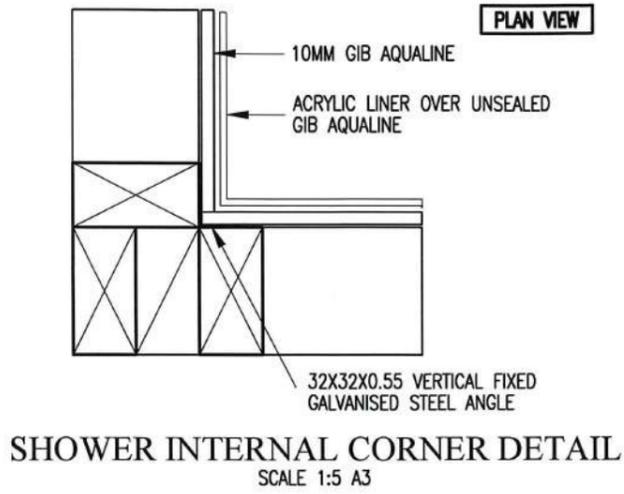
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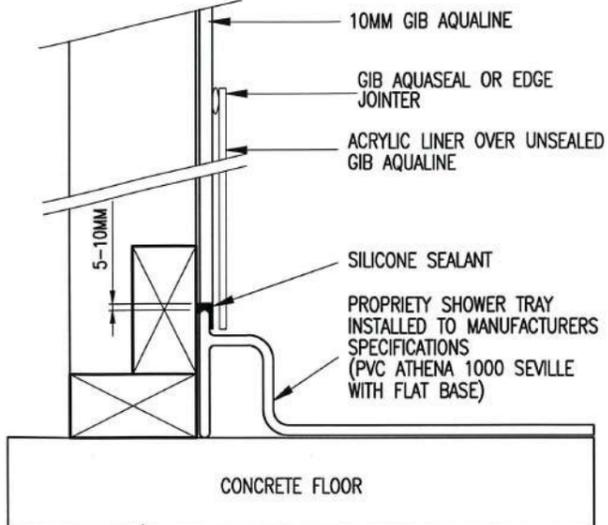
TAR194A DETAILS
THE JURY FAMILY TRUST
11 COOKES FARM GROVE
BELL BLOCK
SCALE SHOWN ON A3 SHEET 21



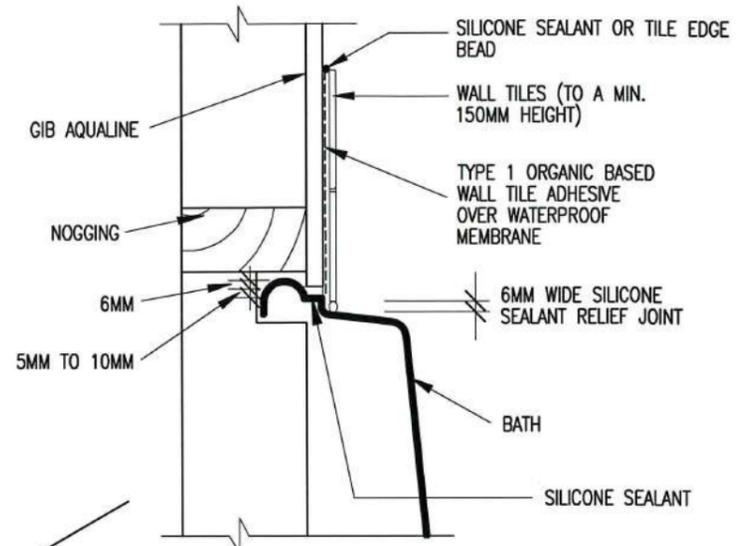
SHOWER CORNER ANGLE DETAIL



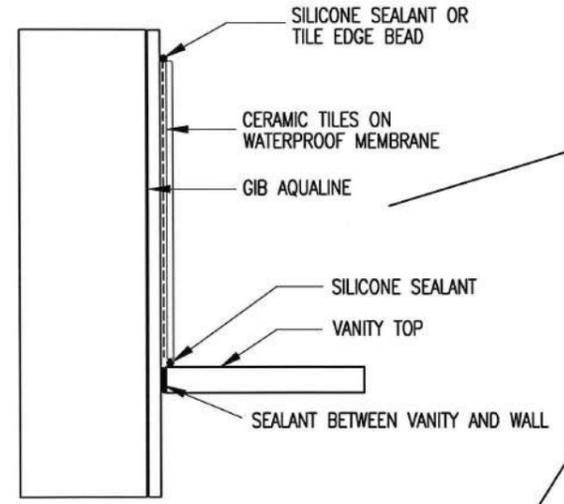
SHOWER INTERNAL CORNER DETAIL
SCALE 1:5 A3



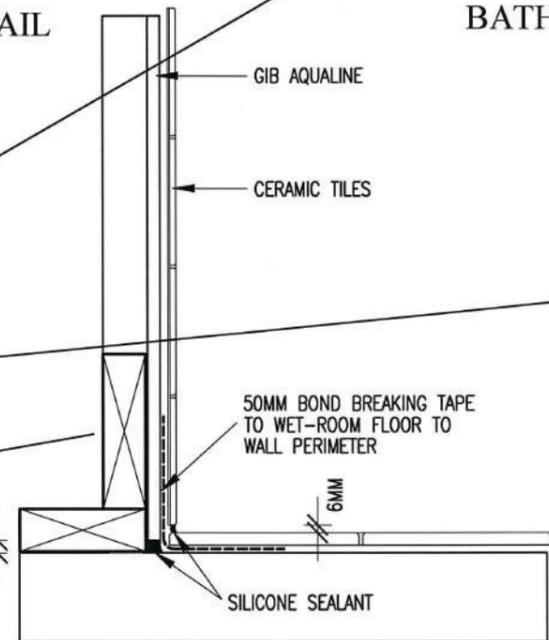
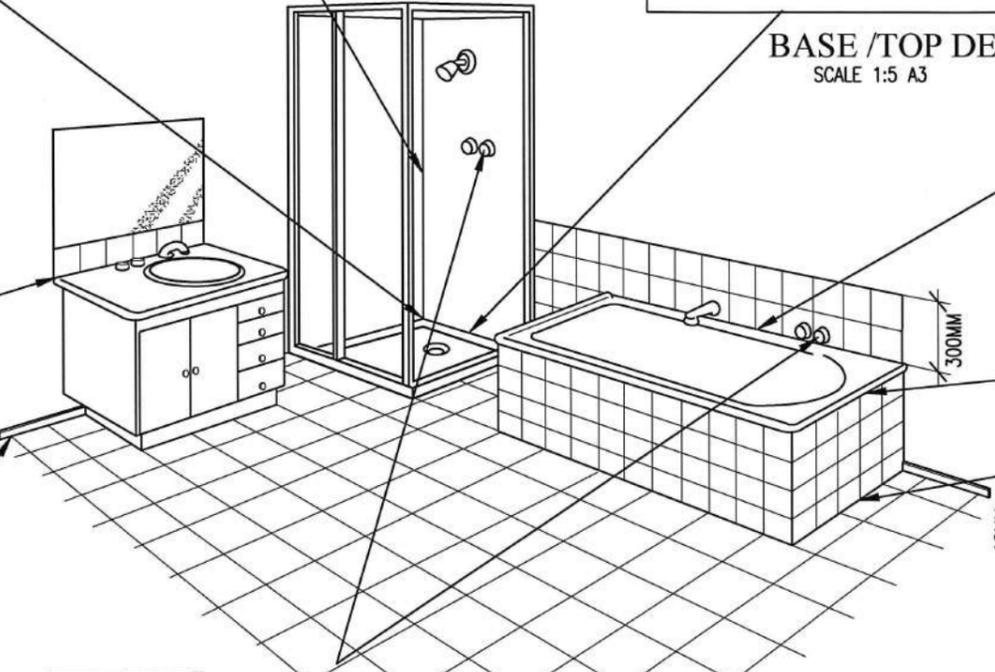
BASE /TOP DETAIL
SCALE 1:5 A3



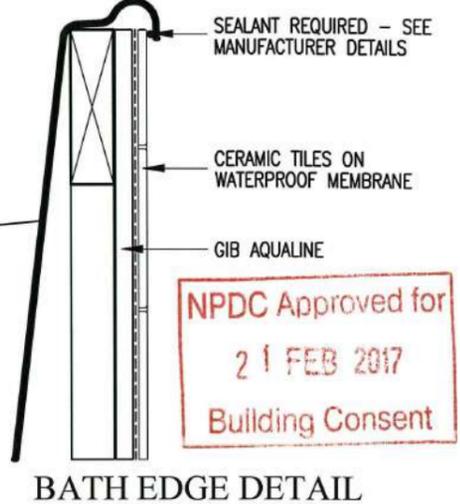
BATH/WALL DETAIL
SCALE 1:5 A3



VANITY TOP/WALL DETAIL
SCALE 1:5 A3

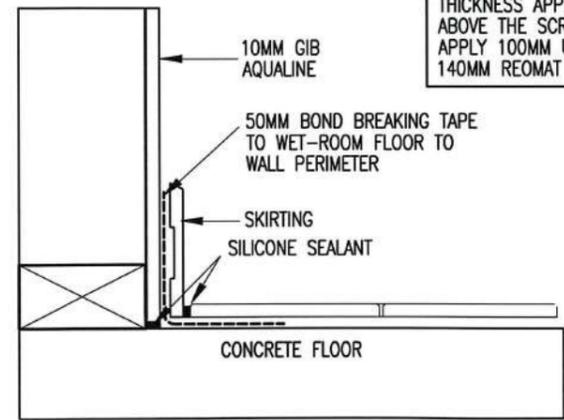


TILED FLOOR TO TILED WALL DETAIL
SCALE 1:5 A3



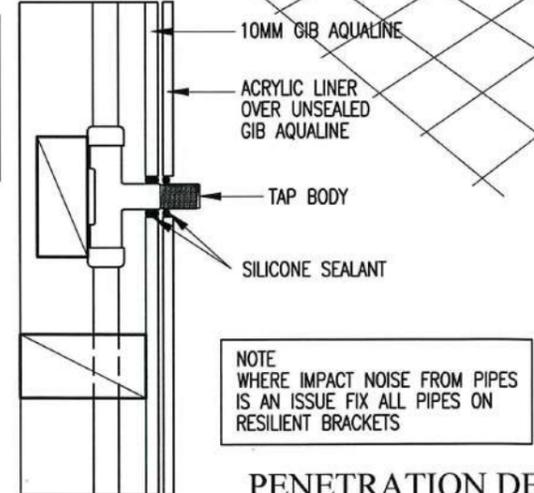
BATH EDGE DETAIL

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TILED FLOOR TO AQUALINE WALL DETAIL
SCALE 1:5 A3

2 COATS OF THE REQUIRED BRANZ APPRAISED WATERPROOF MEMBRANE TO 1.5MM DRY FILM THICKNESS APPLIED BELOW OR ABOVE THE SCREED APPLY 100MM UP WALL 140MM REOMAT REINF MESH



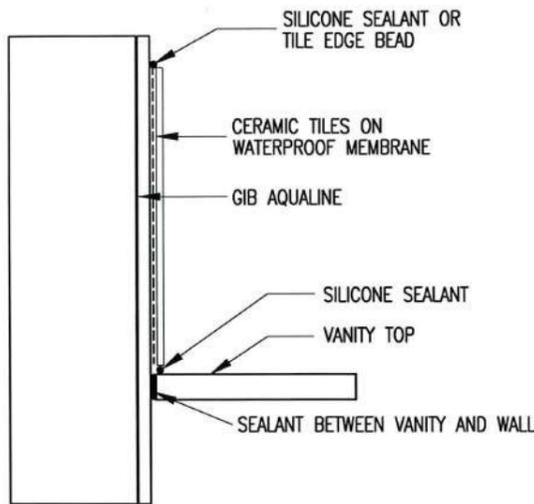
NOTE WHERE IMPACT NOISE FROM PIPES IS AN ISSUE FIX ALL PIPES ON RESILIENT BRACKETS

BATH/SHOWER WALL JUNCTION DETAIL
SCALE 1:5 A3

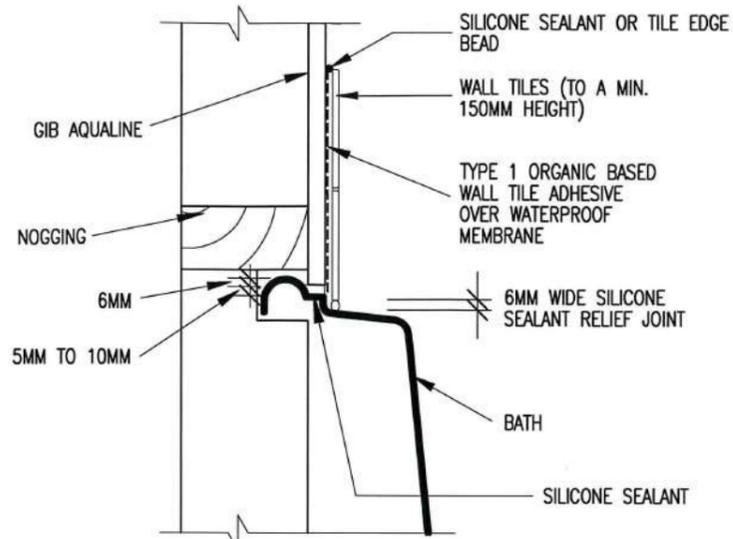
NOTES:
1. 90X45 H1.2 STUDS AT 600 MAX C-C TO ALL WET AREAS
2. ALL WALL FINISHES TO COMPLY WITH NZBC 1991 E3 SURFACE FINISHES



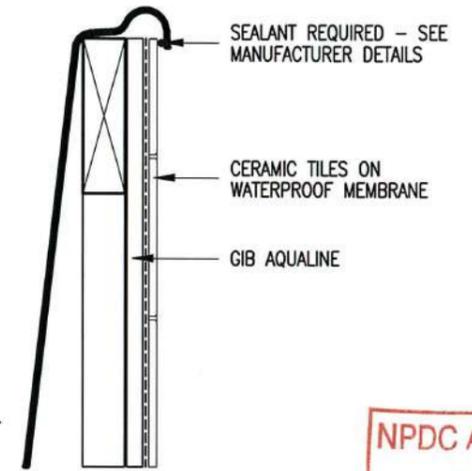
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TAR194A WET AREA DETAILS	
THE JURY FAMILY TRUST	
11 COOKES FARM GROVE	
BELL BLOCK	
SCALE SHOWN ON A3	SHEET 22



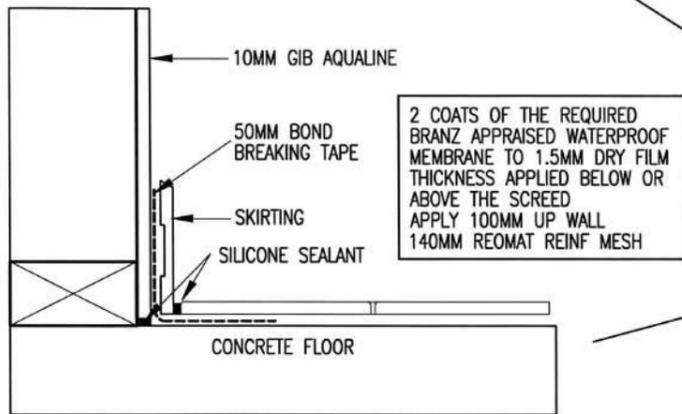
VANITY TOP/WALL DETAIL
SCALE 1:5 A3



BATH/WALL DETAIL
SCALE 1:5 A3

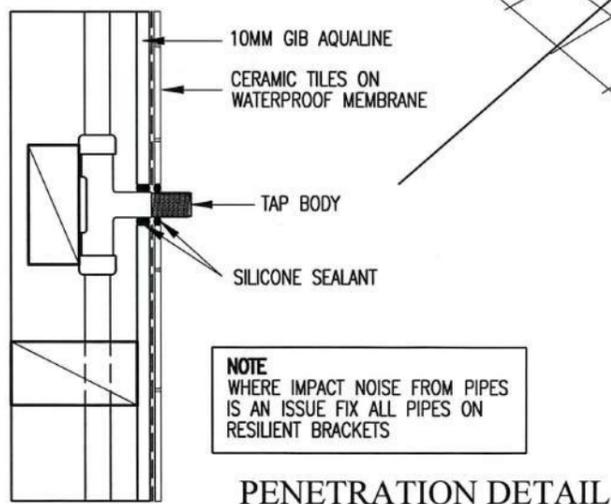


BATH EDGE DETAIL
SCALE 1:5 A3



TILED FLOOR TO AQUALINE WALL DETAIL
SCALE 1:5 A3

2 COATS OF THE REQUIRED BRANZ APPRAISED WATERPROOF MEMBRANE TO 1.5MM DRY FILM THICKNESS APPLIED BELOW OR ABOVE THE SCREED
APPLY 100MM UP WALL
140MM REOMAT REINF MESH

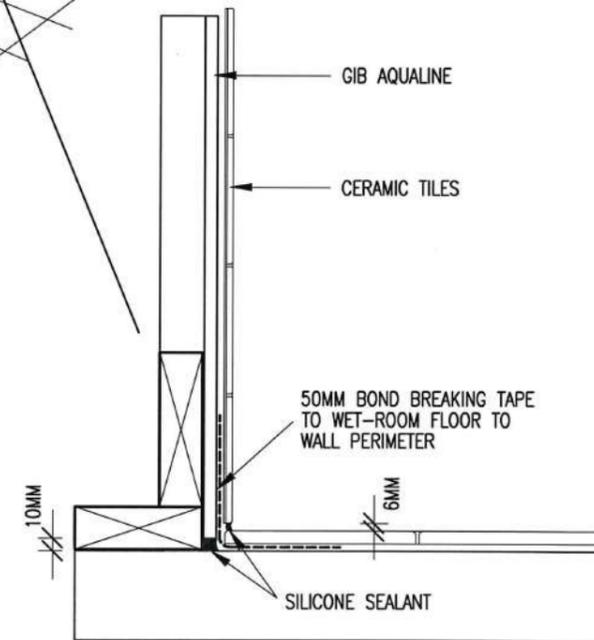


PENETRATION DETAIL

NOTE
WHERE IMPACT NOISE FROM PIPES IS AN ISSUE FIX ALL PIPES ON RESILIENT BRACKETS

NOTES:
1. 90X45 H1.2 STUDS AT 600 MAX C-C TO ALL WET AREAS
2. ALL WALL FINISHES TO COMPLY WITH NZBC 1991 E3 SURFACE FINISHES

BATH WALL JUNCTION DETAIL
SCALE 1:5 A3

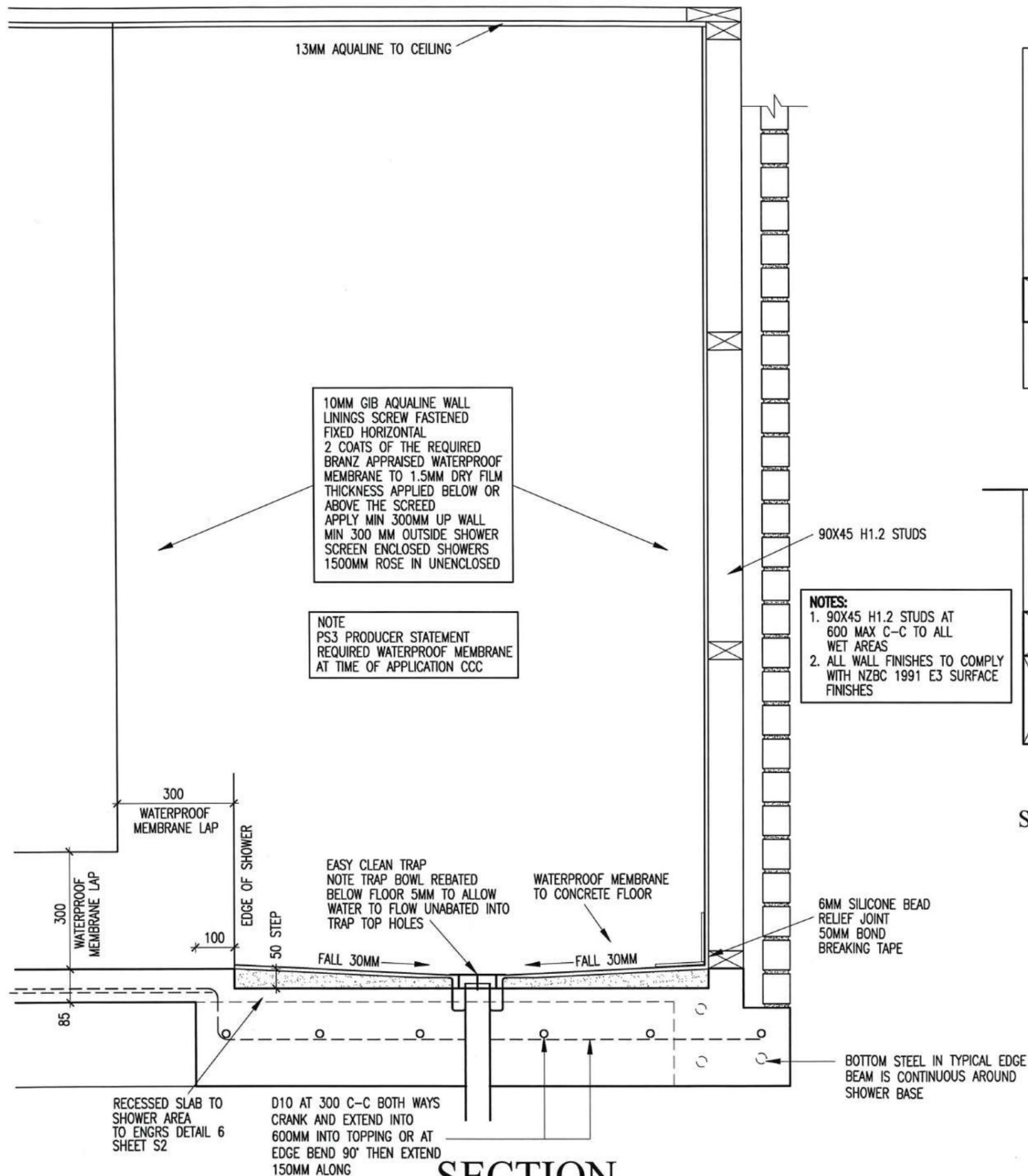


TILED FLOOR TO TILED WALL DETAIL
SCALE 1:5 A3

REFER SHEET 24 FOR
TILED SHOWER DETAILS

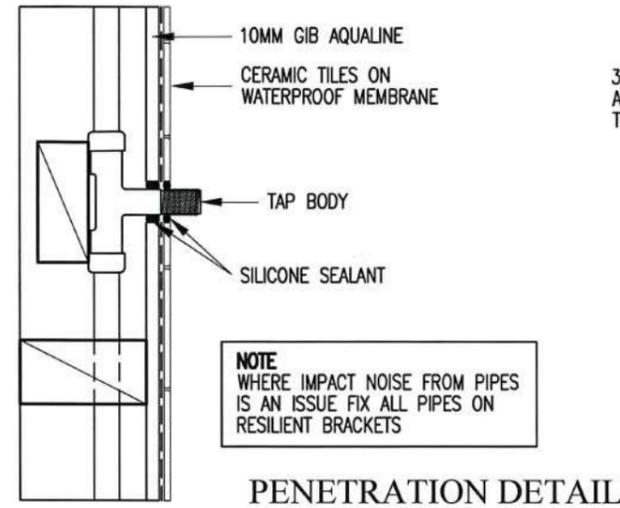
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DRAWN J.C.	DATE 15/12/2016
REVISED	
REVISED	
TAR194A WET AREA DETAILS	
THE JURY FAMILY TRUST 11 COOKES FARM GROVE BELL BLOCK	
SCALE SHOWN ON A3	SHEET 23

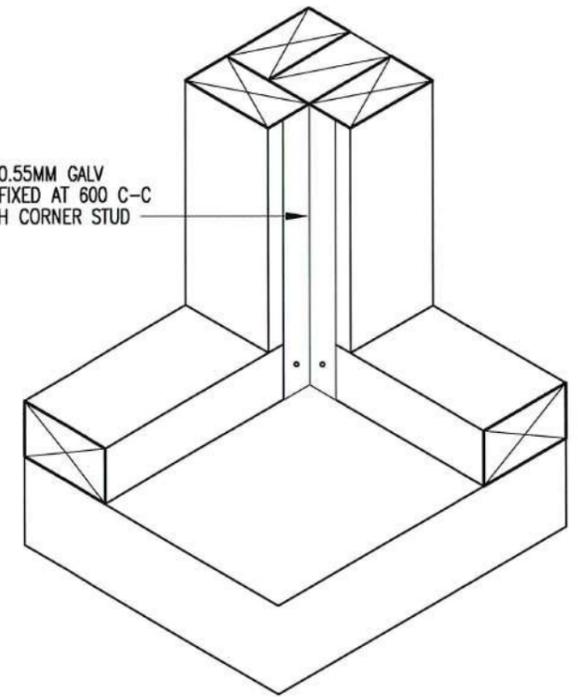


SECTION
SCALE 1:12.5 ON A3

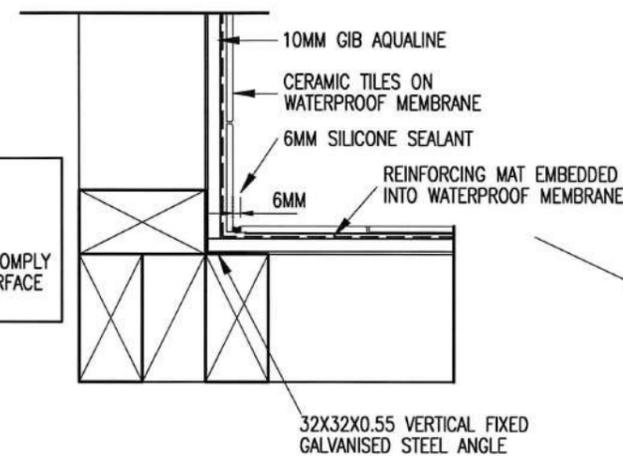
TILED RECESSED SHOWER DETAILS



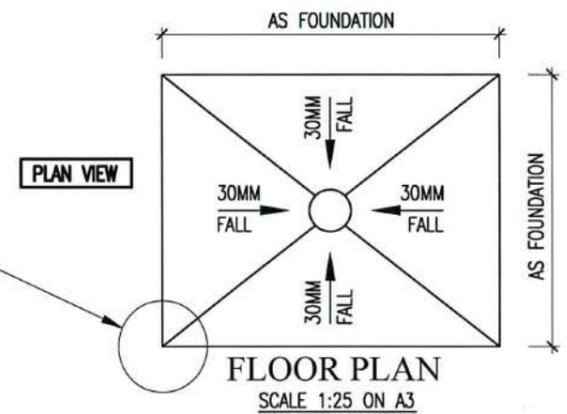
PENETRATION DETAIL



SHOWER CORNER ANGLE DETAIL



SHOWER INTERNAL CORNER DETAIL



FLOOR PLAN
SCALE 1:25 ON A3

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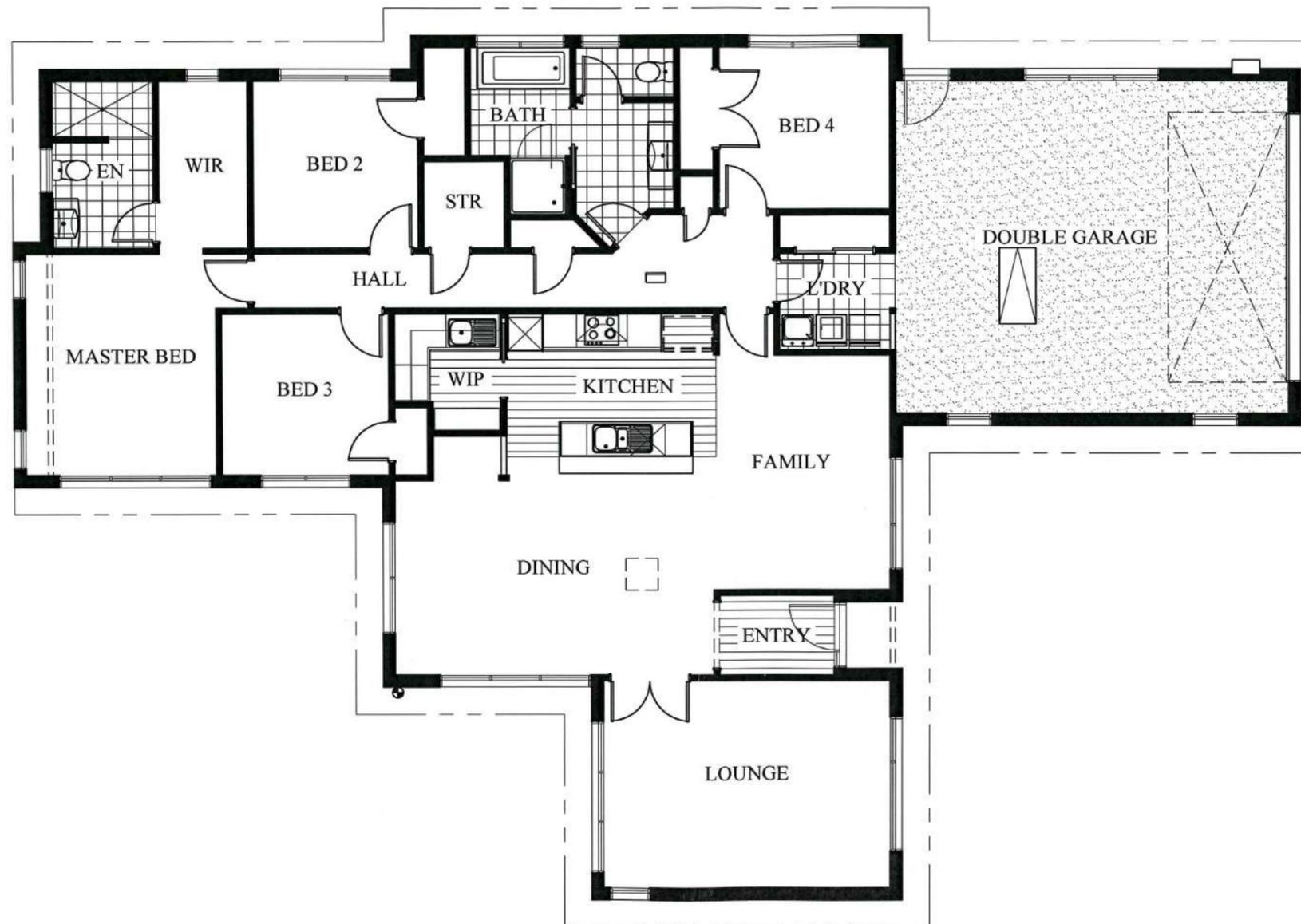
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TAR194A TILED SHOWER

THE JURY FAMILY TRUST
11 COOKES FARM GROVE
BELL BLOCK

SCALE SHOWN ON A3 SHEET 24



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NOTES

TILED AREAS	
KARNDLEAN AREAS	
GARAGE CARPET	
CARPET	

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TAR194A FLOOR COVERINGS
THE JURY FAMILY TRUST
11 COOKES FARM GROVE
BELL BLOCK

SCALE 1:100 ON A3 SHEET 25