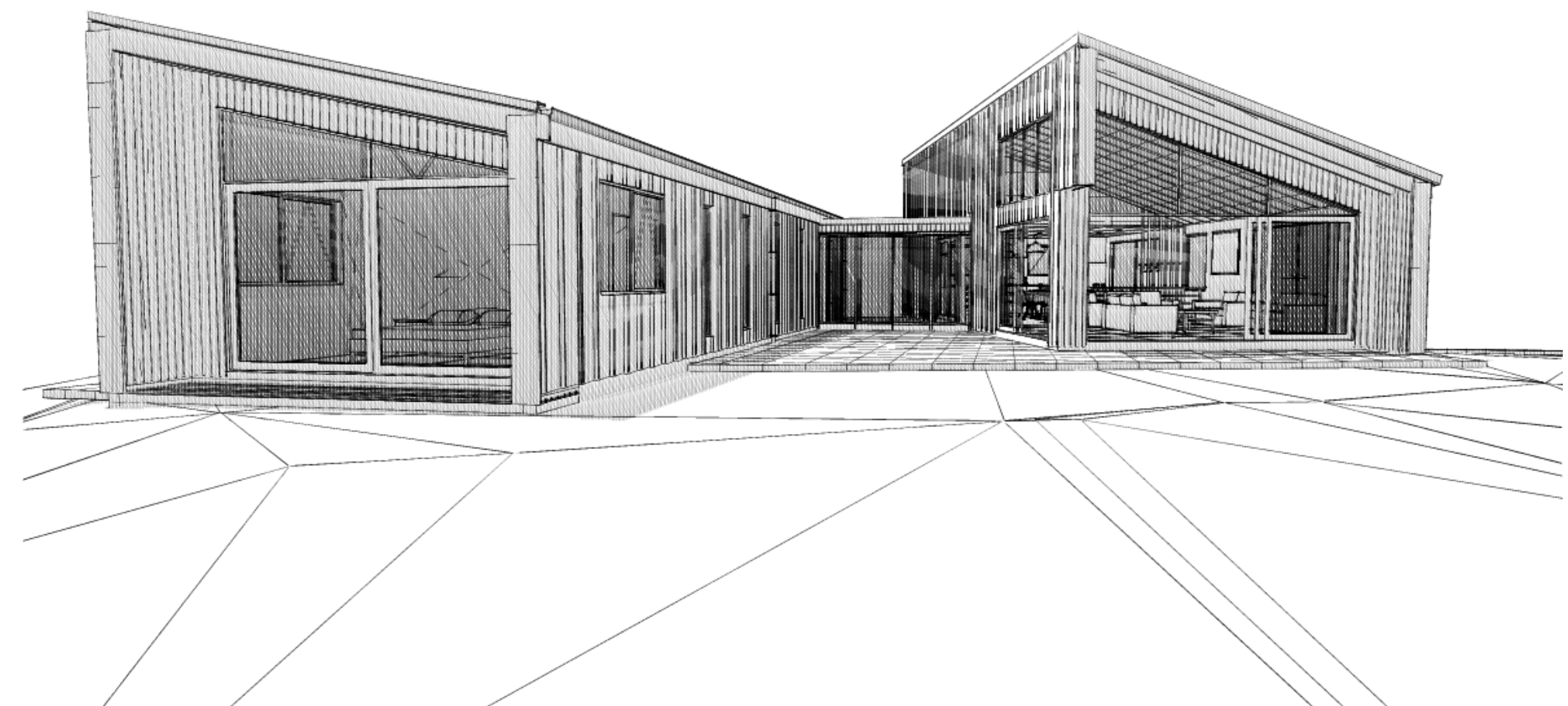


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Sheet Index		
Layout ID	Layout Name	Revision ID
L101	COVERSHEET	
L102	SITE PLAN	
L103	GROUND FLOOR PLAN	
L104	FIRST FLOOR PLAN	
L105	E-01 SOUTH ELEVATION	
L106	E-03 NORTH ELEVATION	
L107	LONG SECTION BB	
L108	LONG SECTION EE	
L109	CROSS SECTION	
L110	CROSS SECTIONS	
L111	GROUND FLOOR FOUNDATION PLAN	
L112	FIRST FLOOR FOUNDATION PLAN	
L113	ROOF FRAMING PLAN	
L114	PLUMBING PLANS	
L115	DRAINAGE PLANS	
L116	BARCING PLANS	
L117	ELECTRICAL PLANS	
A101	FOUNDATION DETAILS	
A102	RIB RAFT DETAILS	
A103	UNISPAN SUPPORT DETAILS	
A104	PORTAL DETAILS	
A105	ROOFING & CLADDING DETAILS	
A106	JOINERY DETAILS	
A107	BLCOK & SHOWER DETAILS	
S101	WINDOW AND DOOR SCHEDULES	

**URQUHARTS HOUSE**  
**FOR JAMES CROAD & SHONA**  
**POULSON**  
**43 BASIL ROAD, WHANGAREI**  
**HEADS, WHANGAREI**

**JOB NO:13060**  
**DATE : 16 DECEMBER 2016**  
**ISSUE:**  
**STATUS:FOR CONSENT**





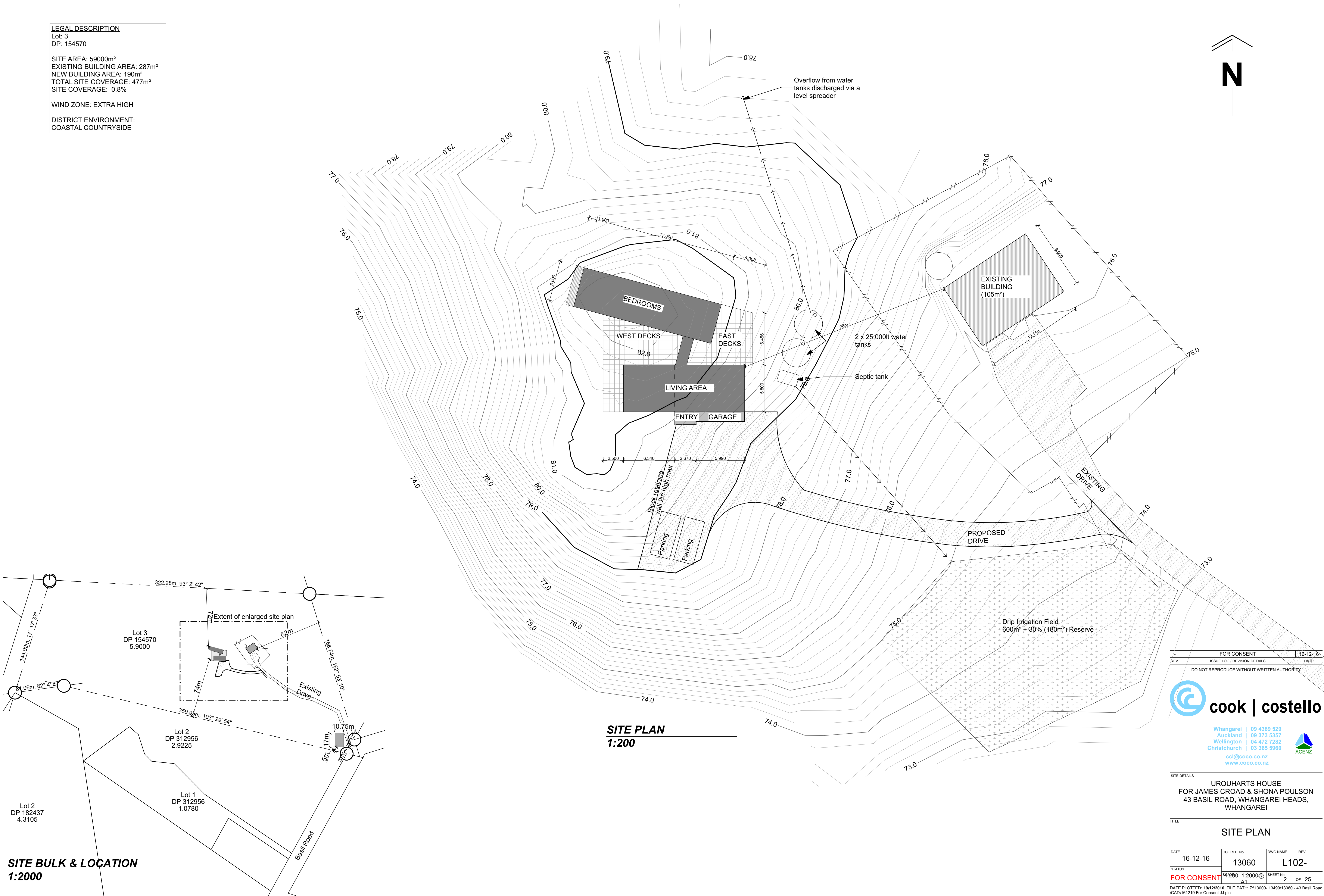
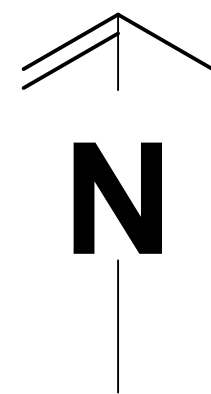
LEGAL DESCRIPTION

Lot: 3  
DP: 154570

SITE AREA: 59000m<sup>2</sup>  
EXISTING BUILDING AREA: 287m<sup>2</sup>  
NEW BUILDING AREA: 190m<sup>2</sup>  
TOTAL SITE COVERAGE: 477m<sup>2</sup>  
SITE COVERAGE: 0.8%

WIND ZONE: EXTRA HIGH

DISTRICT ENVIRONMENT:  
COASTAL COUNTRYSIDE



SITE PLAN  
1:200

SITE BULK & LOCATION  
1:2000

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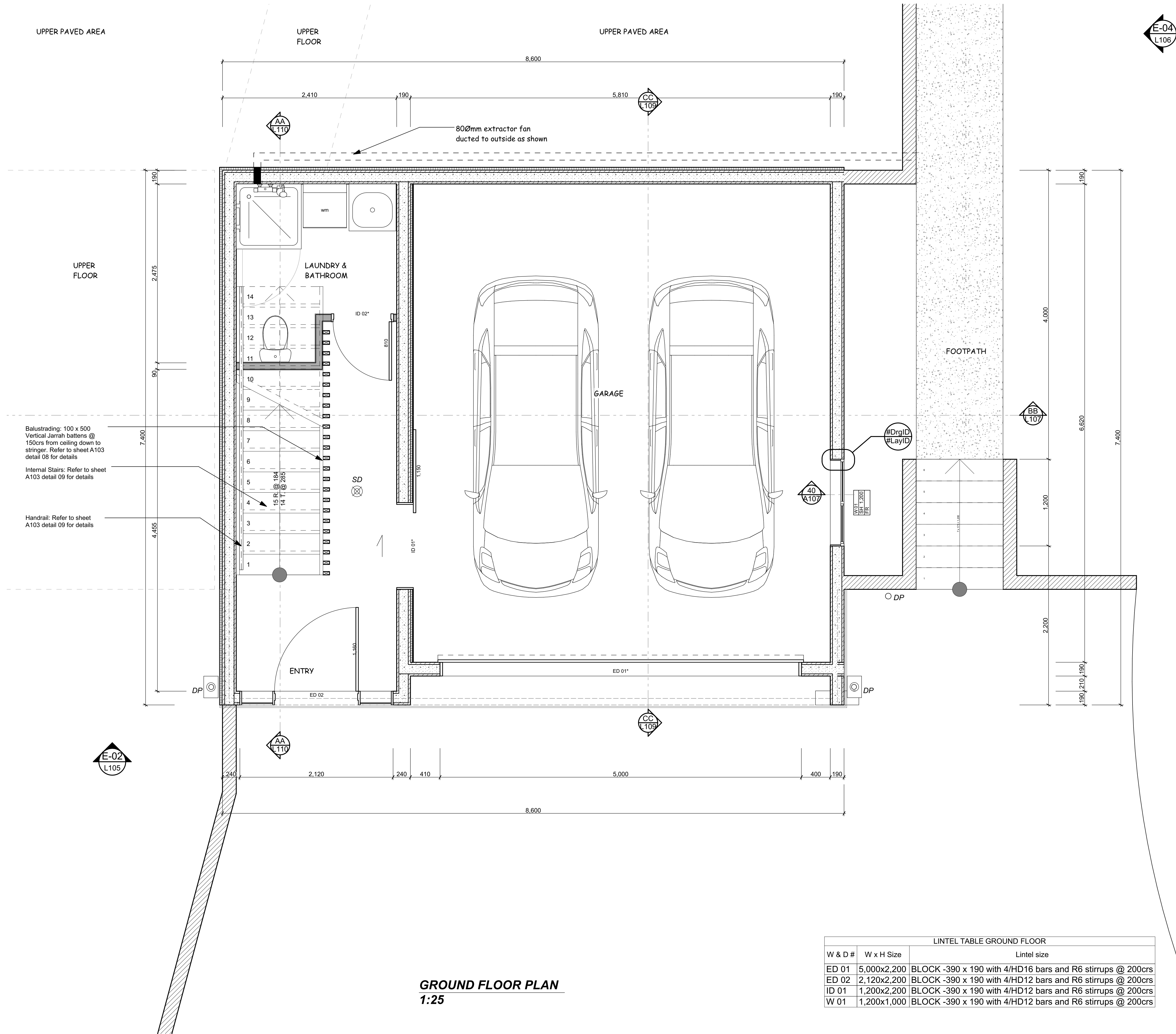
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SITE DETAILS  
URQUHARTS HOUSE  
FOR JAMES CROAD & SHONA POULSON  
43 BASIL ROAD, WHANGAREI HEADS,  
WHANGAREI

TITLE		SITE PLAN	
DATE	16-12-16	COL REF. No.	13060
STATUS	FOR CONSENT	DWG NAME	L102-
DATE PLOTTED: 19/12/2016		SHEET No. 2 of 25	
ICAD161219 For Consent JJ.jln		FILE PATH: Z:\13000- 13499\13060 - 43 Basil Road	





LEGEND

- SD SMOKE DETECTOR - Install near or on ceiling in each sleeping space or within 3 meters of every sleeping space door.
- DP Ø80mm Marley PVC downpipes

WALL CONSTRUCTION

- Internal Garage wall to be 20 Series solid filled Architectural Masonry stack bond block wall with Honed finish. Mortar joints to be Half round / concaved joint with 30mm thick Expol Platinum board R0.81 and lined with 10mm standard Gib to garage side
- External retaining walls to North and west to be 20 Series solid filled Architectural Masonry stack bond block wall with Honed finish. Mortar joints to be Half round / concaved joint with 30mm EXPOL ThermoSlab S grade R0.79 insulation
- External Garage walls to South and East to be 20 Series solid filled Architectural Masonry stack bond block wall with Honed finish. Mortar joints to be Half round / concaved joint
- Internal Non-Loadbearing Walls - 90 x 45 SG8 H1.2 timber studs at 600 crs with nogs at 1350 max. crs.
- External Retaining walls to be 20 Series solid filled Architectural Masonry stack bond block wall with Honed finish. Mortar joints to be Half round / concaved joint
- CLADDING  
BBS Timbers Cedar vertical random width and depth boards on 20 x 45mm H3.2 cavity battens

FLOOR FINISHES

- Polished concrete floors  
56m²

- GENERAL NOTES
- Contractor to confirm all dimensions on site.
  - Do not scale from drawings.
  - If any discrepancies are found contact the designer.

FLOOR AREA  
Ground Floor area: 62m²

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SITE DETAILS

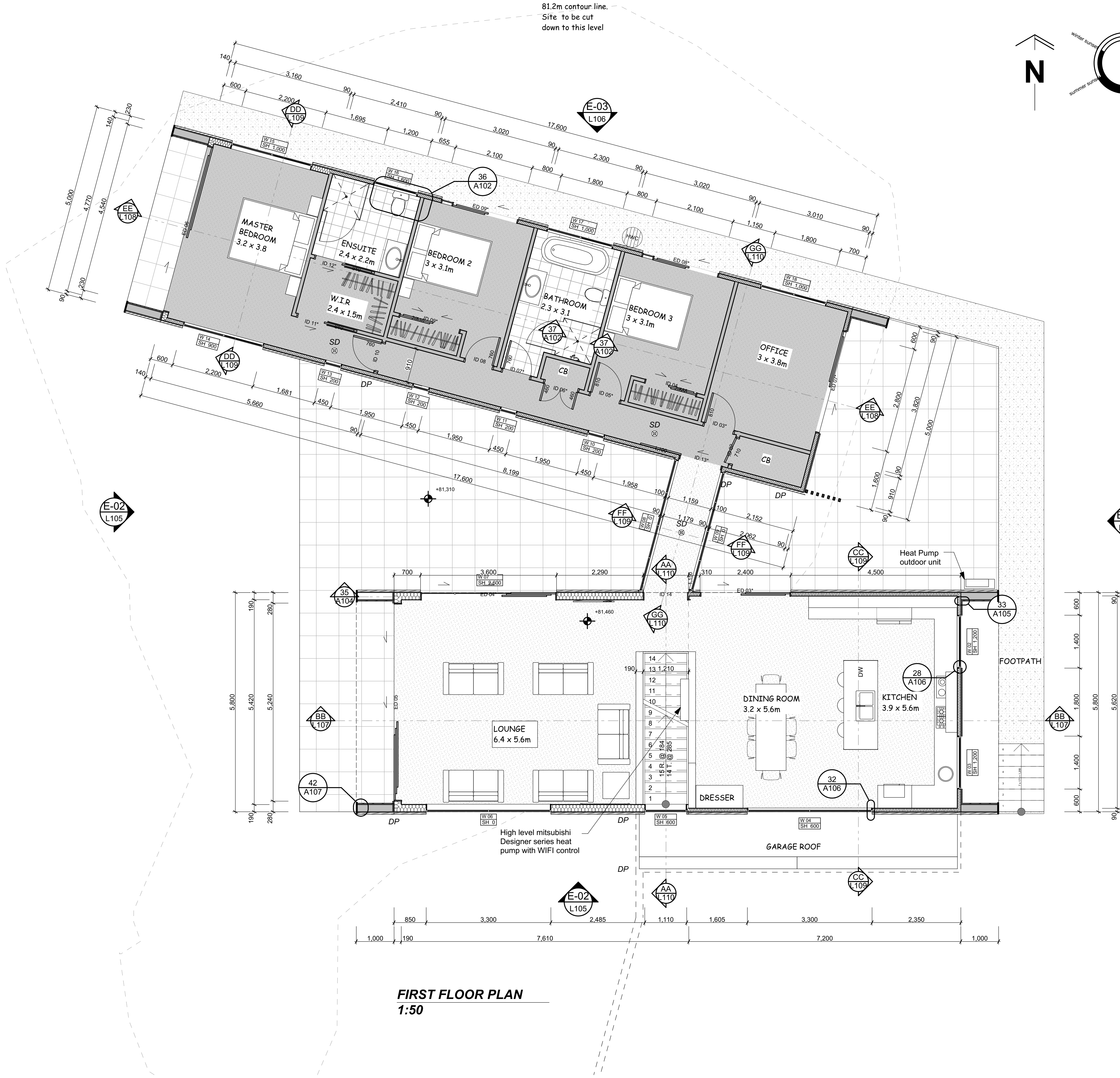
URQUHARTS HOUSE  
FOR JAMES CROAD & SHONA POULSON  
43 BASIL ROAD, WHANGAREI HEADS,  
WHANGAREI

GROUND FLOOR PLAN

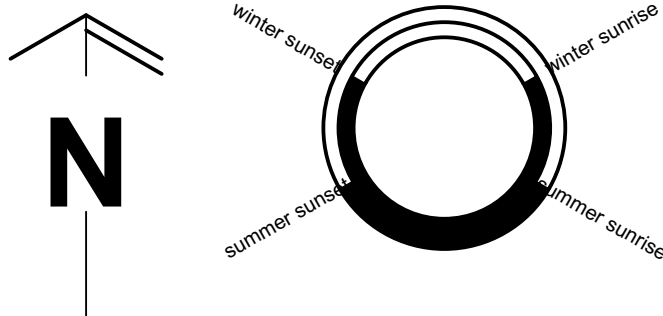
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STATUS	FOR CONSENT	SCALE	1:25@ A1	SHEET No.	3 OF 25
DATE PLOTTED: 19/12/2016 FILE PATH: Z:\13000- 13499\13060 - 43 Basil Road ICAD\161219 For Consent JJ.plt					

LINTEL TABLE GROUND FLOOR		
W & D #	W x H Size	Lintel size
ED 01	5,000x2,200	BLOCK -390 x 190 with 4/HD16 bars and R6 stirrups @ 200crs
ED 02	2,120x2,200	BLOCK -390 x 190 with 4/HD12 bars and R6 stirrups @ 200crs
ID 01	1,200x2,200	BLOCK -390 x 190 with 4/HD12 bars and R6 stirrups @ 200crs
W 01	1,200x1,000	BLOCK -390 x 190 with 4/HD12 bars and R6 stirrups @ 200crs





FIRST FLOOR PLAN  
1:50



FLOOR AREA		
Ground floor area:	62m <sup>2</sup>	
First Floor area:	180m <sup>2</sup>	
Total Floor area:	242m <sup>2</sup>	
West outdoor area:	61m <sup>2</sup>	
East outdoor area:	41m <sup>2</sup>	
Total Outdoor area:	102m <sup>2</sup>	
Total Site Coverage: 296m <sup>2</sup>		

LINTEL TABLE		
W & D #	W x H Size	Lintel size
ED 03	2,400x2,200	190 x 90
ED 04	3,600x2,200	290 x 90
ED 05	5,240x4,330	PORTAL
ED 06	4,540x3,480	PORTAL
ED 07	2,800x2,200	190 x 90
ED 08	2,100x2,200	190 x 90
ED 09	2,100x2,200	190 x 90
ID 13	1,159x2,200	90 x 90
ID 14	1,200x2,200	90 x 90
W 02	1,400x1,000	90 x 90
W 03	1,400x1,000	90 x 90
W 04	3,300x1,600	240 x 90
W 05	1,110x1,600	90 x 90
W 06	3,300x2,200	240 x 90
W 07	3,600x1,400	290 x 90
W 08	3,600x2,200	PORTAL
W 09	3,235x2,200	PORTAL
W 10	450x2,000	90 x 90
W 11	450x2,000	90 x 90
W 12	450x2,000	90 x 90
W 13	450x2,000	90 x 90
W 14	2,200x1,300	190 x 90
W 15	2,200x1,200	190 x 90
W 16	1,200x600	90 x 90
W 17	1,800x1,200	140 x 90
W 18	1,800x1,200	140 x 90

- LEGEND**
- SD SMOKE DETECTOR - Install near or on ceiling in each sleeping space or within 3 meters of every sleeping space door.
- DP Ø80mm Marley PVC downpipes
- WALL CONSTRUCTION**
- Loadbearing Walls - 2.450m Stud: 90 x 45 SG8 H1.2 Timber studs at 400 crs with nogs at 800 max. c/c
- Loadbearing Walls - 3.6m Stud: 140 x 45 SG8 H1.2 Timber studs at 400 crs with nogs at 800 max. c/c
- Loadbearing Walls - 4.8m Stud: 190 x 90 SG8 H1.2 Timber studs at 600 crs with nogs at 800 max. c/c
- Internal Non-Loadbearing Walls - 90 x 45 SG8 H1.2 timber studs at 600 crs with nogs at 1350 max. crs.
- CLADDING**
- GABLE ENDS: BBS Timbers Cedar vertical Shiplap weather boards on 20 x 45mm H3.2 cavity battens
- SIDE WALLS: -Eurostyle Spanlok 450 without swages 0.55mm Steel on 12mm ply over 20 x 40mm battens
- INTERNAL LININGS**
- All walls to be interior lined with 10mm standard GIB Board - Wet areas to be lined with 10mm GIB Aqualine.
- FLOOR FINISHES**
- Polished concrete floors - 83m<sup>2</sup>
- Selected carpet - 69m<sup>2</sup>
- 300x300 selected bathroom tiles - 13m<sup>2</sup>
- 600 x 600 Firth Outdoor Pavers- 103m<sup>2</sup>
- Concrete foot paths- 38m<sup>2</sup>
- FIXINGS**
- BOTTOM PLATE:** Cast in Anchors shall be M12 bolts set within 150mm of each end of the plate, spaced at a maximum of 1200mm crs, bent to prevent turning and projecting sufficiently to allow a 50 x 50 x 3mm washer and fully threaded nut above the timber plate. Install as per NZS:3604 2011 Figure 7.21
- LINTEL FIXING:** 25 x 1mm strap with 6/30 x 2.5mm nails into both lintel and stud, or a 7.5kN (tension) connection (Refer to NZS:3604 8.6.1.8)
- STUDS TO TOP PLATE:** 2 / 90 x 3.15 plain steel wire nails driven vertically into stud plus Lumberlok Stud Strap (one face only) Alternative fixing capacity (4.7 kN)
- GENERAL NOTES**
- Contractor to confirm all dimensions on site.
  - Do not scale from drawings.
  - If any discrepancies are found contact the designer.

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**ACENZ**

SITE DETAILS

URQUHARTS HOUSE  
FOR JAMES CROAD & SHONA POULSON  
43 BASIL ROAD, WHANGAREI HEADS,  
WHANGAREI

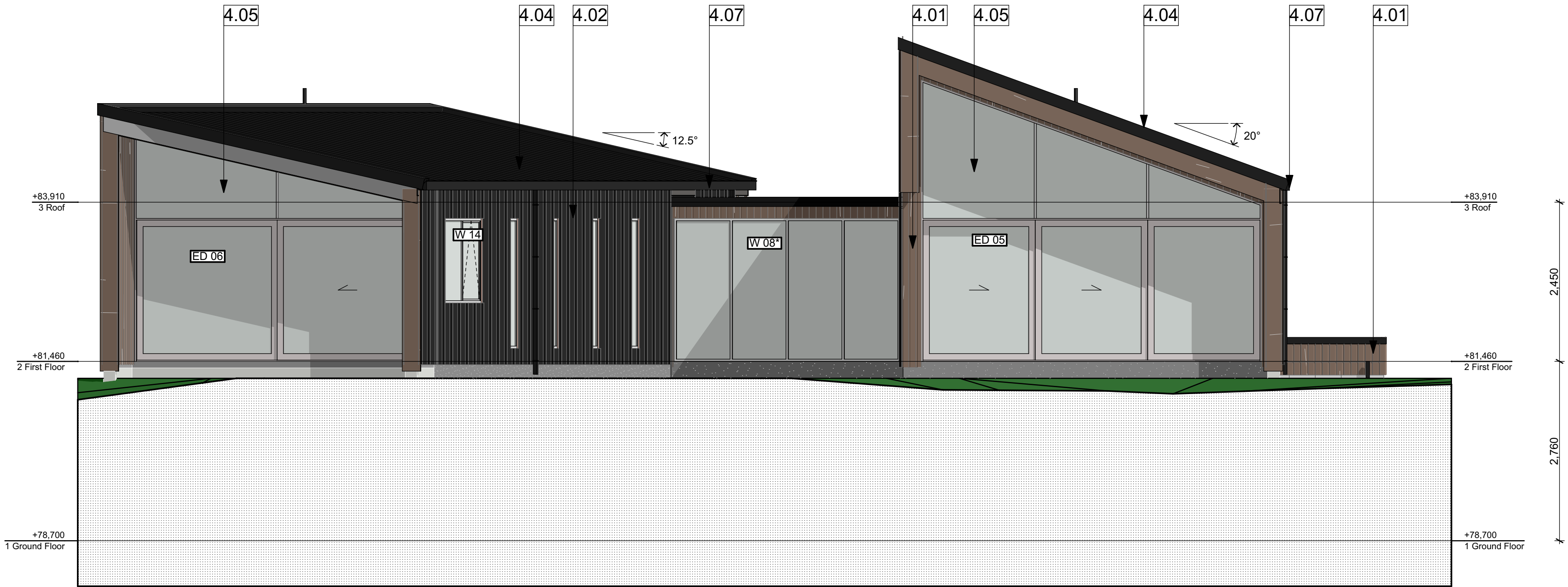
TITLE

FIRST FLOOR PLAN

DATE	COL REF. No.	DWG NAME	REV.
16-12-16	13060	L104-	
STATUS	SCALE	SHEET No.	OF
FOR CONSENT	1:50@ A1	4	25
DATE PLOTTED: 19/12/2016 FILE PATH: Z:\13000- 13499\13060 - 43 Basil Road ICAD\161219 For Consent JJ.plt			



- 4Enclosure
- 4.01Cedar Wall Cladding
- JVC Timber Cedar Random Width and Depth Weatherboards on 20 x 40mm battens on Thermakraft building underlay on H1.2 timber framing and lined with 10mm Gib internal face with R2.6 Earth wool insulation
- 4.02Eurostyle Wall Cladding
- Eurostyle Spanlok 450 without swages 0.55mm Steel on 12mm ply over 20 x 40mm battens on Thermakraft building underlay on H1.2 timber framing and lined with 10mm Gib internal face with R2.6 Earth wool insulation
- 4.03Honed Block
- 20 Series solid filled Architectural Masonry stack bond block wall with Honed finish. Mortar joints to be Half round / concaved joint.
- 4.04Eurostyle roofing
- Eurostyle Spanlok 450 without swages 0.55mm colour steel MAXX (Ebony colour) and laid over Thermakraft 215 Building paper on Rafters & trusses (Refer to roof framing plan for sizes).
- 4.05Joinery
- Aluminium powder coated Architectural series joinery with aluminium jamb liners, Aluminium windows to be fitted with double tongue catches, Very high wind zone
- 4.07Spouting and downpipe
- Roofing industries R.I. 125mm Box gutter & 75 x 50 Box down pipe. All elements to be ebony colour



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

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



-	FOR CONSENT	16-12-16
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SITE DETAILS

URQUHARTS HOUSE  
FOR JAMES CROAD & SHONA POULSON  
43 BASIL ROAD, WHANGAREI HEADS,  
WHANGAREI

TITLE

E-01 SOUTH ELEVATION

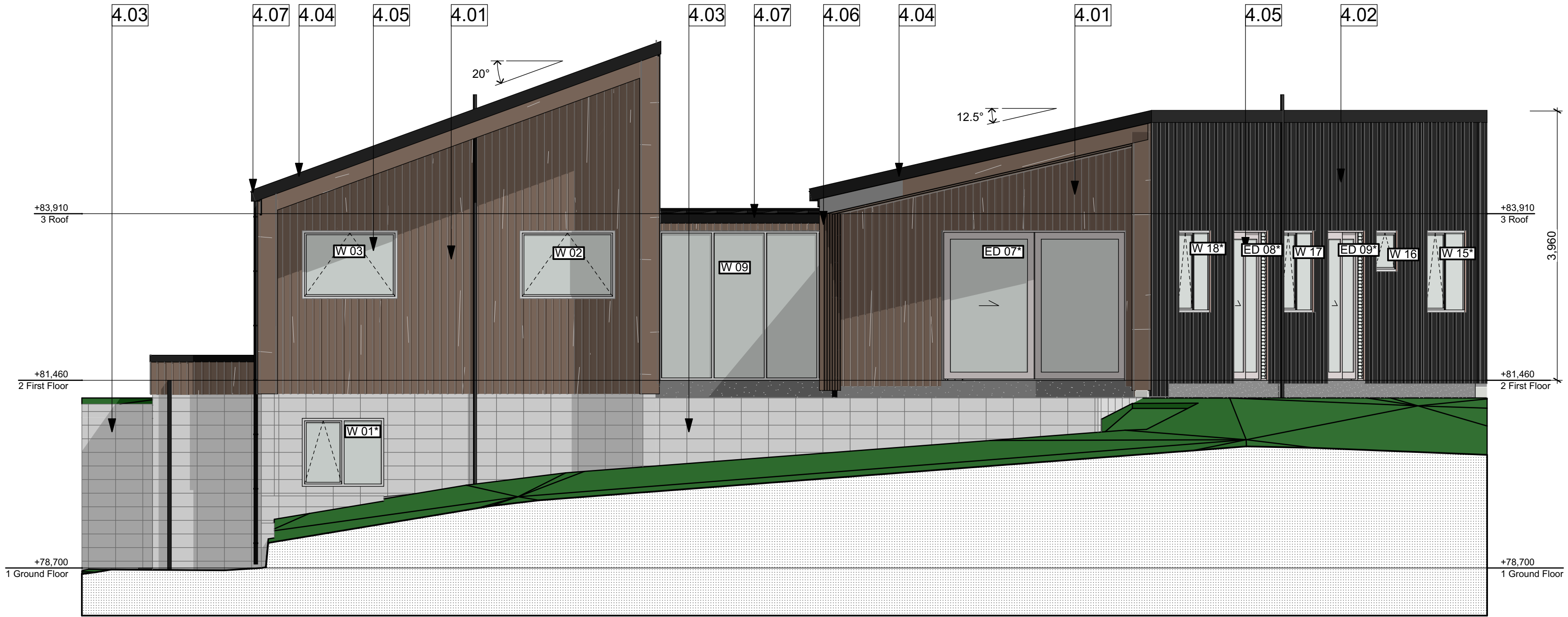
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16-12-16	13060	L105-	
STATUS	SCALE	SHEET No.	OF
FOR CONSENT	1:50@ A1	5	25

DATE PLOTTED: 19/12/2016 FILE PATH: Z:\13000- 13499\13060 - 43 Basil Road  
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Notes

- 4Enclosure
- 4.01Cedar Wall Cladding  
JVC Timber Cedar Random Width and Depth Weatherboards on 20 x 40mm battens on Thermakraft building underlay on H1.2 timber framing and lined with 10mm Gib internal face with R2.6 Earth wool insulation
- 4.02Eurostyle Wall Cladding  
Eurostyle Spanlok 450 without swages 0.55mm Steel on 12mm ply over 20 x 40mm battens on Thermakraft building underlay on H1.2 timber framing and lined with 10mm Gib internal face with R2.6 Earth wool insulation
- 4.03Honed Block  
20 Series solid filled Architectural Masonry stack bond block wall with Honed finish. Mortar joints to be Half round / concaved joint.
- 4.04Eurostyle roofing  
Eurostyle Spanlok 450 without swages 0.55mm colour steel MAXX (Ebony colour) and laid over Thermakraft 215 Building paper on Rafters & trusses (Refer to roof framing plan for sizes).
- 4.05Joinery  
Aluminium powder coated Architectural series joinery with aluminium jamb liners, Aluminium windows to be fitted with double tongue catches, Very high wind zone
- 4.06Timber battens  
100 x 50 full height Cedar timber battens @ 150mm crs with 100mm gap between battens
- 4.07Spouting and downpipe  
Roofing industries R.I. 125mm Box gutter & 75 x 50 Box down pipe. All elements to be ebony colour



E-04  
L104  
EAST ELEVATION  
1:50



E-03  
L104  
NORTH ELEVATION  
1:50

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

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

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SITE DETAILS

URQUHARTS HOUSE  
FOR JAMES CROAD & SHONA POULSON  
43 BASIL ROAD, WHANGAREI HEADS,  
WHANGAREI

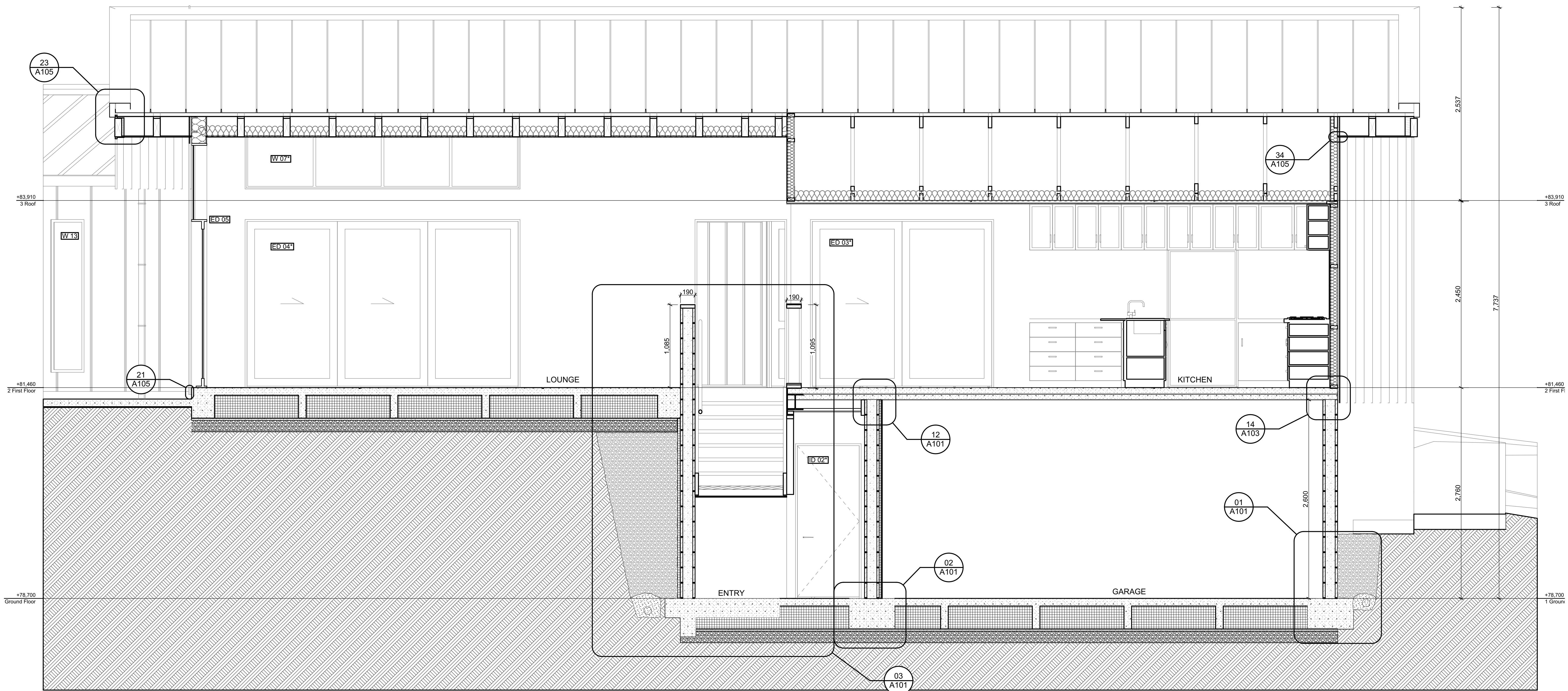
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E-03 NORTH ELEVATION

DATE	CCL REF. No.	DWG NAME	REV.
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STATUS	SCALE	SHEET No.	OF
FOR CONSENT	1:50@ A1	6	25

DATE PLOTTED: 19/12/2016 FILE PATH: Z:\13000- 13499\13060 - 43 Basil Road  
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BB  
L104

Long Section BB  
1:25

## FIRST FLOOR

### ROOF

Roofing iron: Eurostyle Spanlok 450 without swages 0.55mm colour steel MAXX (Ebony colour)  
laid on  
Thermakraft 215 self supporting building paper  
on  
75 x 45mm Purlins @ 600c/c max.  
on  
Rafters and Trusses. (Refer to roof framing plan)  
-Cedar Barge board  
-Soffit lining :JVC Timber Cedar Shiplap Weatherboards to match cladding

### CEILING

-R3.6 Earth Wool for ceiling insulation  
-13 Gib Ceiling lining

### WALLS

-R2.6 Earth wool for wall insulation  
-JVC Timber Cedar Vertical Shiplap Weatherboards  
-Eurostyle Spanlok 450 without swages 0.55mm Steel on 12mm ply over 20 x 40mm battens  
-Thermakraft 215 self supporting building paper  
- H1.2 timber framing (Refer to floor plan for stud sizes and spacings)  
-Aluminium powder coated Architectural series joinery with aluminium jamb liners, Aluminium windows to be fitted with double tongue catches, Very high wind zone  
-10mm Gib to walls with paint finish  
- Roofing Industries R.I. 125mm Box gutter & 75 x 50 Box down pipe. All elements to be ebony colour

## GROUND FLOOR

### FIRST FLOOR & CEILING

**KITCHEN DINING FLOOR**  
75mm Unispan and 85mm 30MPa concrete topping  
-Concrete floor to be polished and sealed  
- Entry ceiling to be strapped and lined with 13mm Gib

### LOUNGE FLOOR

-Firth Rib raft floor- Refer to details  
-Floors to be polished concrete

### GROUND FLOOR WALLS

20 Series 25MPa solid filled Architectural Masonry  
Onyx stack bond block wall with Honed finish. Mortar joints to be Half round / concaved joint.

### GROUND FLOOR

-Firth Rib raft floor- Refer to details  
-Floors to be polished concrete

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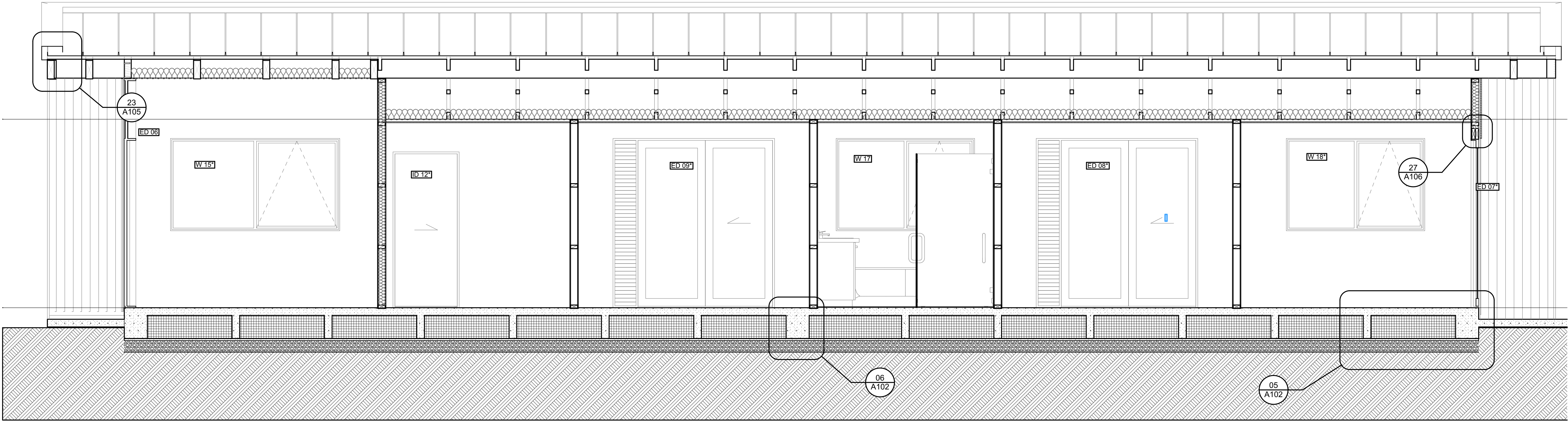
SITE DETAILS  
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FOR JAMES CROAD & SHONA POULSON  
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WHANGAREI

TITLE  
LONG SECTION BB

DATE	CCL REF. No.	DWG NAME	REV.
16-12-16	13060	L107-	
STATUS	SCALE	SHEET No.	OF
FOR CONSENT	1:25@ A1	7	25

DATE PLOTTED: 19/12/2016 FILE PATH: Z:\13000- 13499\13060 - 43 Basil Road  
ICAD\16\12\19 For Consent JJ.plt





## FIRST FLOOR

### ROOF

Roofing iron: Eurostyle Spanlok 450 without swages 0.55mm colour steel MAXX (Ebony colour)  
laid on  
Thermakraft 215 self supporting building paper  
on  
75 x 45mm Purlins @ 600c/c max.  
on  
Rafters and Trusses. (Refer to roof framing plan)  
-Cedar Barge board  
-Soffit lining :JVC Timber Cedar Shiplap Weatherboards to match cladding

### CEILING

-R3.6 Earth Wool for ceiling insulation  
-13mm Gib ceiling lining

## WALLS

-R2.6 Earth wool for wall insulation  
-JVC Timber Cedar Vertical Shiplap Weatherboards  
-Eurostyle Spanlok 450 without swages 0.55mm Steel on 12mm ply over 20 x 40mm battens  
-Thermakraft 215 self supporting building paper  
- H1.2 timber framing (Refer to floor plan for stud sizes and spacings)  
-Aluminium powder coated Architectural series joinery with aluminium jamb liners, Aluminium windows to be fitted with double tongue catches, Very high wind zone  
-10mm Gib to walls with paint finish  
- Roofing industries R.I. 125mm Box gutter & 75 x 50 Box down pipe. All elements to be ebony colour

## FLOOR

-Firth Rib raft floor- Refer to details  
-Floors to be carpeted in bedrooms and tiled in bathrooms

EE  
L104

Long Section EE  
1:25

REV.	FOR CONSENT	16-12-16
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SITE DETAILS  
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TITLE  
LONG SECTION EE

DATE	CCL REF. No.	DWG NAME	REV.
16-12-16	13060	L108-	
STATUS	SCALE	SHEET No.	
FOR CONSENT	1:25@ A1	8 of 25	

DATE PLOTTED: 19/12/2016 FILE PATH: Z:\13000- 13499\13060 - 43 Basil Road  
ICAD\16\12\19 For Consent JJ.plt



**ROOF**

**CEILING**

- R3.6 Earth Wool for ceiling insulation
- 13mm Gib to ceiling

- JR2.6 Earth wool for wall insulation
- JVC Timber Cedar Vertical Shiplap Weatherboards
- Eurostyle Spanlok 450 without swages 0.55mm Steel on 12mm ply over 20 x 40mm battens
- Thermakraft 215 self supporting building paper
- H1.2 timber framing (Refer to floor plan for stud sizes and spacing's)
- Aluminium powder coated Architectural series joinery with aluminium jamb liners, Aluminium windows to be fitted with double tongue catches, Very high wind zone
- 10mm Gib to walls with paint finish
- Roofing industries R.I. 125mm Box gutter & 75 x 50 Box down pipe. All elements to be ebonny colour

## FIRST FLOOR & CEILING

## KITCHEN DINING FLOOR

75mm Unispan and 85mm 30MPa concrete topping  
-Concrete floor to be polished and sealed  
- Entry ceiling to be strapped and lined with 13mm Gib  
to ceiling

LOUNGE FLOOR

- Firth Rib raft floor- Refer to details
- Floors to be polished concrete

## GROUND FLOOR WALLS

20 Series 25MPa solid filled Architectural Masonry  
stack bond block wall with Honed finish. Mortar joints to  
be Half round / concaved joint.

## GROUND FLOOR

- Firth Rib raft floor- Refer to details
- Floors to be polished concrete



The logo for Cook | Costello features a stylized blue 'C' inside a circle on the left. To its right, the text 'cook | costello' is written in a bold, black, sans-serif font. Below this, contact information is listed in a smaller, blue, sans-serif font: 'Whangarei' and 'Auckland' on the first line, 'Wellington' and 'Christchurch' on the second line, followed by three phone numbers '09 4389 529', '09 373 5357', and '04 472 7282' on the third line, and '03 365 5960' on the fourth line. At the bottom, the website 'ccl@coco.co.nz' and 'www.coco.co.nz' are listed. On the far right, the ACENZ logo is shown, consisting of a stylized blue and green triangle above the text 'ACENZ' in a bold, black, sans-serif font.

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TITLE \_\_\_\_\_

DATE <b>16-12-16</b>	CCL REF. No. <b>13060</b>	DWG NAME <b>L109-</b>
STATUS <b>FOR CONSENT</b>	SCALE <b>1:25@ A1</b>	SHEET No. <b>9</b> OF <b>25</b>

DATE PLOTTED: 19/12/2016 FILE PATH: Z:\13000- 13499\13060 - 43 Basil Road  
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FIRST FLOOR

ROOF

Roofing iron: Eurostyle Spanlok 450 without swages 0.55mm colour steel MAXX (Ebony colour)  
laid on  
Thermakraft 215 self supporting building paper  
on  
75 x 45mm Purlins @ 600c/c max.  
on  
Rafters and Trusses. (Refer to roof framing plan)  
-Cedar Barge board  
-Soffit lining .JVC Timber Cedar Shiplap Weatherboards to match cladding

CEILING

-R3.6 Earth Wool for ceiling insulation  
-13mm Gib to ceiling

WALLS

-R2.6 Earth wool for wall insulation  
-JVC Timber Cedar Vertical Shiplap Weatherboards  
-Eurostyle Spanlok 450 without swages 0.55mm Steel on 12mm ply over 20 x 40mm battens  
-Thermakraft 215 self supporting building paper  
- H1.2 timber framing (Refer to floor plan for stud sizes and spacings)  
-Aluminium powder coated Architectural series joinery with aluminium jamb liners, Aluminium windows to be fitted with double tongue catches, Very high wind zone  
-10mm Gib to walls with paint finish  
- Roofing industries R.I. 125mm Box gutter & 75 x 50 Box down pipe. All elements to be ebony colour

GROUND FLOOR

FIRST FLOOR & CEILING

**KITCHEN DINING FLOOR**  
75mm Unispan and 85mm 30MPa concrete topping  
-Concrete floor to be polished and sealed  
- Entry ceiling to be strapped and lined with 13mm Gib to ceiling

LOUNGE FLOOR

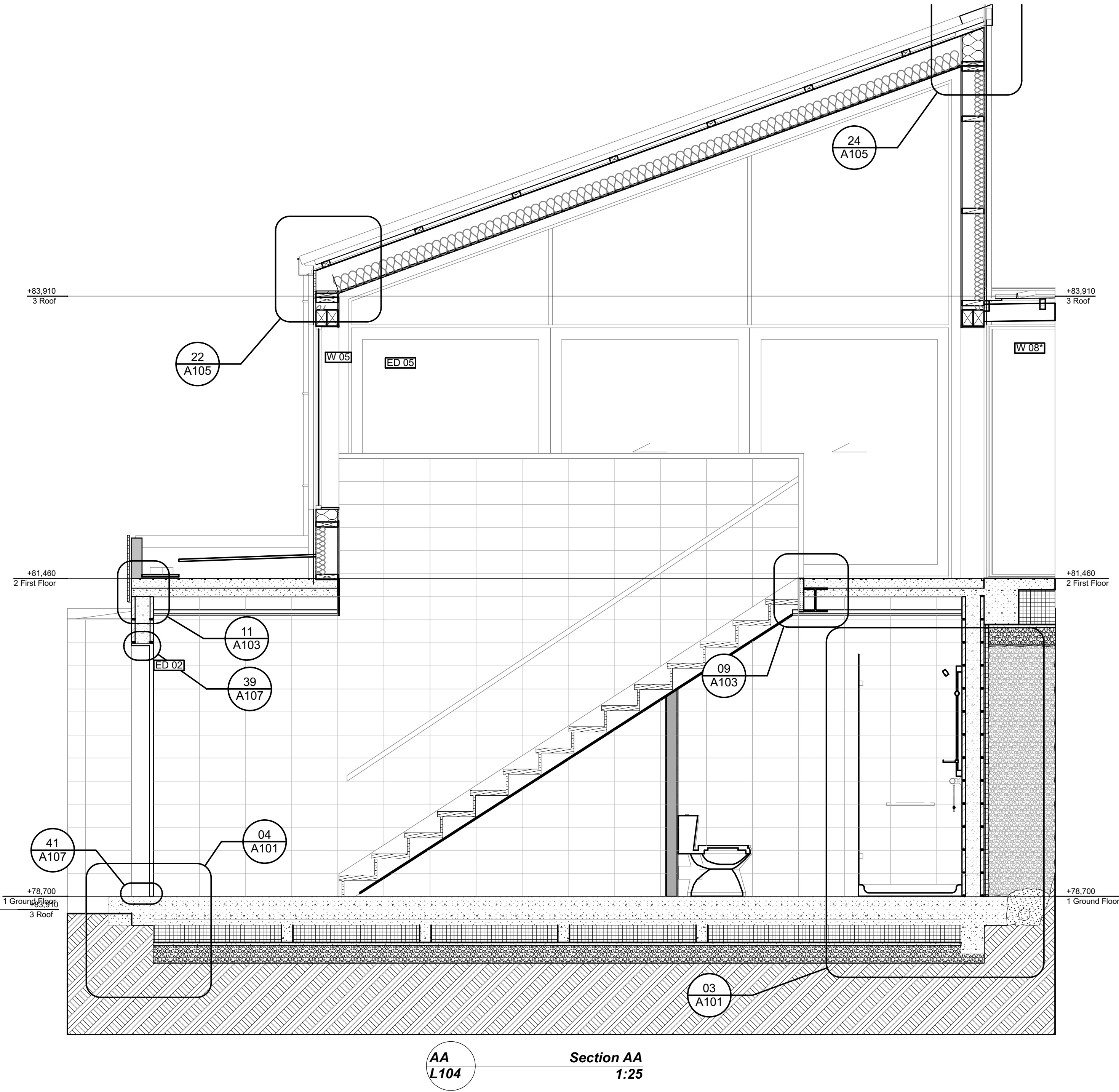
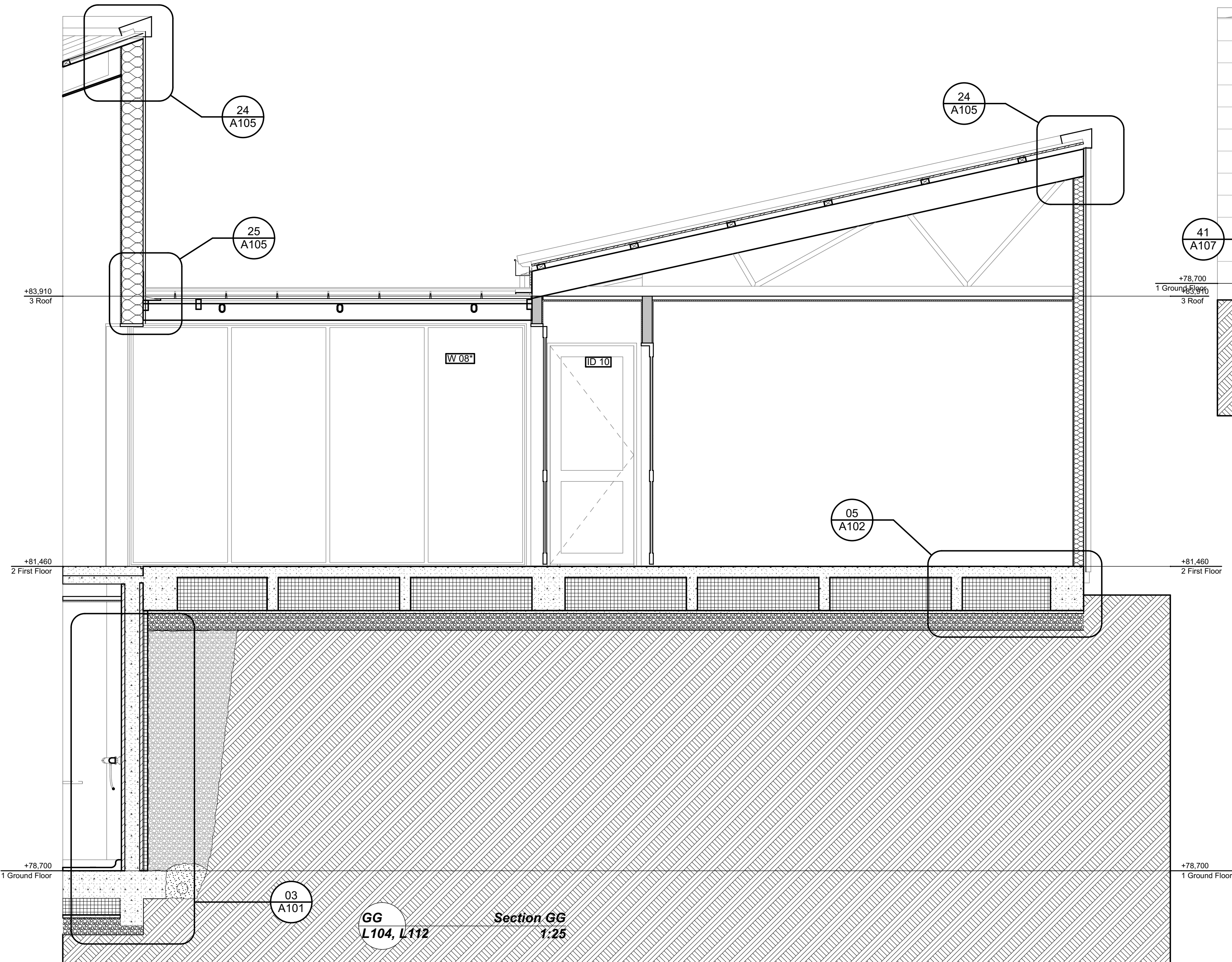
-Firth Rib raft floor- Refer to details  
-Floors to be polished concrete

GROUND FLOOR WALLS

20 Series 25MPa solid filled Architectural Masonry  
stack bond block wall with Honed finish. Mortar joints to be Half round / concaved joint.

GROUND FLOOR

-Firth Rib raft floor- Refer to details  
-Floors to be polished concrete



FOR CONSENT		
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SITE DETAILS  
URQUHARTS HOUSE  
FOR JAMES CROAD & SHONA POULSON  
43 BASIL ROAD, WHANGAREI HEADS,  
WHANGAREI

CROSS SECTIONS

DATE	CCL REF. No.	DWG NAME	REV.
16-12-16	13060	L110-	
STATUS	SCALE	SHEET No.	
FOR CONSENT	1:25@ A1	10 of 25	

DATE PLOTTED: 19/12/2016 FILE PATH: Z:\13000- 13499\13060 - 43 Basil Road  
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LEGEND

○ Waste Services as per Section 6.3 of the Rib Raft Technical Manual.

1100 x 1100mm polystyrene pods

Rebate for doors

Internal thickening for load bearing wall (Refer to detail 01 & 02 on sheet A101).

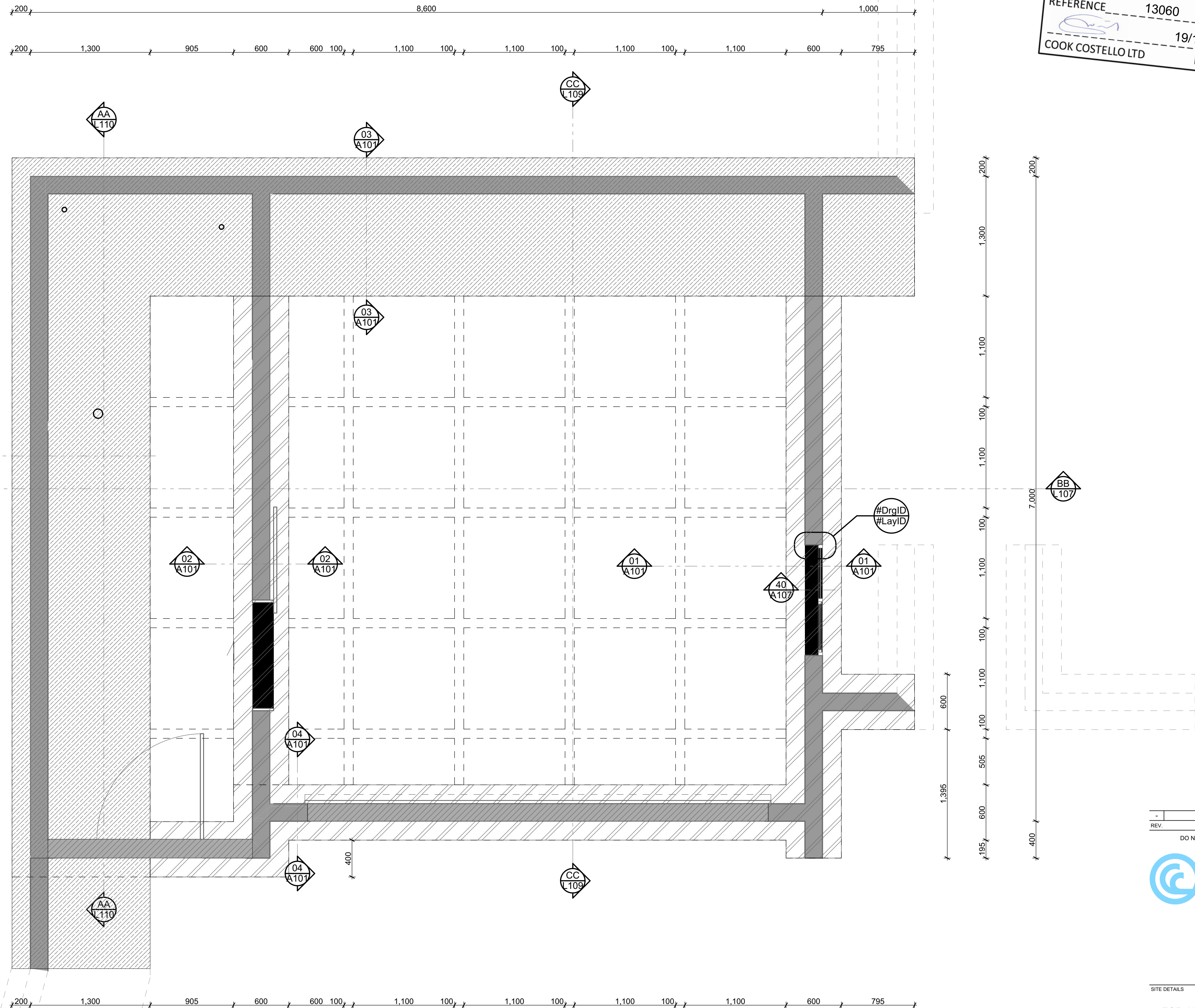
Retaining wall footing(Refer to detail 03 on sheet A010).

CONCRETE SLAB  
100mm thick slab reinforced with SE615 G500E ductile reinforcing mesh with 30mm top cover. Mesh to be lapped 225mm minimum and tied at all laps.

All Rib Raft concrete to be min 20MPa 28 day strength.

Refer to details on sheet A101 for more information

CLEARANCES  
225mm min to cleared ground & 150mm min to paved ground



I STATE ON REASONABLE GROUNDS THAT THIS DRAWING IS IN ACCORDANCE WITH OUR CALCULATIONS WHERE APPLICABLE

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19/12/2016

COOK COSTELLO LTD DATE

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SITE DETAILS

URQUHARTS HOUSE  
FOR JAMES CROAD & SHONA POULSON  
43 BASIL ROAD, WHANGAREI HEADS,  
WHANGAREI

TITLE

GROUND FLOOR FOUNDATION  
PLAN

DATE	COL REF. No.	DWG NAME	REV.
16-12-16	13060	L111-	
STATUS	SCALE	SHEET No.	OF
FOR CONSENT	1:25@ A1	11	25

DATE PLOTTED: 19/12/2016 FILE PATH: Z:\13000- 13499\13060 - 43 Basil Road  
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GROUND FLOOR FOUNDATION PLAN  
1:25



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**LEGEND**

Waste Services as per Section 6.3 of the Rib Raft Technical Manual.

Refer to detail 36 on sheet A102 reinforcing around waste penetration Waste Services as per Section 6.3 of the Rib Raft Technical Manual.

1100 x 1100mm polystyrene pods

Rebated 1m x 1m shower, refer to detail 37 on sheet A102

Rebate for doors

75mm Thick Unispan

CONCRETE SLAB

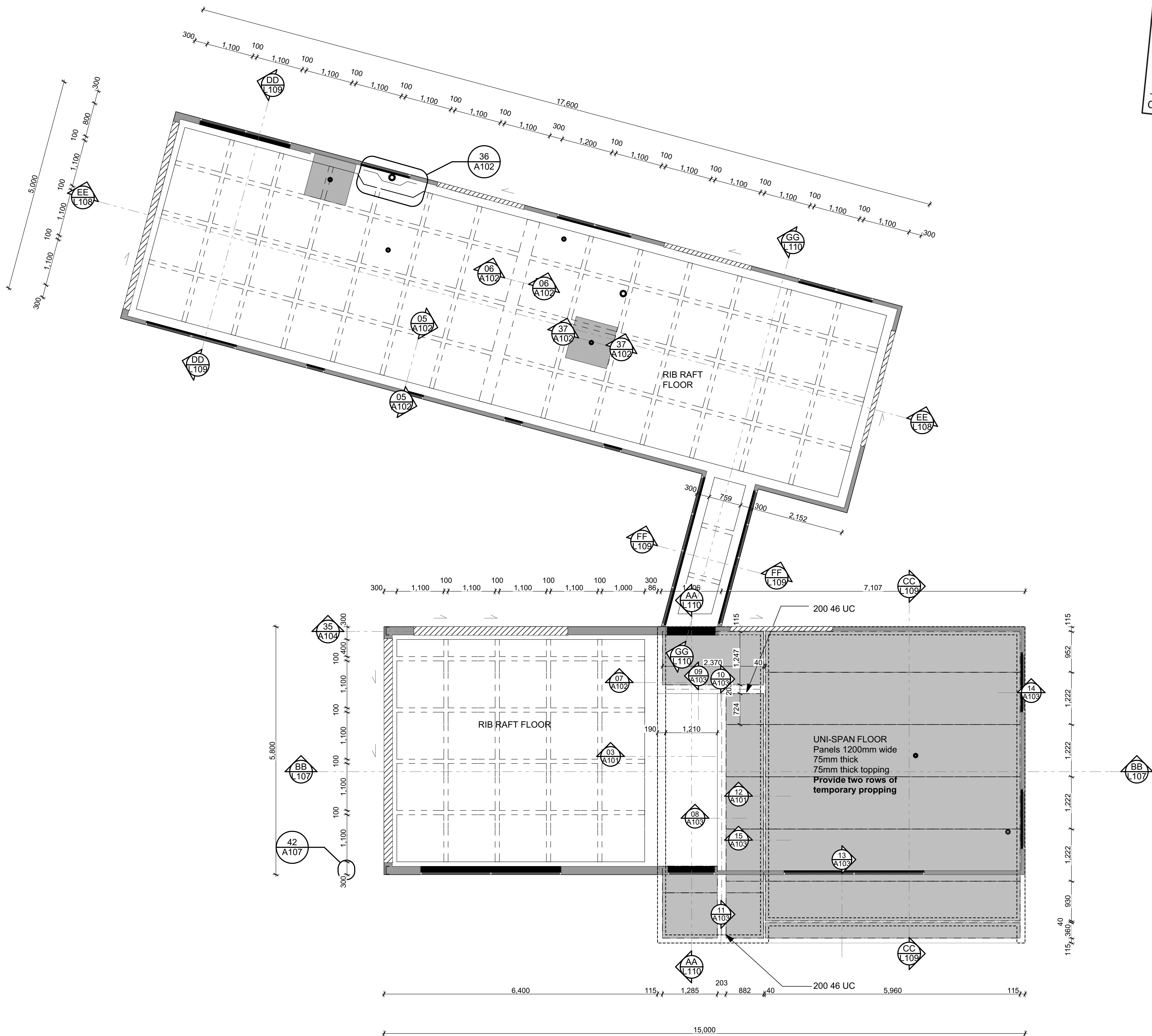
100mm thick slab reinforced with SE615 G500E ductile reinforcing mesh with 30mm top cover. Mesh to be lapped 225mm minimum and tied at all laps.

All Rib Raft concrete to be min 20MPa 28 day strength.

Refer to details on sheet A102 for more information

CLEARANCES

225mm min to cleared ground & 150mm min to paved ground



FIRST FLOOR FOUNDATION PLAN  
1:50

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TITLE  
FIRST FLOOR FOUNDATION  
PLAN

DATE	CCL REF. No.	DWG NAME	REV.
16-12-16	13060	L112-	
STATUS	SCALE	SHEET No.	
FOR CONSENT	1:50@ A1	12 of 25	

DATE PLOTTED: 19/12/2016 FILE PATH: Z:\13000- 13499\13060 - 43 Basil Road  
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**Purlins**  
70 x 45 SG8 H3.2 Timber purlins at 600mm max. c/c with purlin Fixing type T: 1 / 10g self-drilling screw, 80mm long

**Rafters**  
240 x 90 H1.2 Rafters at 900crs max. Rafters fixed to top plate with 2/90 x 3.15 skew nails + strap fixing (Refer toNZS 3604 figure 10.6) or alternative 7.0kN fixing

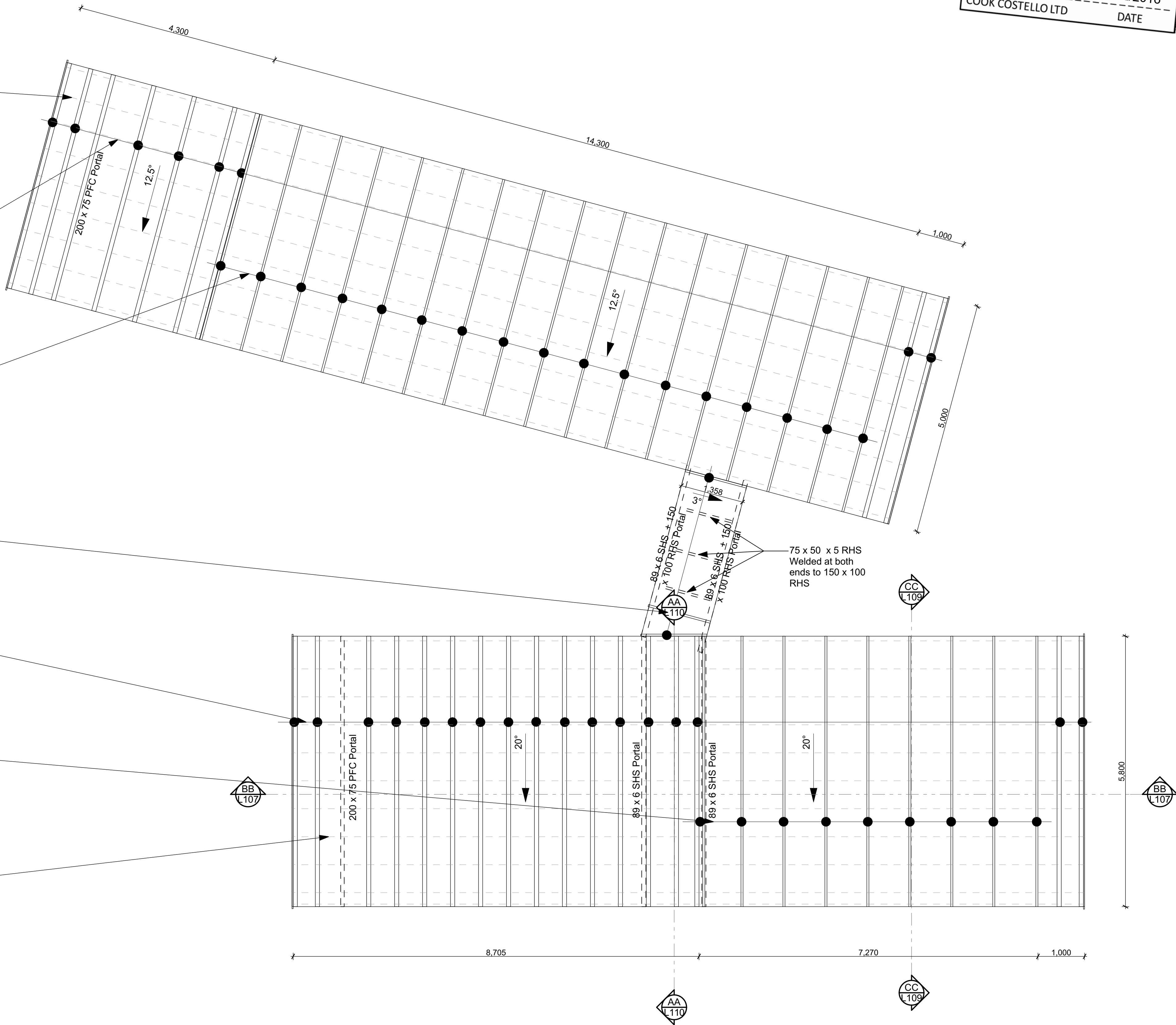
**Prefabricated roof trusses @ 900 crs**  
prefabricated roof trusses at 900 crs to manufacturers specification. Manufacturer to supply producer statement

**Rafters**  
90 x 45 H1.2 Rafters at 600crs max. Rafters fixed to top plate with 2/90 x 3.15 skew nails + 2 wire dogs (Refer toNZS 3604 figure 10.6) or alternative 4.7kN fixing

**Rafters**  
240 x 90 H1.2 Rafters at 600crs max. Rafters fixed to top plate with 2/90 x 3.15 skew nails + 2 wire dogs (Refer toNZS 3604 figure 10.6) or alternative 4.7kN fixing

**Prefabricated roof trusses @ 900 crs**  
prefabricated roof trusses at 900 crs to manufacturers specification. Manufacturer to supply producer statement

**Purlins**  
70 x 45 SG8 H3.2 Timber purlins at 600mm max. c/c with purlin Fixing type T: 1 / 10g self-drilling screw, 80mm long



**ROOF FRAMING PLAN**  
**1:50**

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DATE

**LEGEND**

**FIXINGS:**

**Purlins**  
70 x 45 SG8 H3.2 Timber purlins at 600mm max. c/c with fixing type: T - 1 / 10g self-drilling screw, 80mm long

Truss fixing to be NZS: 3604 Type E: 2 / 90 x 3.15 skew nails + 2 Wire dogs. for walls with 3.0 - 3.5m loaded Dimension

Rafter fixing to be NZS: 3604 Type E where specified: 2 / 90 x 3.15 skew nails + 2 Wire dogs

Rafter fixing to be NZS: 3604 Type F where specified: 2 / 90 x 3.15 skew nails + Strap fixing

**LININGS:**  
Soffit lining to be Cedar shiplap weatherboards  
Ceiling linings to be 13mm Gib on 35 x 70 ceiling battens at 600mm max.

**NOTE:**  
These drawings are to be read in conjunction with the truss design (MiTek New Zealand Ltd Dated 09-12-2016), and all other related documents and standards. Contact the architect/designer in any discrepancies found.

**INSULATION:**  
Ceiling to have a minimum of R3.6 insulation.

-	FOR CONSENT	16-12-16
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**ROOF FRAMING PLAN**

DATE	COL REF. No.	DWG NAME	REV.
16-12-16	13060	L113-	
STATUS	SCALE	SHEET No.	
FOR CONSENT	1:50@ A1	13 of 25	

DATE PLOTTED: 19/12/2016 FILE PATH: Z:\13000- 13499\13060 - 43 Basil Road  
ICAD\161219 For Consent JJ.plt



**LEGEND**

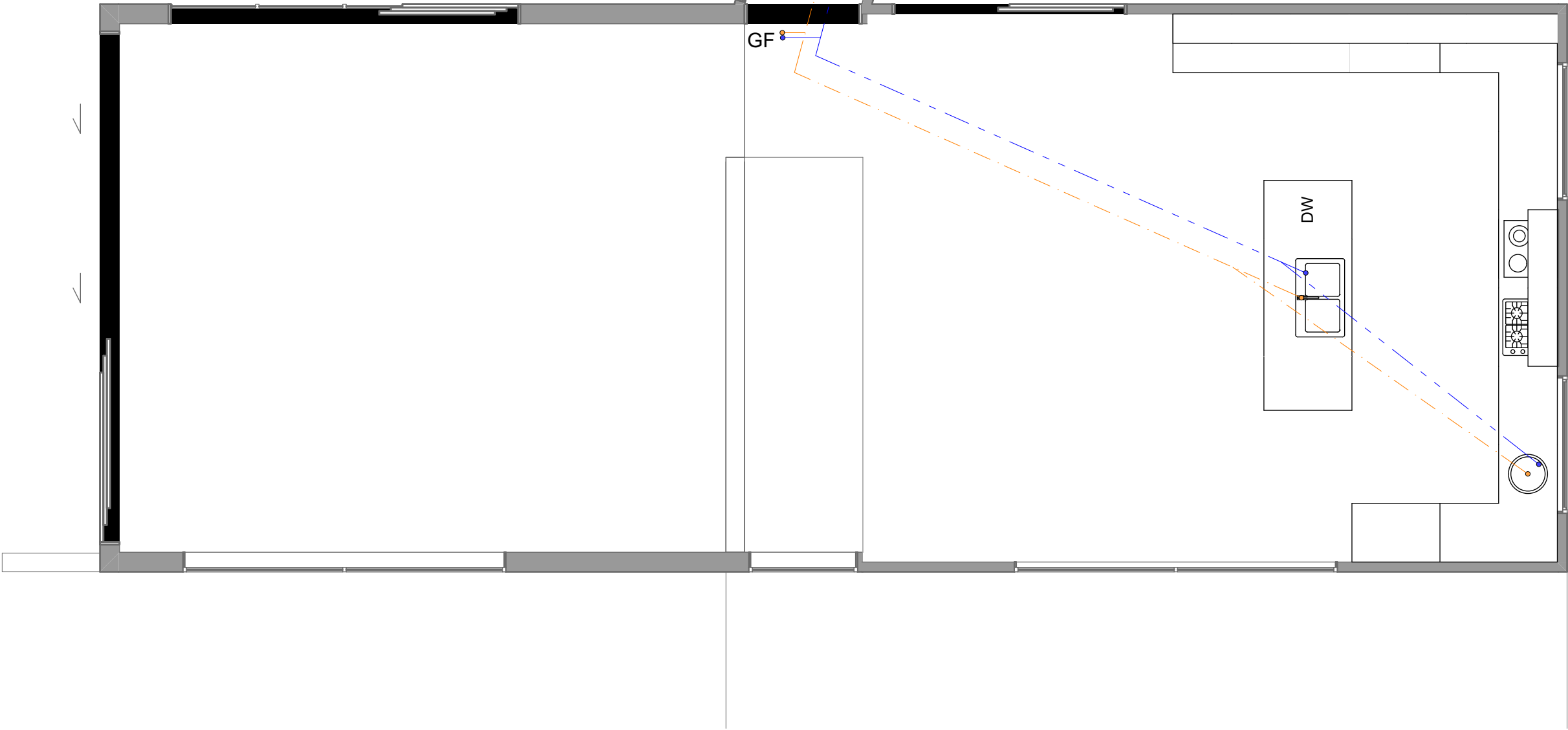
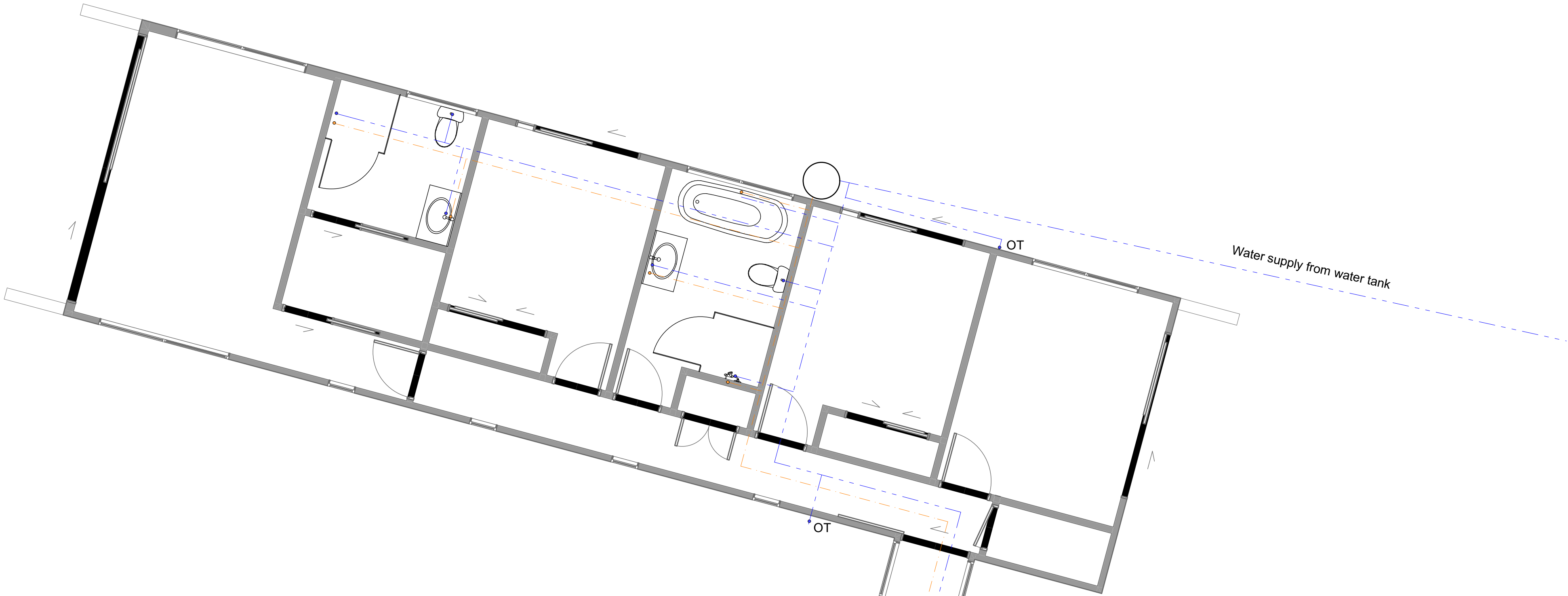
HW

Heat pump hot water cylinder  
- Rheem HDI 310LT

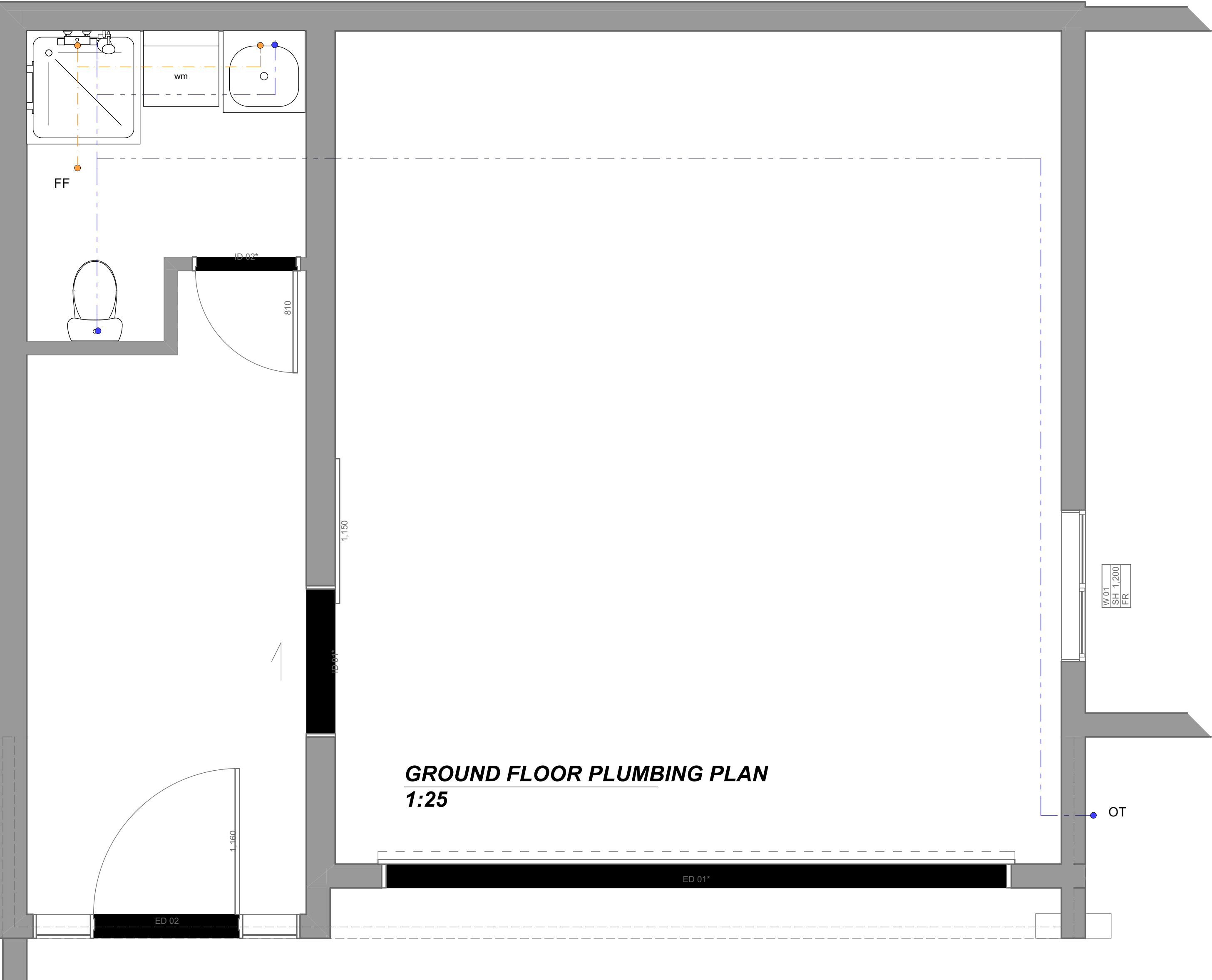
**PLUMBING**  
Auquatherm green 25mm water pipe  
Hot  
Cold

GF = Pipes to Ground Floor

OT = Outside tap



FIRST FLOOR PLUMBING PLAN  
1:50



GROUND FLOOR PLUMBING PLAN  
1:25

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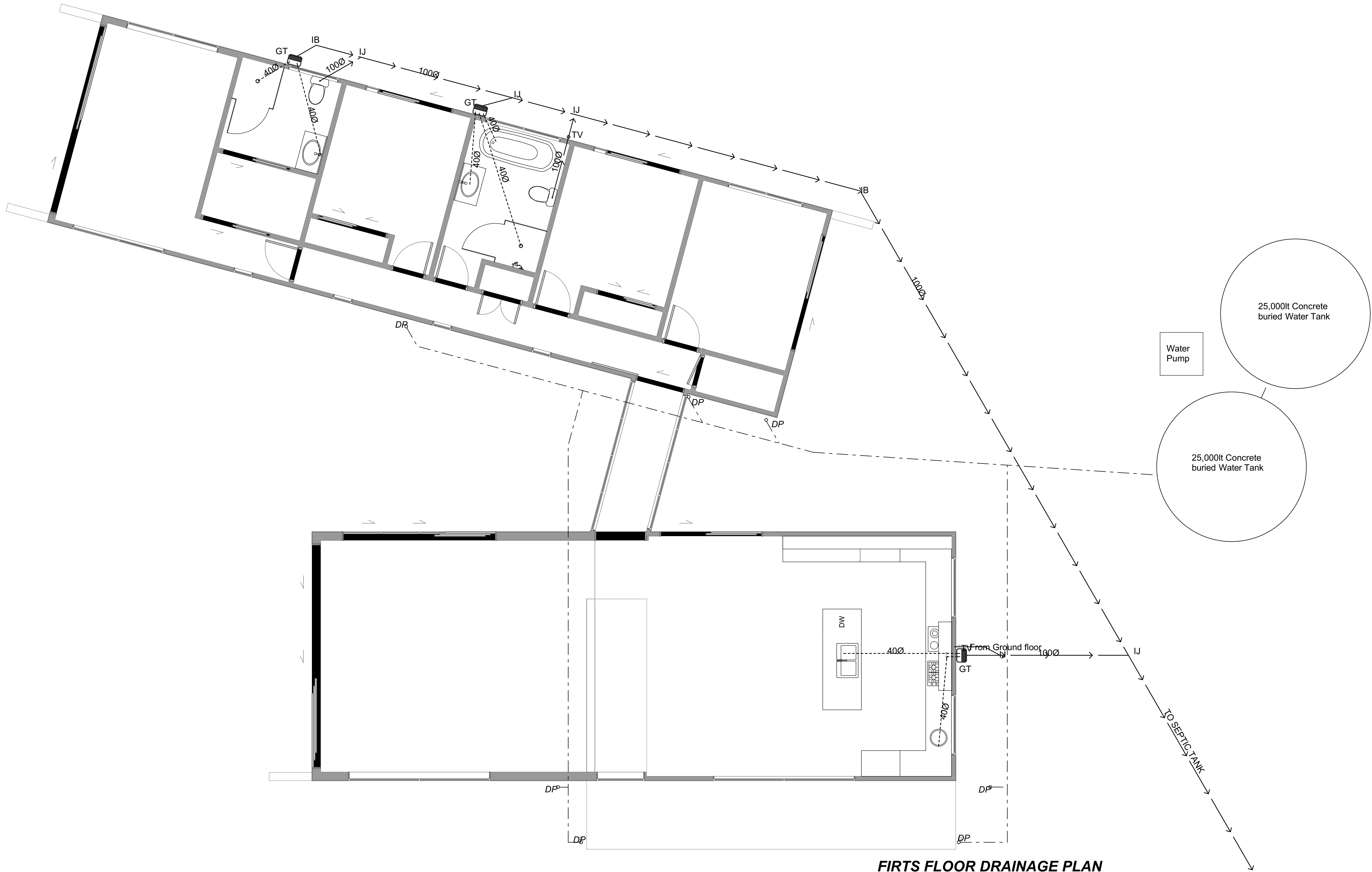
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PLUMBING PLANS

DATE	COL REF. No.	DWG NAME	REV.
16-12-16	13060	L114-	
STATUS	SCALE	SHEET No.	
FOR CONSENT	1:50, 1:25@ A1	14 of 25	

DATE PLOTTED: 19/12/2016 FILE PATH: Z:\13000- 13499\13060 - 43 Basil Road  
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**LEGEND**

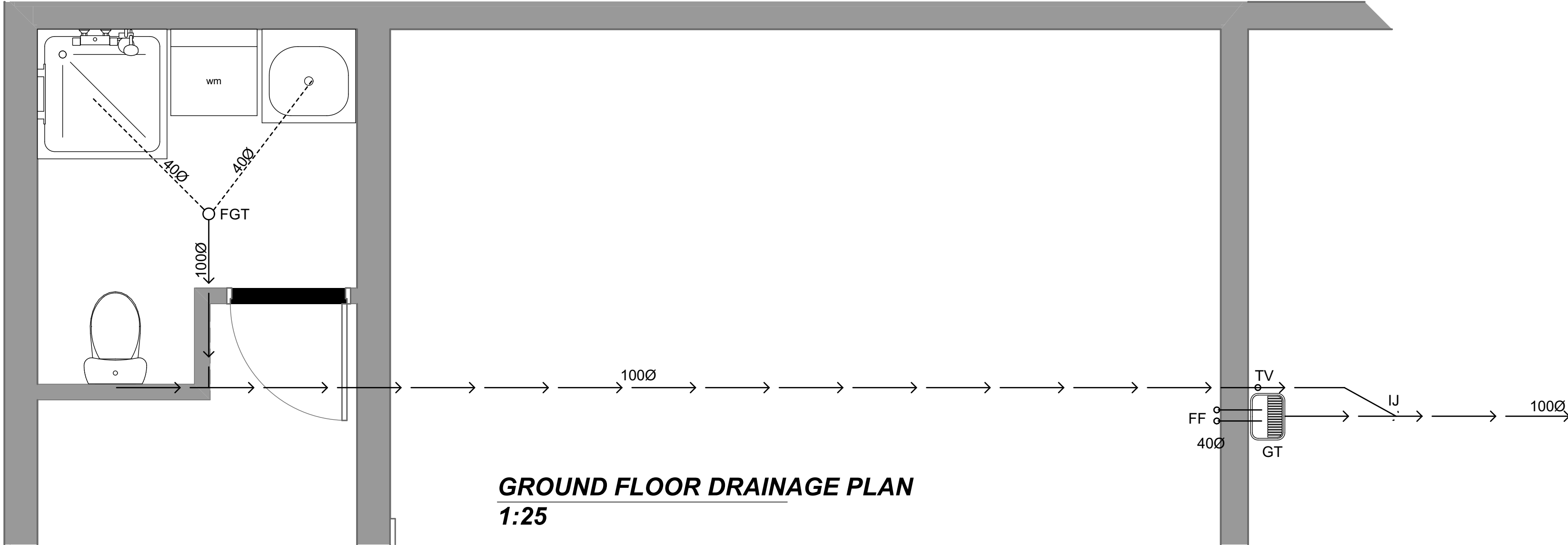
DP  
Roofing industries 75 x 50 Box down pipe.  
All elements to be ebony colour

**DRAINAGE**

IB = Inspection Bend  
IJ = Inspection Junction  
TV = 50mmØ Terminal Vent  
GT = Gully Trap

400 SS Drainage pipe at 1:40 Fall    - - - - -  
1000 SS Drainage pipe at 1:60 Fall    - - - - -  
Ø100mm SW pipes    - - - - -

**FIRTS FLOOR DRAINAGE PLAN**  
**1:50**



**GROUND FLOOR DRAINAGE PLAN**  
**1:25**

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URQUHARTS HOUSE  
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TITLE

**DRAINAGE PLANS**

DATE	COL REF. No.	DWG NAME	REV.
16-12-16	13060	L115-	
STATUS	SCALE	SHEET No.	
FOR CONSENT	1:50, 1:25@ A1	15 of 25	

DATE PLOTTED: 19/12/2016 FILE PATH: Z:\13000- 13499\13060 - 43 Basil Road  
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BRACING CALCULATIONS - BEDROOM WING				
Location of Storey	Single	Floor Load	2kPa	
Floor Height to Apex	5.0 m	Roof Weight	Light	
Roof Height Above Eaves	2.0 m	Cladding Weights:		
Roof Pitch	0 - 25 °	- Subfloor	Concrete Floor	
Roof Style	Monopitch	- Wall Cladding	Light	
Building Length (BL)	17.6 m	Building Width (BW)	5.0 m	
Room in Roof Space	0	Wind Zone	Very High	
Soil Class	E - Very Soft	W along	71.5 BUs/m	
Gross Plan Area (GPA)	88.0 m2	W across	71.5 BUs/m	
Earthquake Zone	1	W along x BW	357.5 BUs	
EQ	3.0 BUs/m2	W across x BL	1,258.4 BUs	
EQ x GPA	264.0 BUs			
Calculations are based on NZS3604:2011				

ALONG											
Bracing Line			Bracing Elements Provided					Wind		Earthquake	
Line Label	Min BUs W	Min BUs E	Brace No.	Brace Type	Brace Length	Brace Angle	Brace Height	Rating BUs/m	BUs Achieved	Rating BUs/m	BUs Achieved
A	264	264	A1	BL1-H	0.6	0.0	2.4	90	54.0	100	60.0
			A2	GS1-N	0.5	0.0	2.4	50	25.0	55	27.5
			A4	GS1-N	0.6	0.0	2.4	50	30.0	55	33.0
			A5	GS1-N	0.8	0.0	2.4	50	40.0	55	44.0
			A6	GS1-N	0.8	0.0	2.4	50	40.0	55	44.0
			A7	GS1-N	1.2	0.0	2.4	50	57.5	55	63.3
			A8	GS1-N	0.7	0.0	2.4	50	35.0	55	38.5
B	264	264	B1	GS1-N	1.9	0.0	2.4	70	133.0	60	114.0
			B2	GS1-N	1.7	0.0	2.4	70	119.0	60	102.0
			B3	GS1-N	2.2	0.0	2.4	70	154.0	60	132.0
Totals Achieved:								W	687.5	E	658.3
Totals Required:								W	357.5	E	264.0

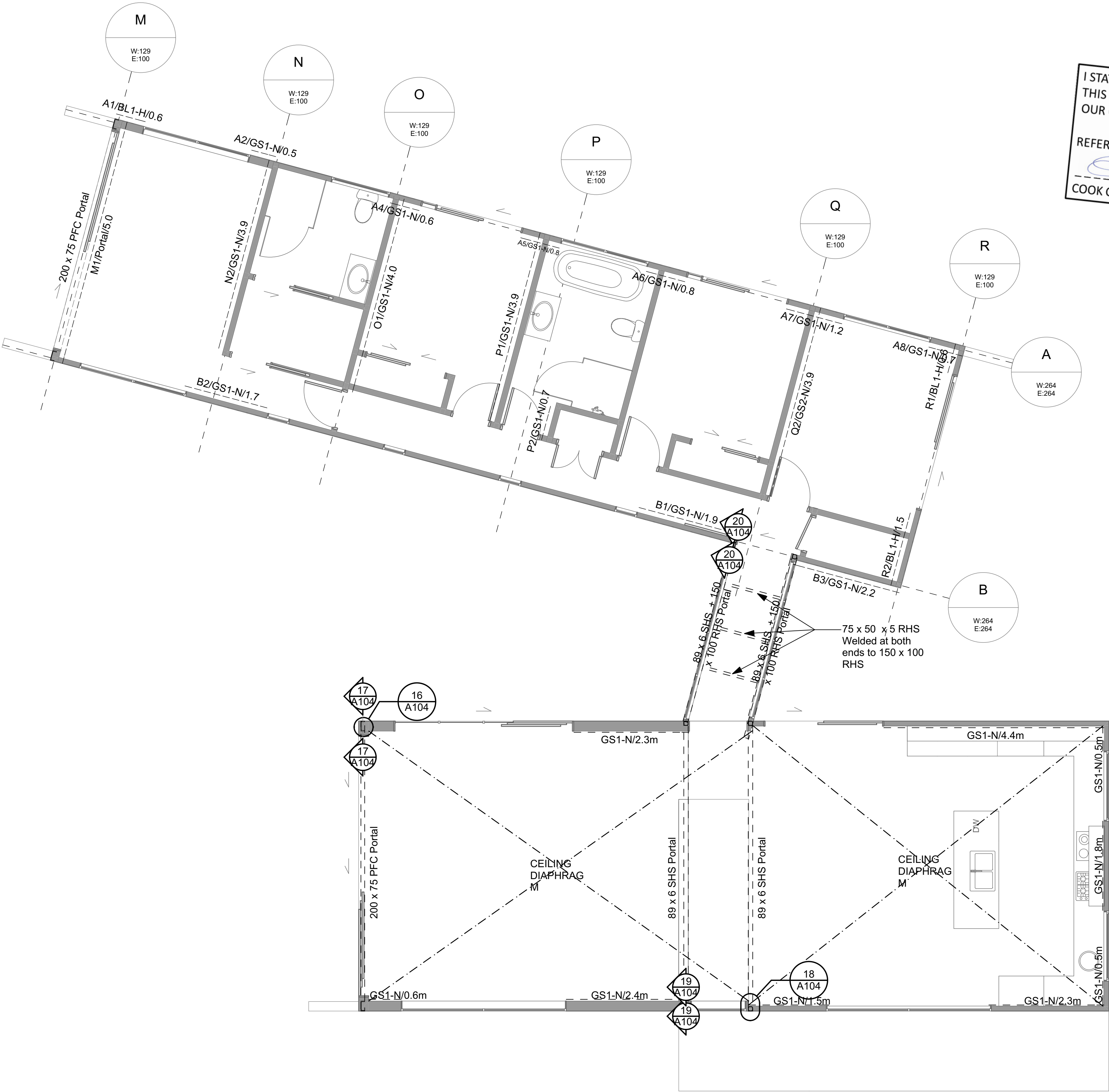
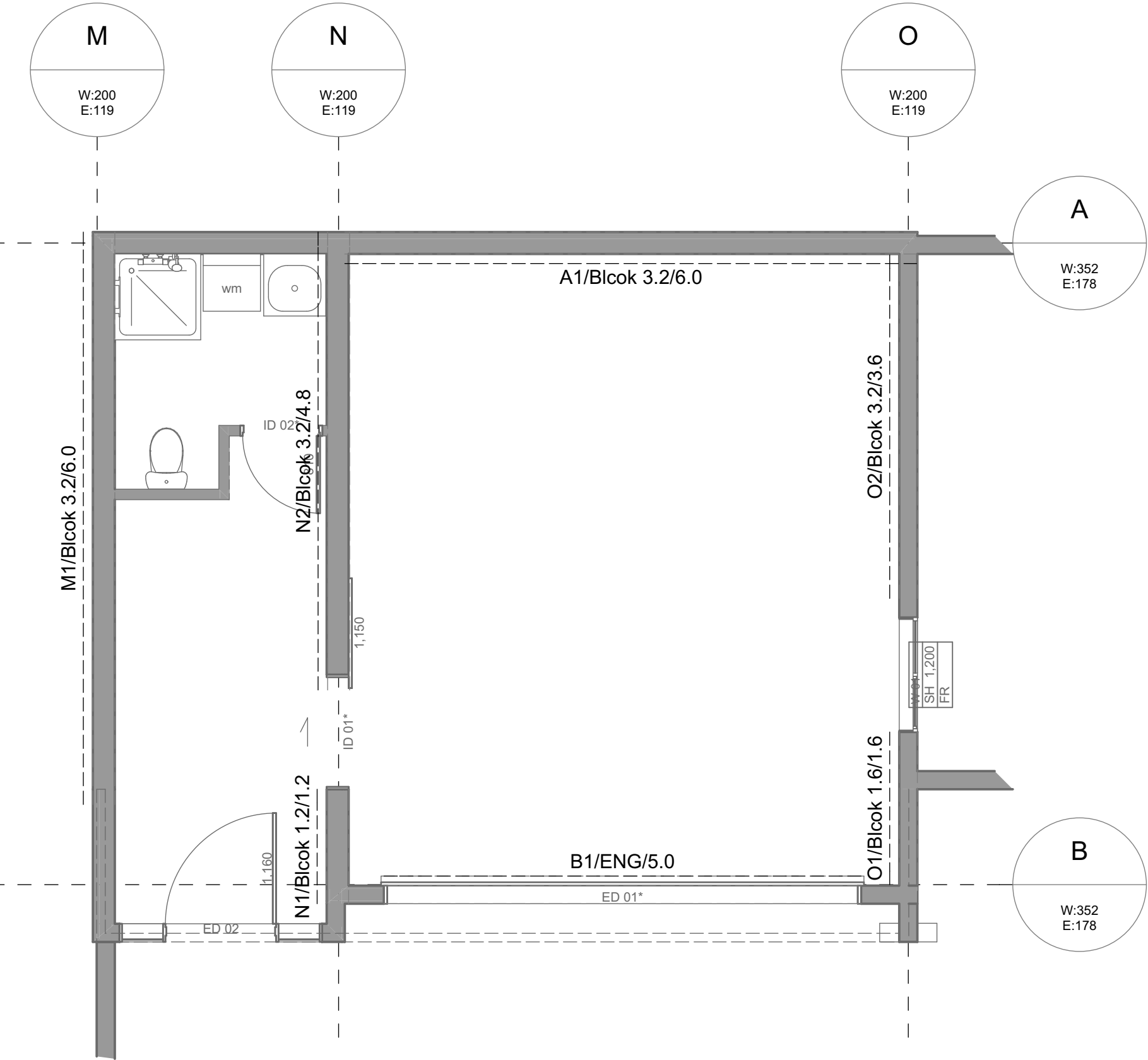
ACROSS											
Bracing Line			Bracing Elements Provided					Wind		Earthquake	
Line Label	Min BUs W	Min BUs E	Brace No.	Brace Type	Brace Length	Brace Angle	Brace Height	Rating BUs/m	BUs Achieved	Rating BUs/m	BUs Achieved
M	129	100	M1		5.0	0.0	2.4		200.0		200.0
N	129	100	N2	GS1-N	3.9	0.0	2.4	70	273.0	60	234.0
O	129	100	O1	GS1-N	4.0	0.0	2.4	70	280.0	60	240.0
P	129	100	P1	GS1-N	3.9	0.0	2.4	70	273.0	60	234.0
			P2	GS1-N	0.7	0.0	2.4	50	35.0	55	38.5
Q	129	100	Q2	GS2-N	3.9	0.0	2.4	95	370.5	85	331.5
R	129	100	R1	BL1-H	0.6	0.0	2.4	90	54.0	100	60.0
			R2	BL1-H	1.5	0.0	2.4	125	187.5	105	157.5
Totals Achieved:								W	1,673.0	E	1,495.5
Totals Required:								W	1,258.4	E	264.0

KEY

GS1-N = Any 10mm or 13mm GIB Standard plasterboard to one side only as per GIB EzyBrace system specification

BL1-H = 10mm or 13mm GIB Braceline to one side only

- Ceiling Diaphragm - Install 13mm Gib ceiling diaphragm as per Gib installation manual
- Bracing calculations above are for bedroom wing only. Refer to structural engineering calcs for lounge wing bracing calculations



FIRST FLOOR BARCING PLAN  
1:50

BRACING CALCULATIONS																	
ALONG																	
Location of Storey		Lower of Two	Floor Load	2kPa	Bracing Line		Bracing Elements Provided					Wind		Earthquake			
Lower floor level to apex		8.0 m	Roof Weight	Light	Line	Min BUs	Min BUs	Brace	Brace	Brace	Brace	Rating	BUs	Rating	BUs		
Roof Height Above Eaves		5.0 m	Cladding Weights:		Label	W	E	No.	Type	Length	Angle	Height	Achieved	Achieved	Achieved		
Roof Pitch		0 - 25 °	- Subfloor	Concrete Floor	A	352	178	A1	Block 6.0m	6.0	0.0	2.4	3,700.0	3,700.0	3,700.0		
Roof Style		Monopitch	- Lower Floor	Heavy	B	352	178	B1		5.0	0.0	2.4	500.0	500.0			
Building Length (BL)		7.4 m	- Upper Floor	Light													
Building Width (BW)		8.7 m	Room in Roof Space	0													
Wind Zone		Very High	Soil Class	E - Very Soft													
W along		162.5 BUs/m	Gross Plan Area (GPA)	62.0 m2													
W across		162.5 BUs/m	Earthquake Zone	1													
W along x BW		1,408.9 BUs	EQ	11.5 BUs/m2													
W across x BL		1,202.5 BUs	EQ x GPA	713.0 BUs													
Calculations are based on NZS3604:2011												Totals Achieved:		W	4,200.0	E	4,200.0
												Totals Required:		W	1,408.9	E	713.0

ACROSS											
Bracing Line		Bracing Elements Provided					Wind		Earthquake		
Line	Min BUs	Min BUs	Brace	Brace	Brace	Brace	Rating	BUs	Rating	BUs	
Label	W	E	No.	Type	Length	Angle	Height	Achieved	Achieved	Achieved	
M	200	119	M1	Block 6.0m	6.0	0.0	2.4	3,700.0	3,700.0	3,700.0	
N	200	119	N1	Block 1.2m	1.2	0.0	2.4	280.0	280.0	280.0	
O	200	119	N2	Block 4.8m	4.8	0.0	2.4	2,560.0	2,560.0	2,560.0	
			O1	Block 1.6m	1.6	0.0	2.4	445.0	445.0	445.0	
O	200	119	O2	Block 3.6m	3.6	0.0	2.4	1,440.0	1,440.0	1,440.0	
Totals Achieved:								W	8,425.0	E	8,425.0
Totals Required:								W	1,202.5	E	713.0

NOTE:  
Block work to be installed as per NZS: 4229

GROUND FLOOR BRACING PLAN  
1:50

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SITE DETAILS

URQUHARTS HOUSE  
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TITLE

BARCING PLANS

DATE	COL REF. No.	DWG NAME	REV.
16-12-16	13060	L116-	
STATUS	SCALE	SHEET No.	OF
FOR CONSENT	1:50@ A1	16	25

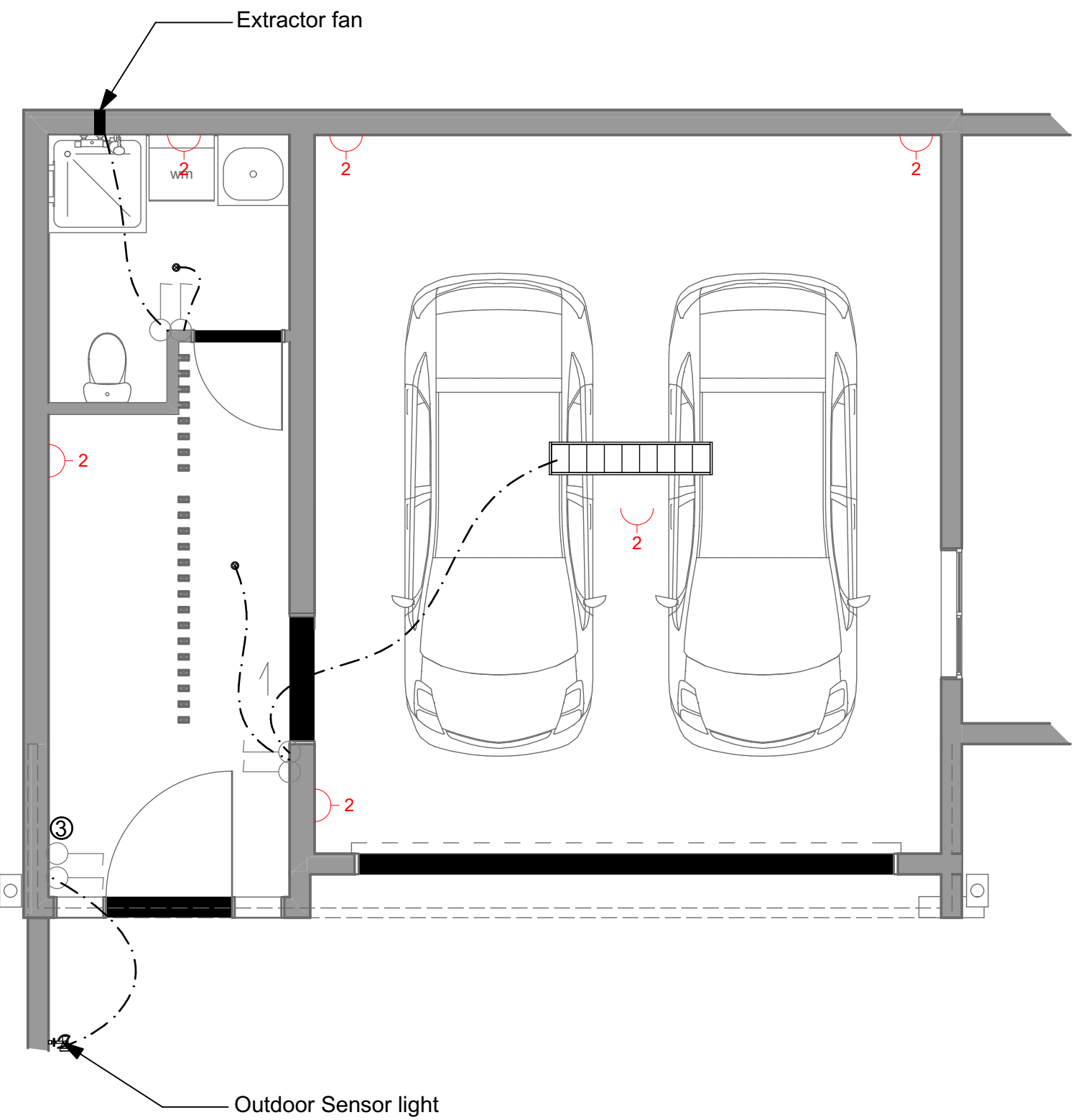
DATE PLOTTED: 19/12/2016 FILE PATH: Z:\130000- 13499\13060 - 43 Basil Road  
ICAD\16\12\19 For Consent JJ.plt



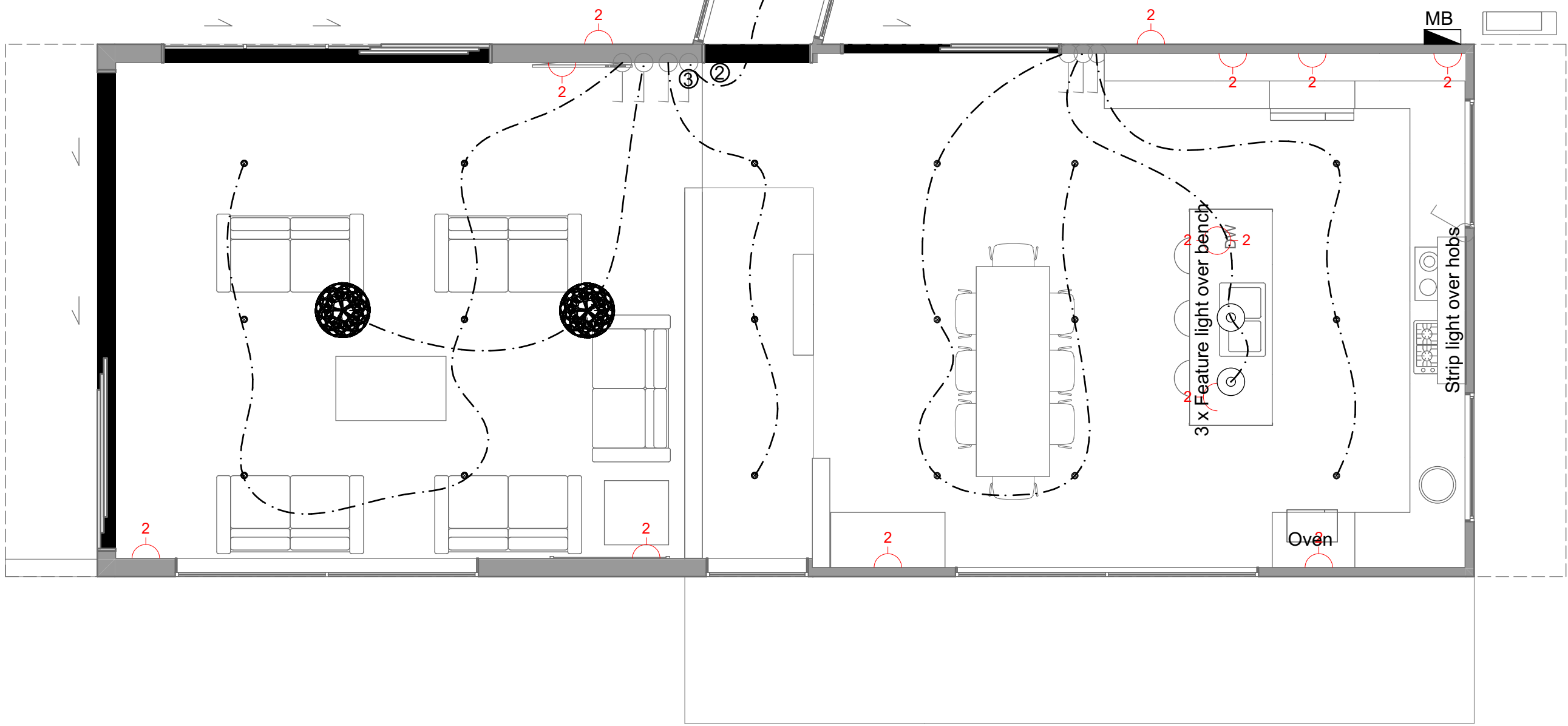
- KEY:
- 800mm LED Downlight "White" finish
  - Lounge feature lights to be David Trubridge "Coral" Lamp shade.
  - Kitchen Island feature light to be David Trubridge "Hinaki" Lamp shade.
  - Light Switch
  - SB Switch board
  - MB Meter Board -
  - 2 Power outlet

NOTE

①= Duel light switches to be connected to light switch at both ends of hallway and top and bottom of stairs



**GROUND FLOOR ELECTRICAL PLAN**  
**1:50**



**FIRST FLOOR ELECTRICAL PLAN**  
**1:50**

REV.	FOR CONSENT	16-12-16
	ISSUE LOG / REVISION DETAILS	DATE
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**ELECTRICAL PLANS**

DATE	COL REF. No.	DWG NAME	REV.
16-12-16	13060	L117-	
STATUS	SCALE	SHEET No.	
FOR CONSENT	1:50@ A1	17 of 25	

DATE PLOTTED: 19/12/2016 FILE PATH: Z:\13000- 13499\13060 - 43 Basil Road  
ICAD\16\12\19 For Consent JJ.plt



**NOTE:**  
Steel cover minimum  
75mm to ground  
50mm to DPM  
30mm to internal space  
60mm in masonry block wall to exterior  
45mm in masonry block wall to exterior

**Steel lap length in concrete work**  
D12 = 400mm  
HD12 = 650mm  
D16 = 500mm  
HD16 = 850mm

**Steel lap length in block work**  
D12 = 480mm  
HD12 = 840mm  
D16 = 640mm  
HD16 = 1,120

**NOTE:**  
1. 150mm for paved ground and 225mm for un-paved  
2. All Masonry work to comply with NZS 4229:2013  
3. Concrete and grout strength to be min 25MPa at 28 days  
4. All works are to comply with the contractors approved health and safety manual and health and safety in employment act 1992

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REFERENCE 13060  
19/12/2016  
COOK COSTELLO LTD DATE

Strapped and lined with  
40mm Expol and 10mm  
Gib to garage side

20 Series 25MPa solid filled block  
wall reinforced with  
HD16 Vertical bars @ 600crs  
HD12 Horizontal bars @ 600crs

HD12 Bars 1600 long @ 300crs

100mm Concrete floor slab

SE615-500 STD Mesh with 35mm top  
cover

HD12 Bars @ 300crs

3-HD12 Bars

0.25mm DPM over 25mm Max.  
sand blinding

150mm Compacted hardfill

02  
L111 INTERNAL BLOCK WALL FOOTING DETAIL  
1:10

85mm thick 25MPa  
concrete topping  
SE615-500 STD Mesh

HD12 x 1200 Saddle bars  
@ 300crs

75mm thick Unispan  
13mm Gib Ceiling  
on timber battens

HD16 Vertical bars @ 600crs Bent  
500mm into slab

HD12 Horizontal bars @ 600crs

Strapped and lined with 10mm Gib  
and 40mm Expol polystyrene

20 Series 25MPa solid filled  
Architectural Masonry Onyx  
stack bond block wall with  
Honed finish. Mortar joints to  
be Half round / concaved joint.

12  
L112 INTERNAL BLOCK WALL CONNECTION  
1:10

HD12 bars @ 300crs

SE615-500 STD Mesh with 35mm top cover

Scabble surface

HD12 Horizontal bars @ 400crs

Ø100mm Drain coil laid with 1% fall to  
discharge point. Place layer of scoria or  
similar under the drain coil

HD12 Horizontal bars @ 400crs

Scabble surface

SE615-500 STD Mesh with 35mm top cover

HD12 bars @ 300crs

150mm Compacted hardfill

HD12 Bars @ 300crs

3-HD12 Bars

Concrete Drive

Concrete Drive

**NOTE:**  
Filling and compacting behind the  
wall should be done only when the  
unipan slabs are fully constructed

40mm Expol polystyrene  
sheeting over Shelter seal  
300x membrane water  
proofing

7-20mm Clean scoria backfill or  
similar free draining material  
behind retaining wall separated  
from soil by filter fabric

20 Series 25MPa solid filled block  
wall reinforced with  
HD16 Vertical bars @ 600crs  
HD12 Horizontal bars @ 600crs

Ø100mm Drain coil laid with 1% fall to  
discharge point. Place layer of  
scoria or similar under the drain  
coil

Scabble surface

HD12 Bars @ 300crs to lap 500 with  
mesh

SE615-500 STD Mesh with 35mm top  
cover

100mm Concrete floor slab

HD12 Bars @ 300crs

3-HD12 Bars

100mm wide internal concrete ribs  
- Bottom steel 1 HD12 min.

0.25mm DPM over 25mm Max.  
sand blinding

150mm Compacted hardfill

01  
L111 1.2M RETAINING WALL FOOTING DETAIL  
1:10

20 Series 25MPa solid filled block  
wall reinforced with  
HD16 Vertical bars @ 600crs  
HD12 Horizontal bars @ 600crs

SE615-500 STD Mesh with  
35mm top cover

100mm Concrete floor slab

HD12 Bars @ 300crs to lap  
500 with mesh

Scabble surface

SE615-500 STD Mesh with 35mm top cover

HD12 bars @ 300crs

150mm Compacted hardfill

HD12 Bars @ 300crs

3-HD12 Bars

Concrete Drive

Concrete Drive

Concrete Drive

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04  
L111 BLOCK WALL FOOTING DETAIL  
1:10

03  
L111 2.6M RETAINING WALL DETAIL  
1:10

FOR CONSENT 16-12-16  
REV. ISSUE LOG / REVISION DETAILS DATE  
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SITE DETAILS  
URQUHARTS HOUSE  
FOR JAMES CROAD & SHONA POULSON  
43 BASIL ROAD, WHANGAREI HEADS,  
WHANGAREI

TITLE  
FOUNDATION DETAILS

DATE 16-12-16 CCL REF. No. 13060 DWG NAME A101-  
STATUS FOR CONSENT SCALE 1:10@ A1 SHEET No. 18 OF 25  
DATE PLOTTED: 19/12/2016 FILE PATH: Z:\13000- 13499\13060 - 43 Basil Road  
ICAD\161219 For Consent JJ.plt



NOTE:

1) Plumbing/services are to be conveyed underground. services are to be taken through polystyrene pods as much as possible. If this is unavoidable, it may be taken through ribs/thickenings, provided the details (or similar in principle) on this sheet are used.

2) All service trench backfill shall be properly compacted

3) Use recommended spacers as per details.

4) DPM shall be in accordance with NZS3604. All penetrations through the DPM shall be sealed.

5) A layer of sand blinding or granular fines (PAP7) shall be placed, screeded and compacted over the building platform. Max thickness 50mm

MAXIMUM DIAMETER OF PIPE SERVICES		
Element	Vertical services	Horizontal services
300mm edge beam	50mm in a duct 50mm larger diameter than pipe	50mm in a duct 50mm larger diameter than pipe
600mm localised wide edge beam.	100mm in a duct 50mm larger diameter than pipe	50mm in a duct 50mm larger diameter than pipe
300mm wide internal load bearing rib.	50mm in a duct 50mm larger diameter than pipe	50mm in a duct 50mm larger diameter than pipe
100mm wide internal rib.	NIL	50mm in a duct 50mm larger diameter than pipe
Slab	110mm in a duct 50mm larger diameter than pipe, or for a large service 450mm square	NIL

NOTES:

1) 100mm thick slab reinforced with SE615-STD 500E ductile reinforcing mesh with 30mm top cover. Mesh to be lapped 225mm minimum and tied at all laps.

2) All Rib Raft concrete to be min 25MPa 28 day strength.

3) Foundation reinforcing steel to have 50mm min cover to ground where protected by DPC and 30mm min cover to internal space.

4) Waffle raft foundation slab to be in accordance with the requirements of firth rib raft manual except for specific design portions.

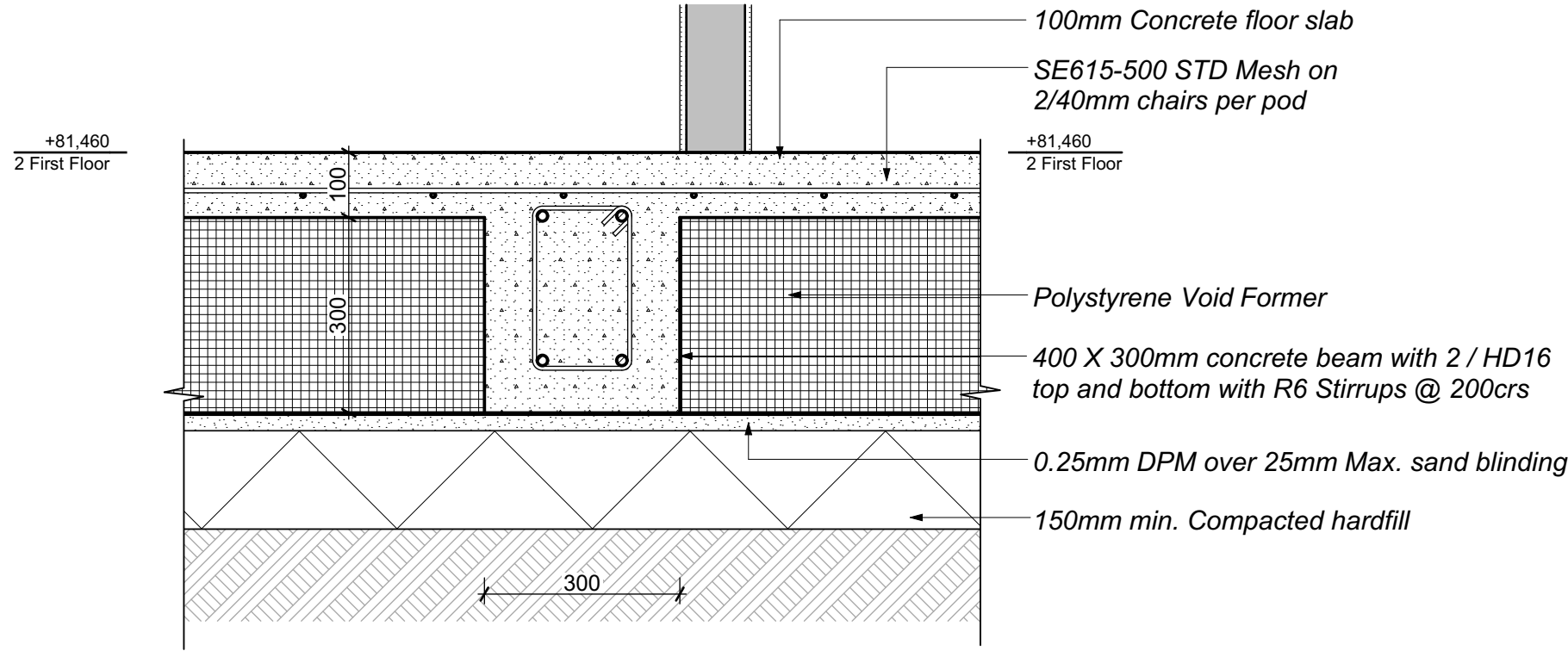
5) All services are to be coordinated with pod layout prior to construction to ensure service penetrations through Rib Raft are in accordance with RIBRAFT technical manual section 6.3 services detailing.

6) Garage designed for residential use with vehicle limited to 2500kg gross

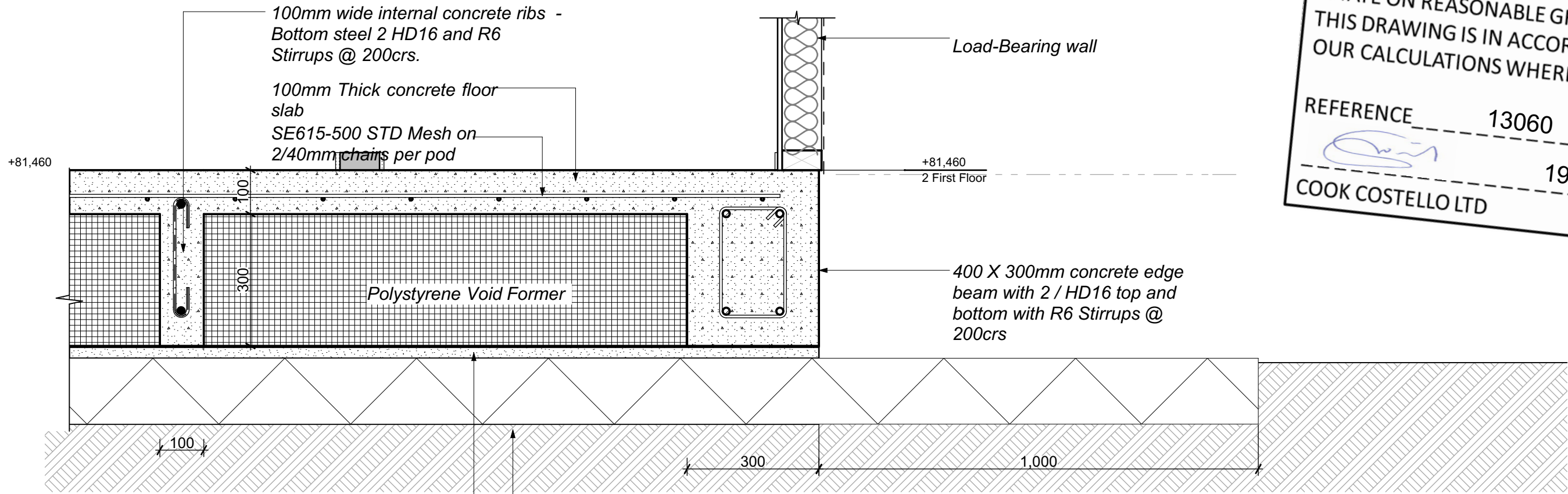
7) Construction joints required along party wall using 20mm deep saw cut and every second bar of the mesh cut.

8) All works are to comply with the contractors approved health and safety manual and health and safety in employment act 1992

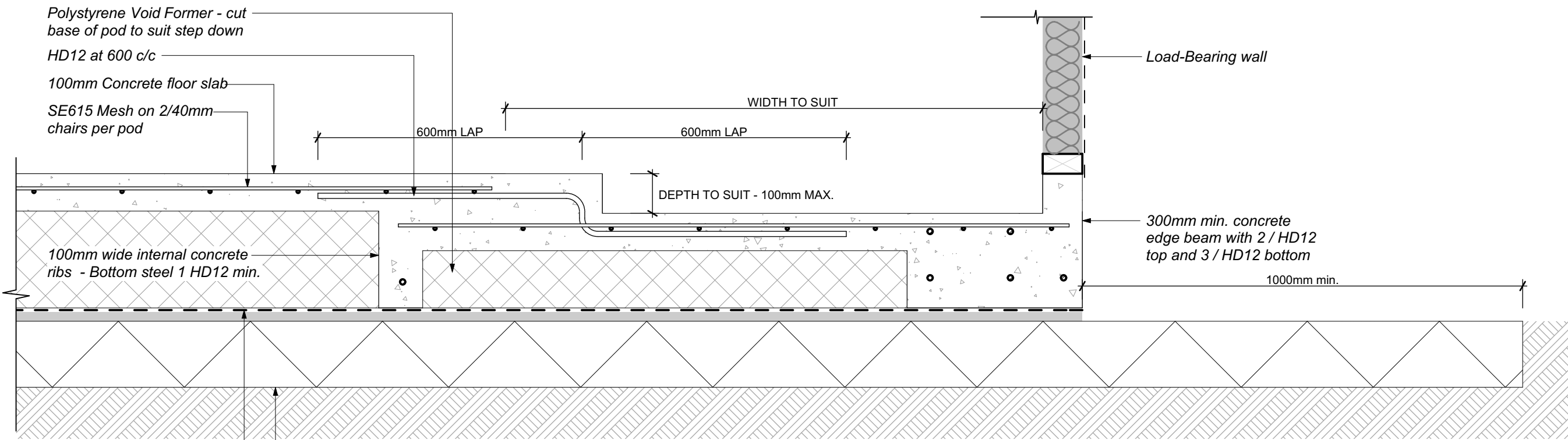
9) If shower base is to be rebated into concrete slab use Firth Ribraft shower rebate detail 4-S3



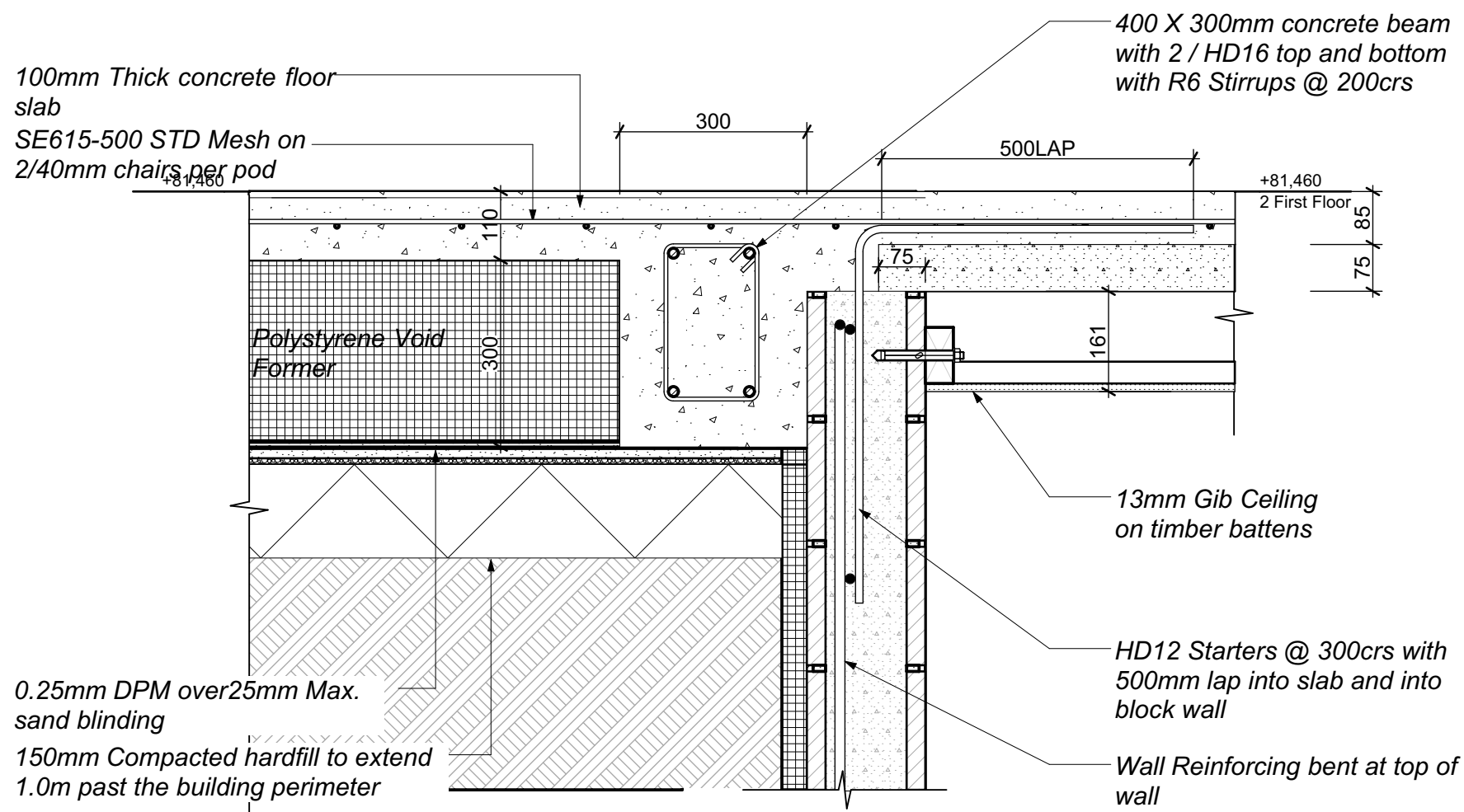
06 L112 RIB RAFT INTERNAL DETAIL 1:10



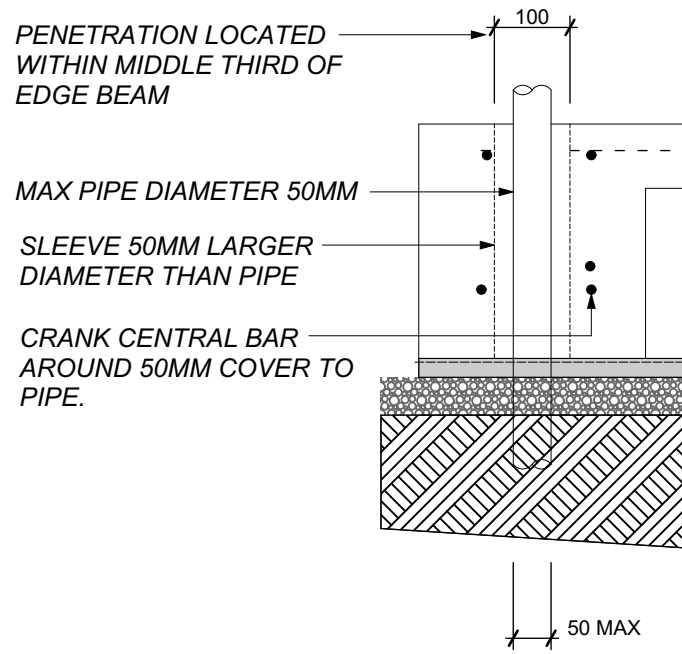
05 L112 RIB RAFT FOOTING DETAIL 1:10



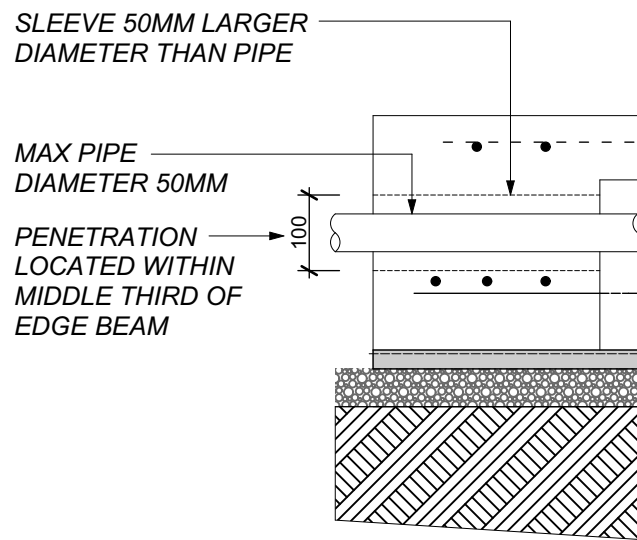
37 L112 SHOWER REBATE DETAIL 1:10



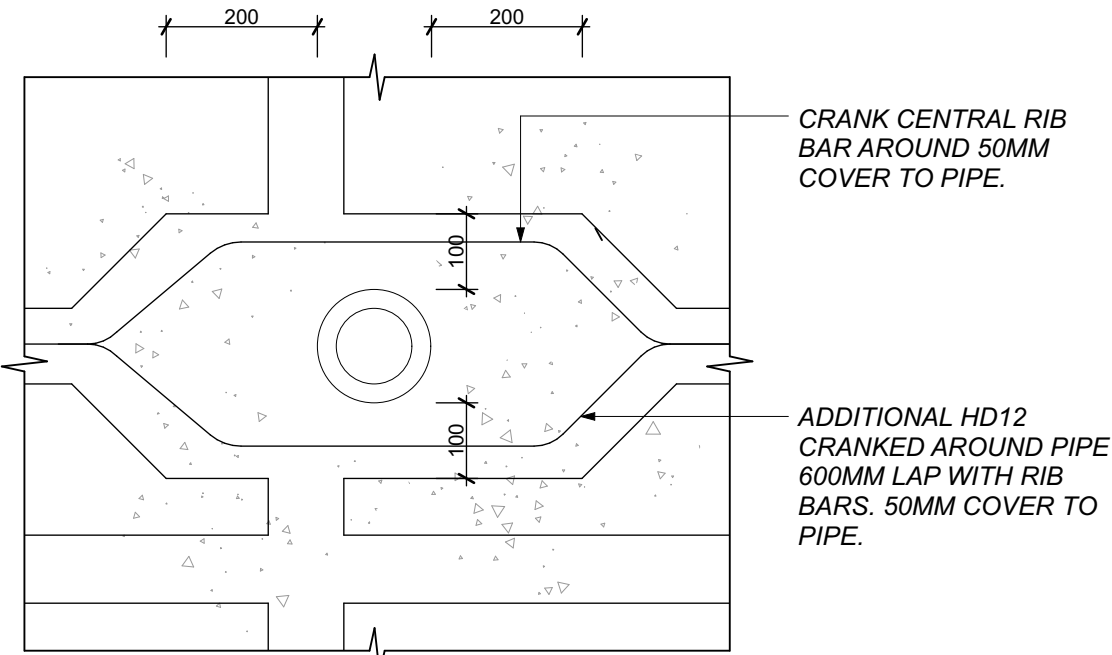
07 L112 UNI-SPAN TO FOTTING DETAIL 1:10



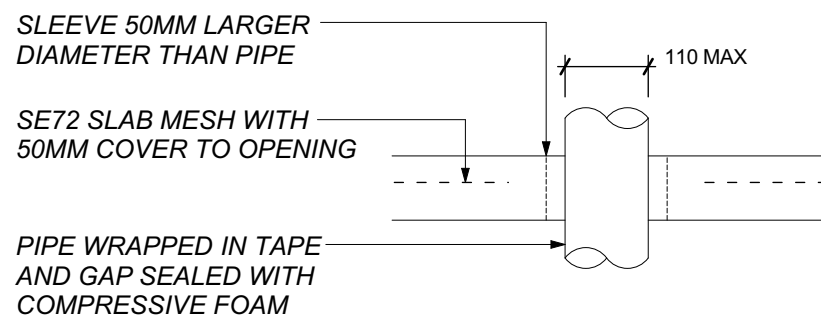
08 L112 VERTICAL PENETRATION THROUGH EDGE BEAM 1:10



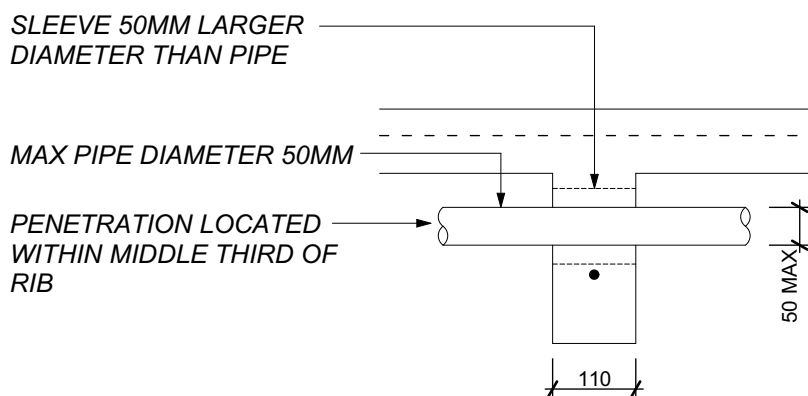
09 L112 HORIZONTAL PENETRATION THROUGH EDGE BEAM 1:10



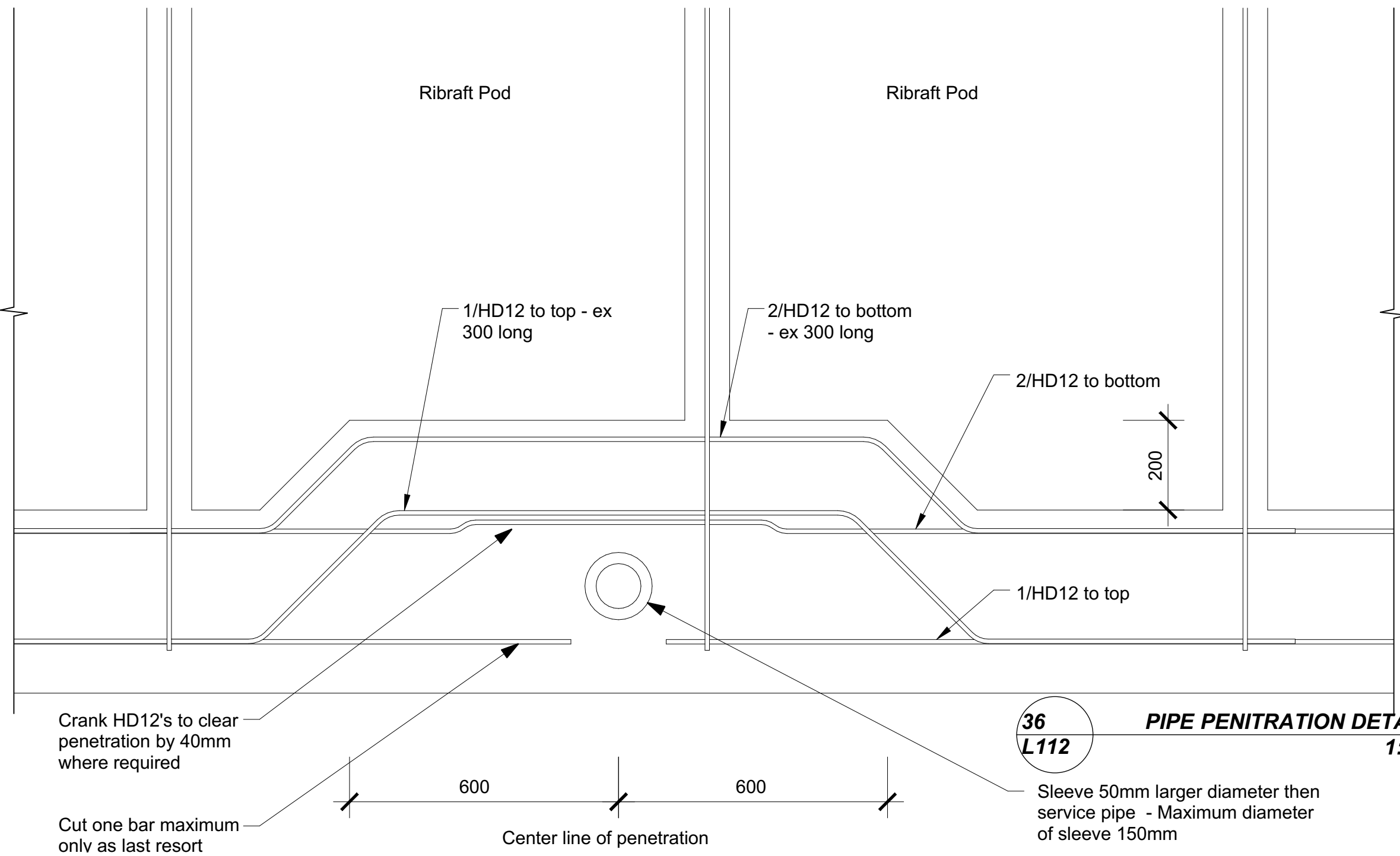
10 L112 PLAN VIEW: WITH RIB 1:10



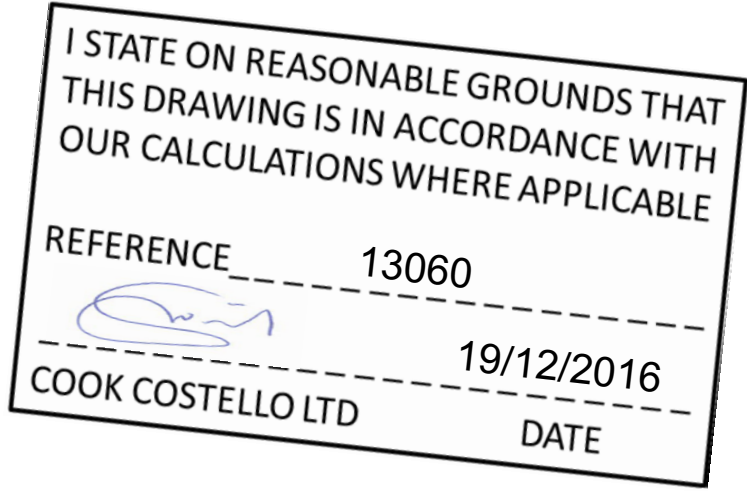
11 L112 SMALL VERTICAL PENETRATION THROUGH SLAB 1:10



12 L112 HORIZONTAL PENETRATION THROUGH INTERNAL RIB 1:10



36 L112 PIPE PENITRATION DETAIL 1:10



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43 BASIL ROAD, WHANGAREI HEADS,  
WHANGAREI

TITLE

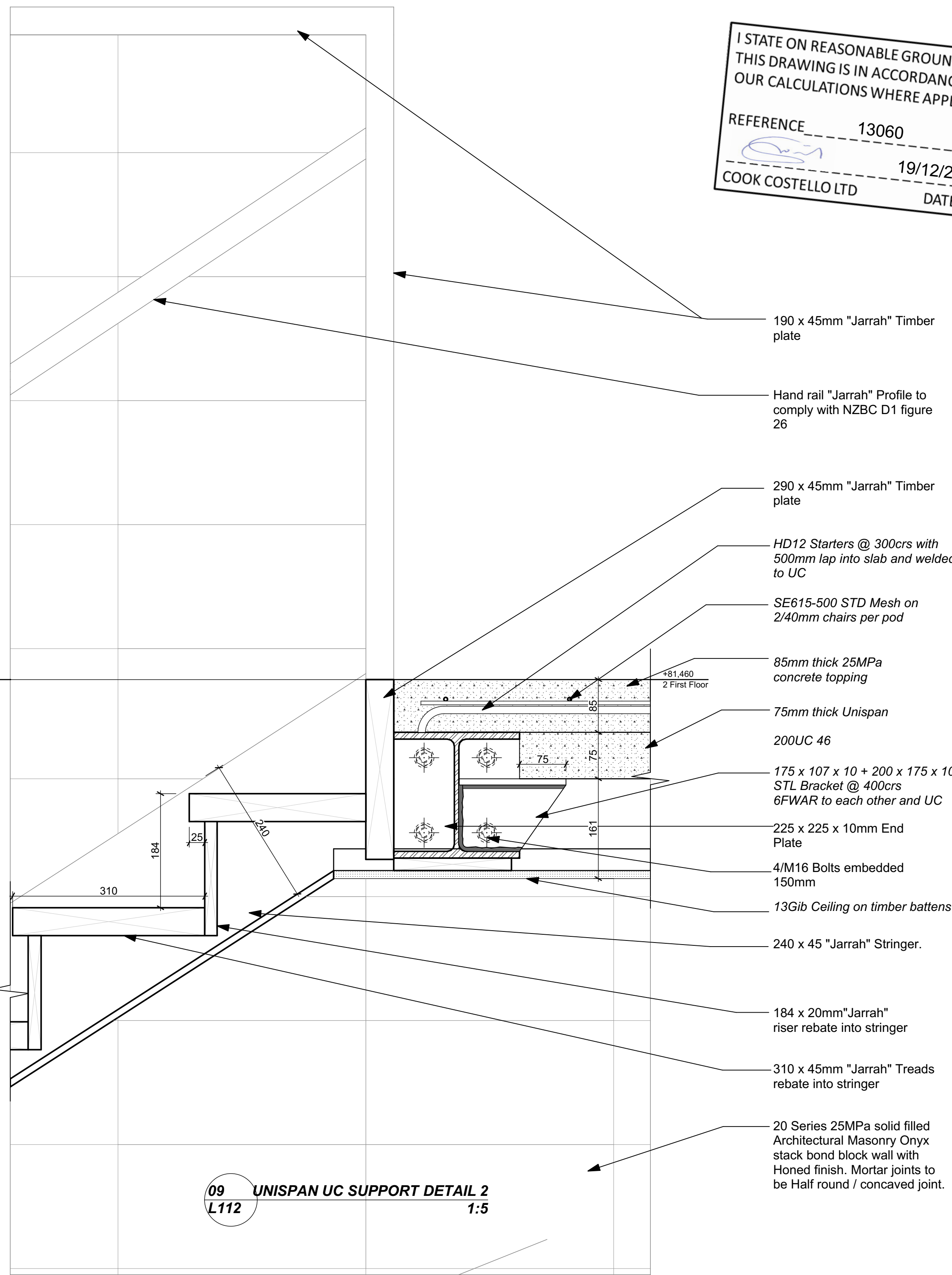
RIB RAFT DETAILS

DATE	C/L REF. No.	DWG NAME	REV.
16-12-16	13060	A102-	
STATUS	SCALE	SHEET No.	OF
FOR CONSENT	1:10@ A1	19	25
DATE PLOTTED: 19/12/2016 FILE PATH: Z:\13000- 13499\13060 - 43 Basil Road\ICAD\161219 For Consent JJ.plt			

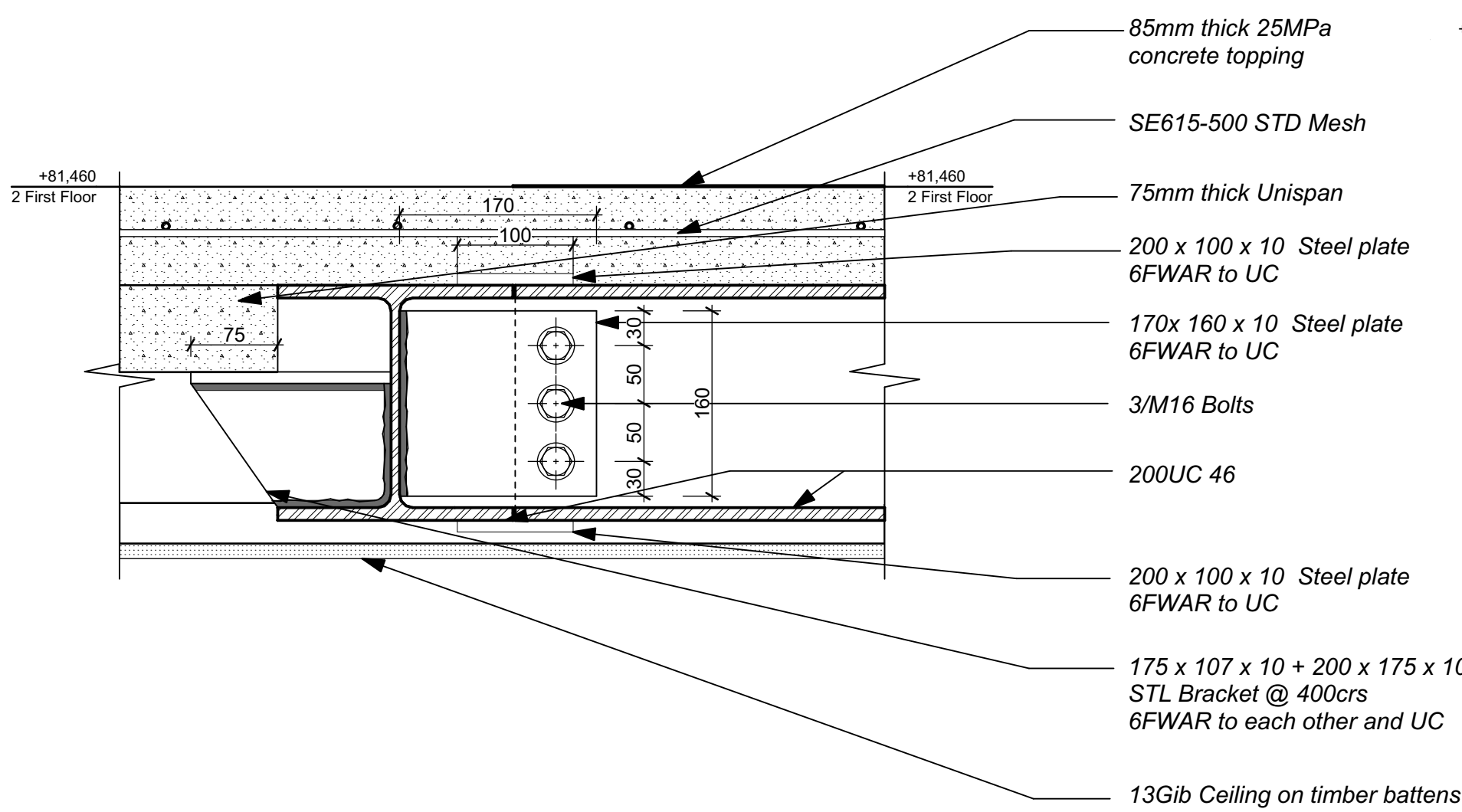


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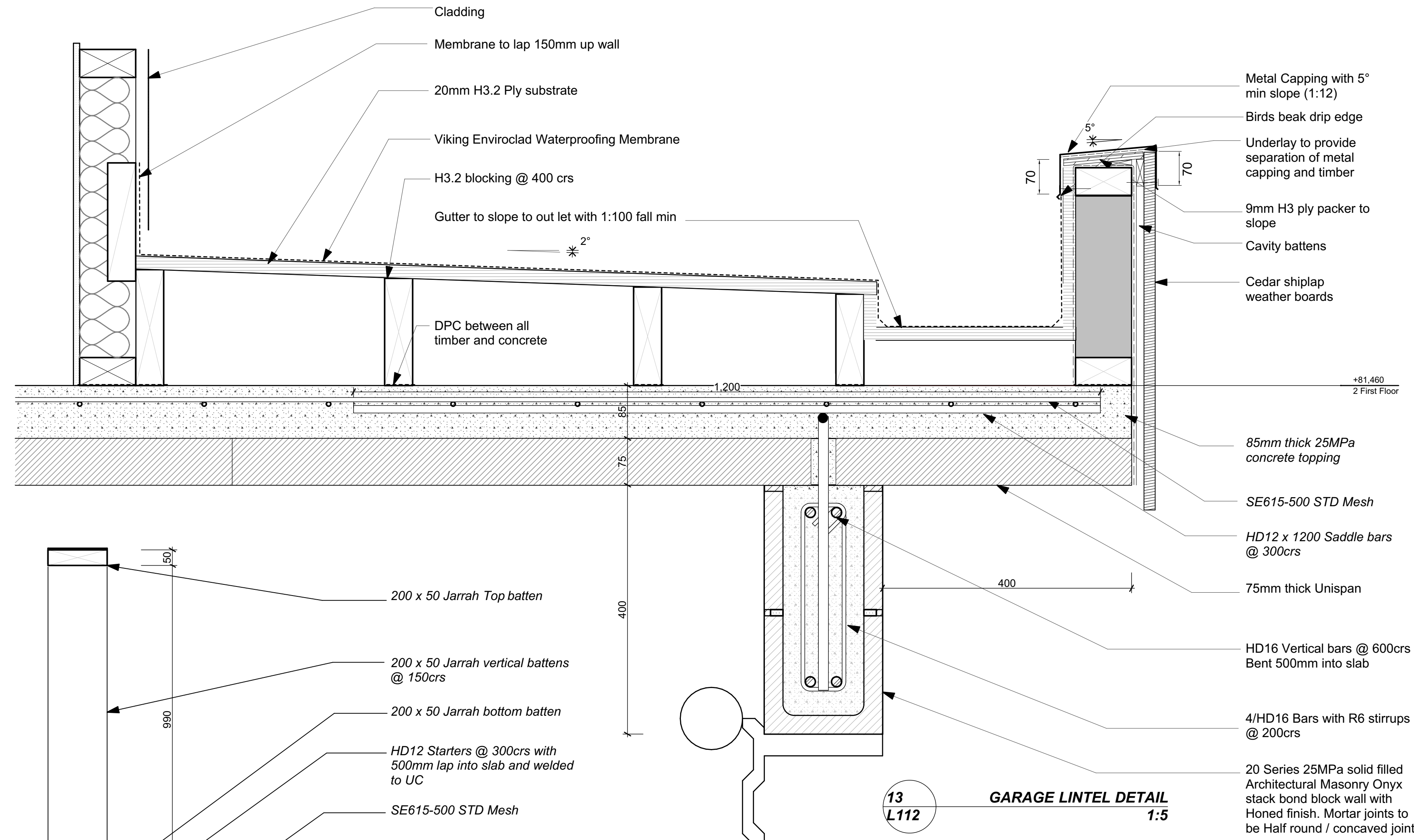
REFERENCE 13060  
19/12/2016  
COOK COSTELLO LTD DATE



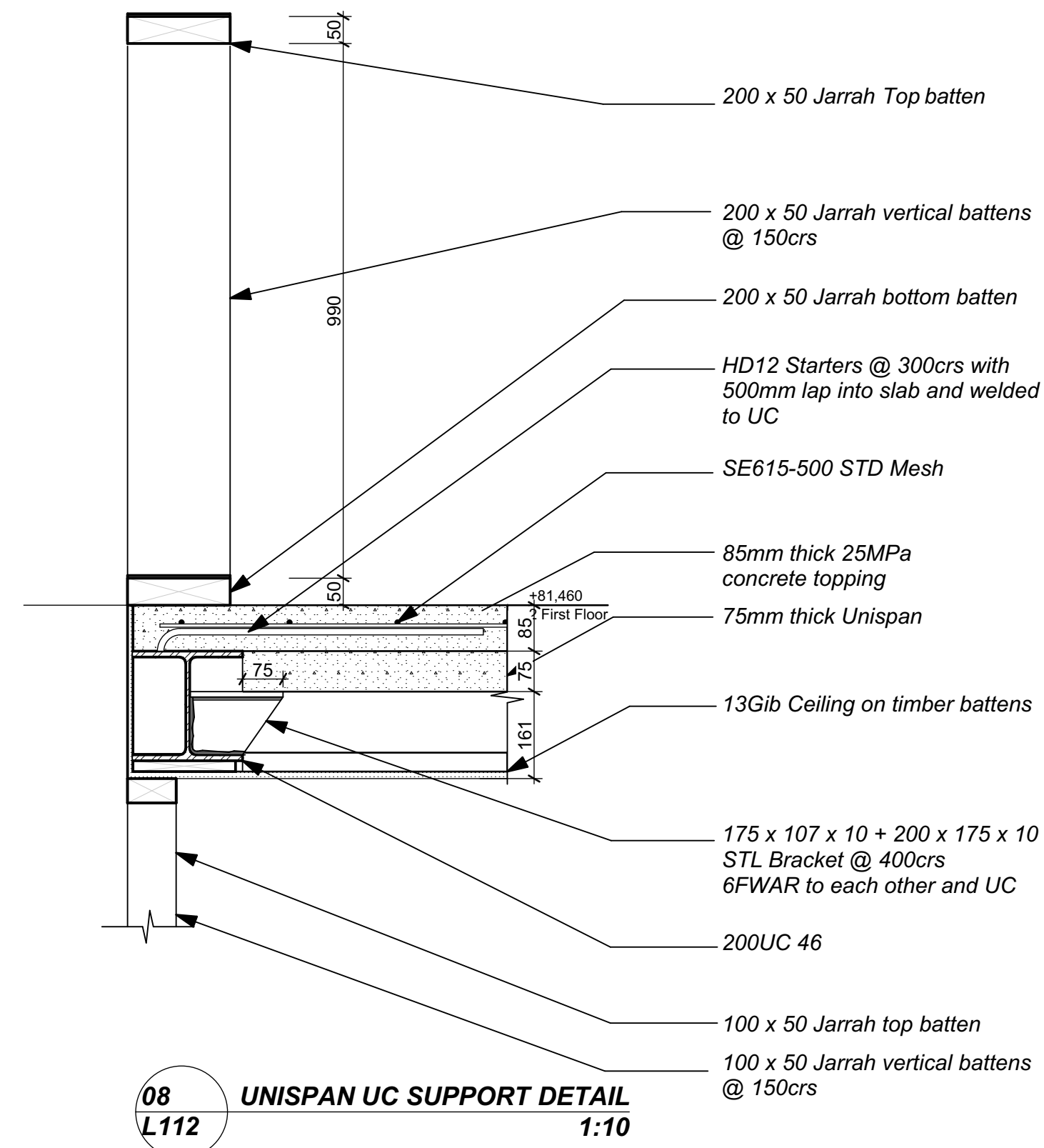
09 UNISPAN UC SUPPORT DETAIL 2  
L112 1:5



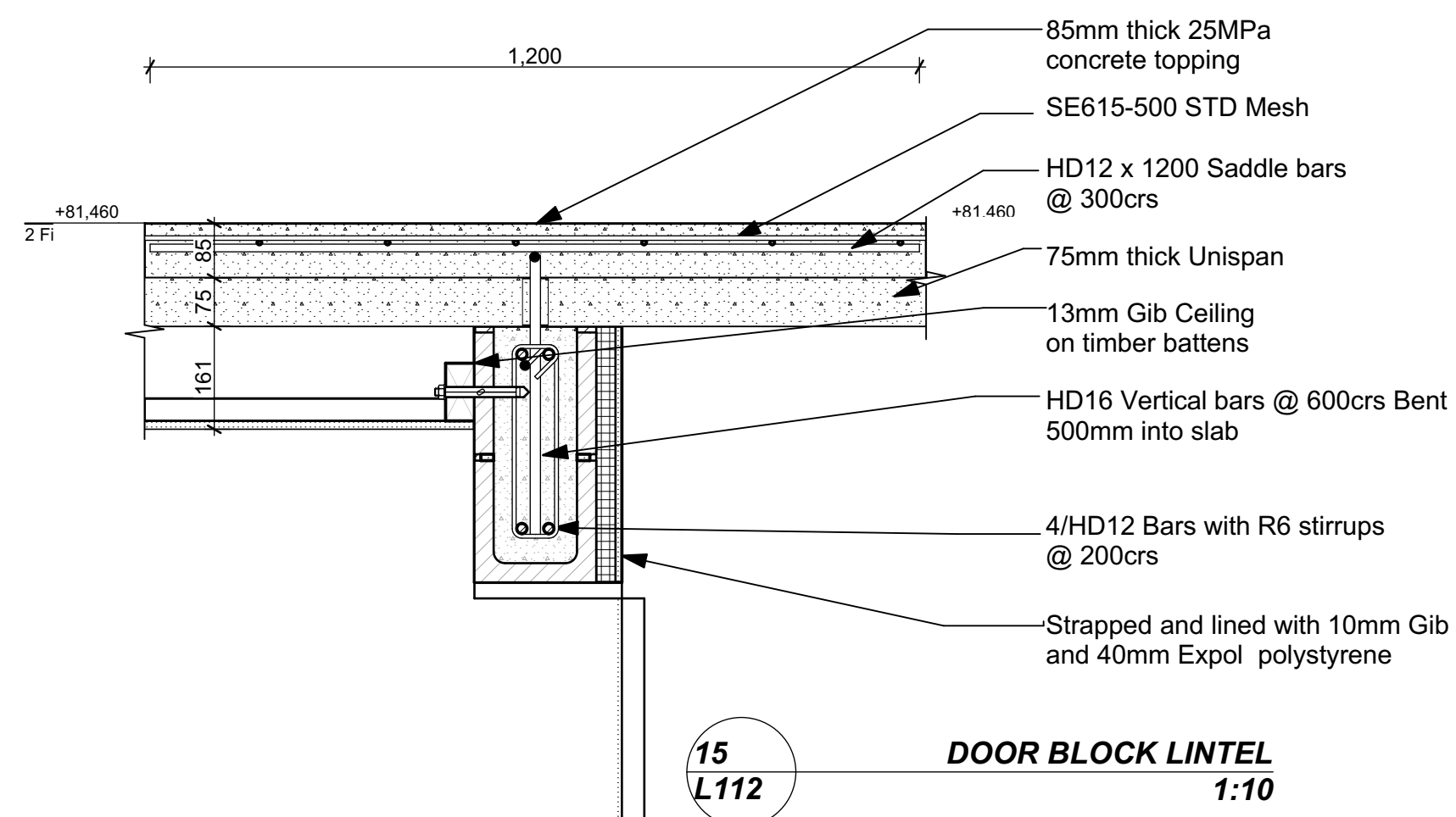
10 UC CONNECTION DETAIL



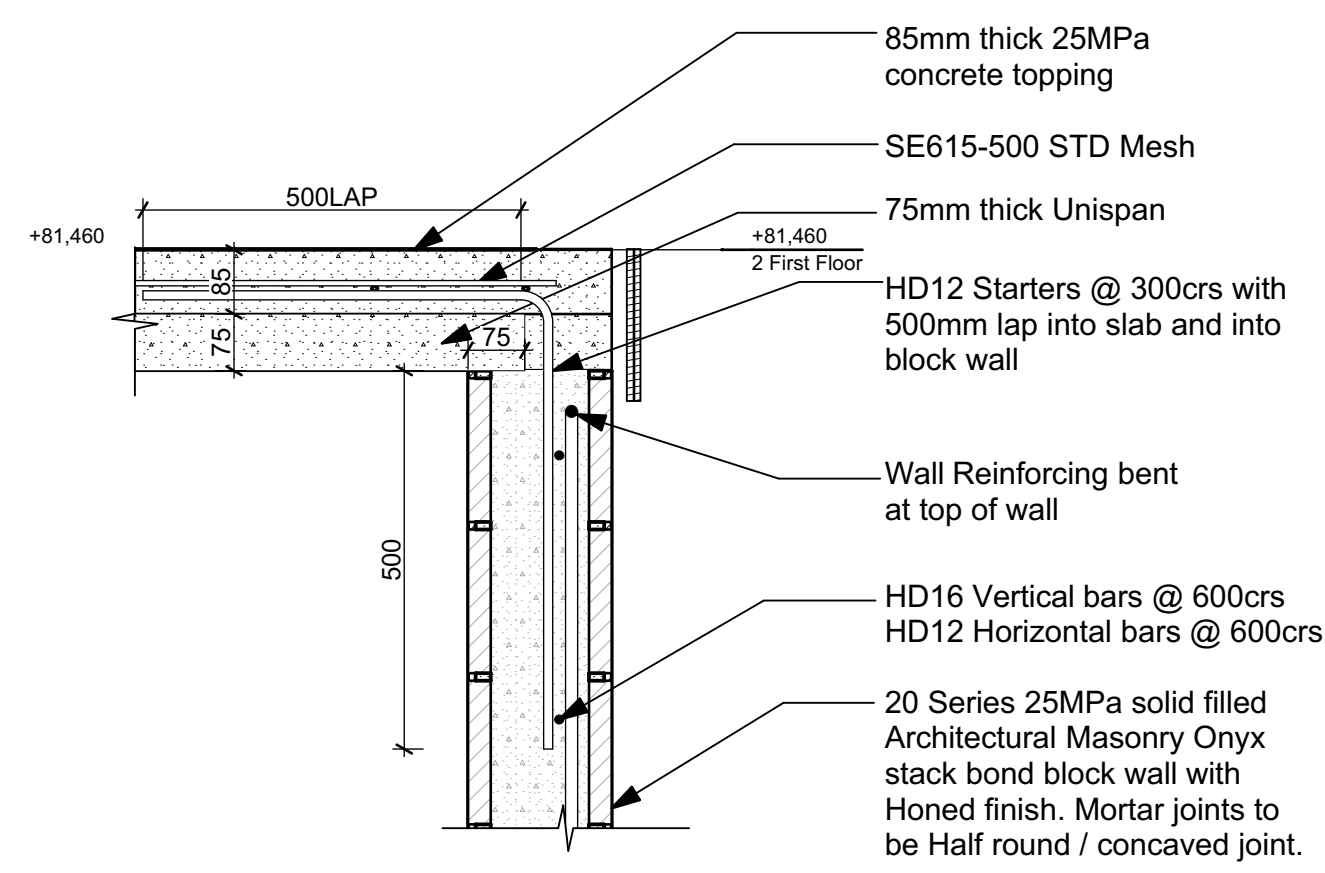
13 GARAGE LINTEL DETAIL  
L112 1:5



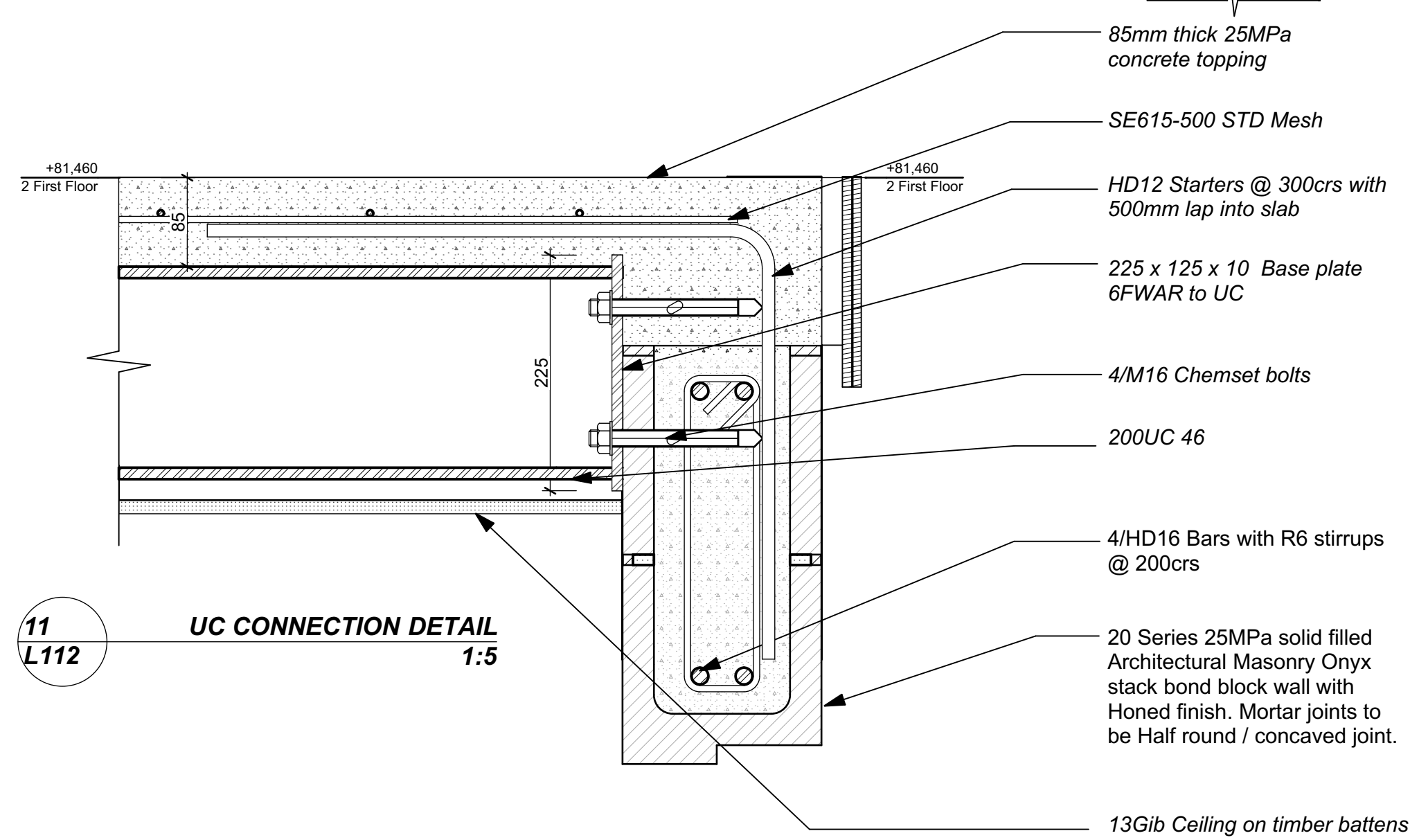
08 UNISPAN UC SUPPORT DETAIL  
L112 1:10



15 DOOR BLOCK LINTEL  
L112 1:10



14 WALL TO UNISPAN CONNECTION  
L112 1:10



11 UC CONNECTION DETAIL  
L112 1:5

REV.	FOR CONSENT	16-12-16
	ISSUE LOG / REVISION DETAILS	DATE
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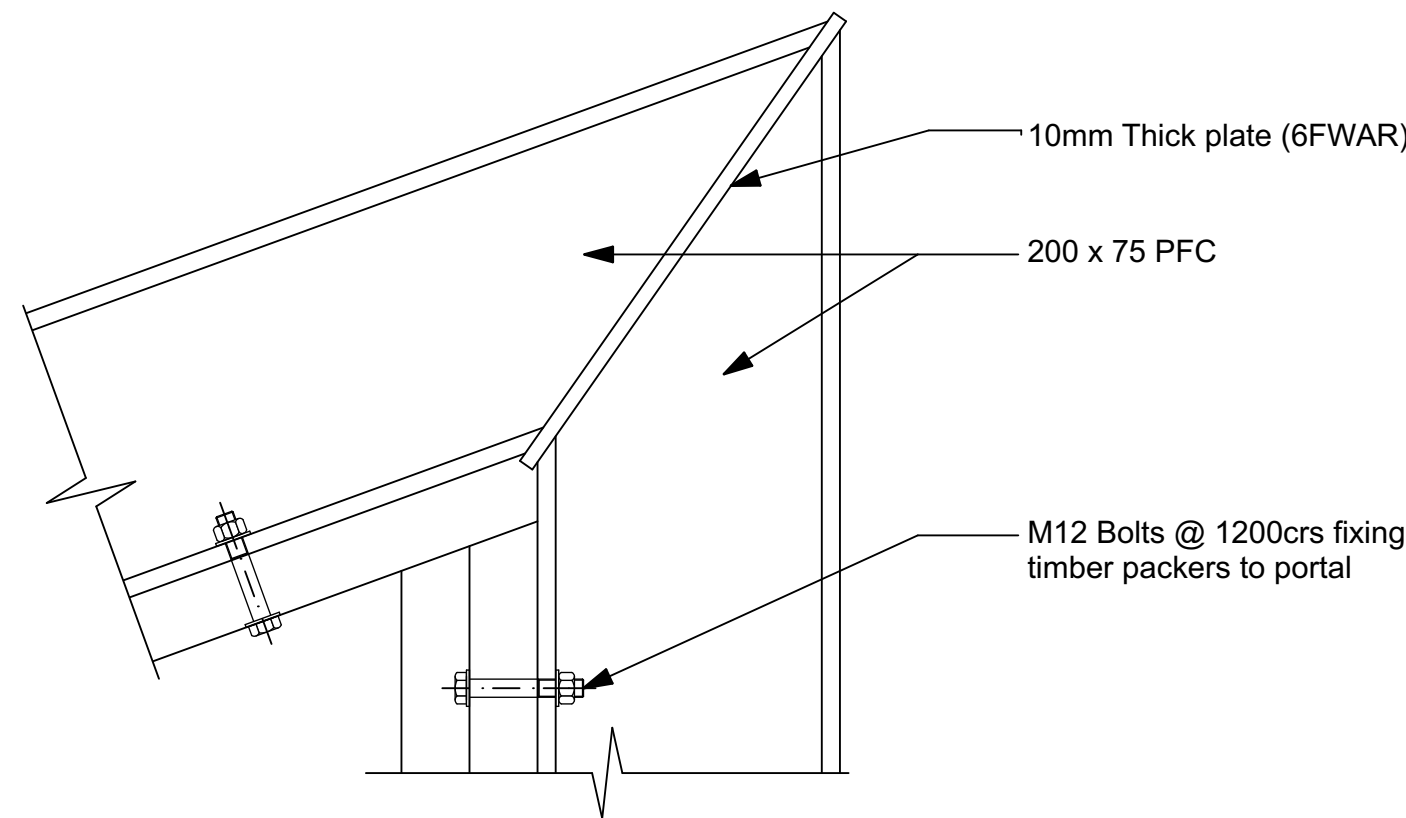
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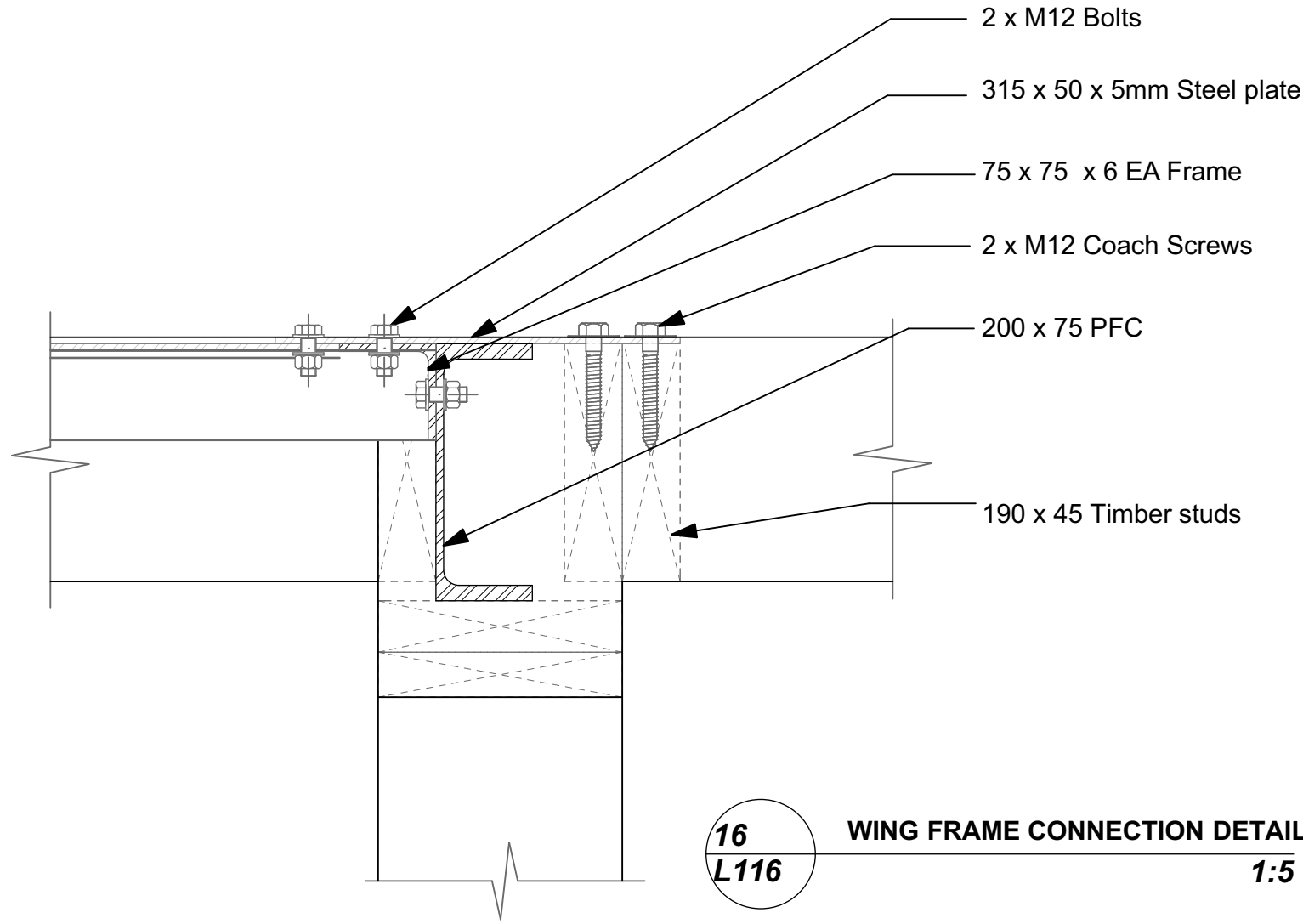
UNISPAN SUPPORT DETAILS

DATE	CCL REF. No.	DWG NAME	REV.
16-12-16	13060	A103-	
STATUS	SCALE	SHEET No.	OF
FOR CONSENT	1:10, 1:5@ A1	20	25
DATE PLOTTED: 19/12/2016 FILE PATH: Z:\13000- 13499\13060 - 43 Basil Road ICAD\161219 For Consent JJ.jpl			

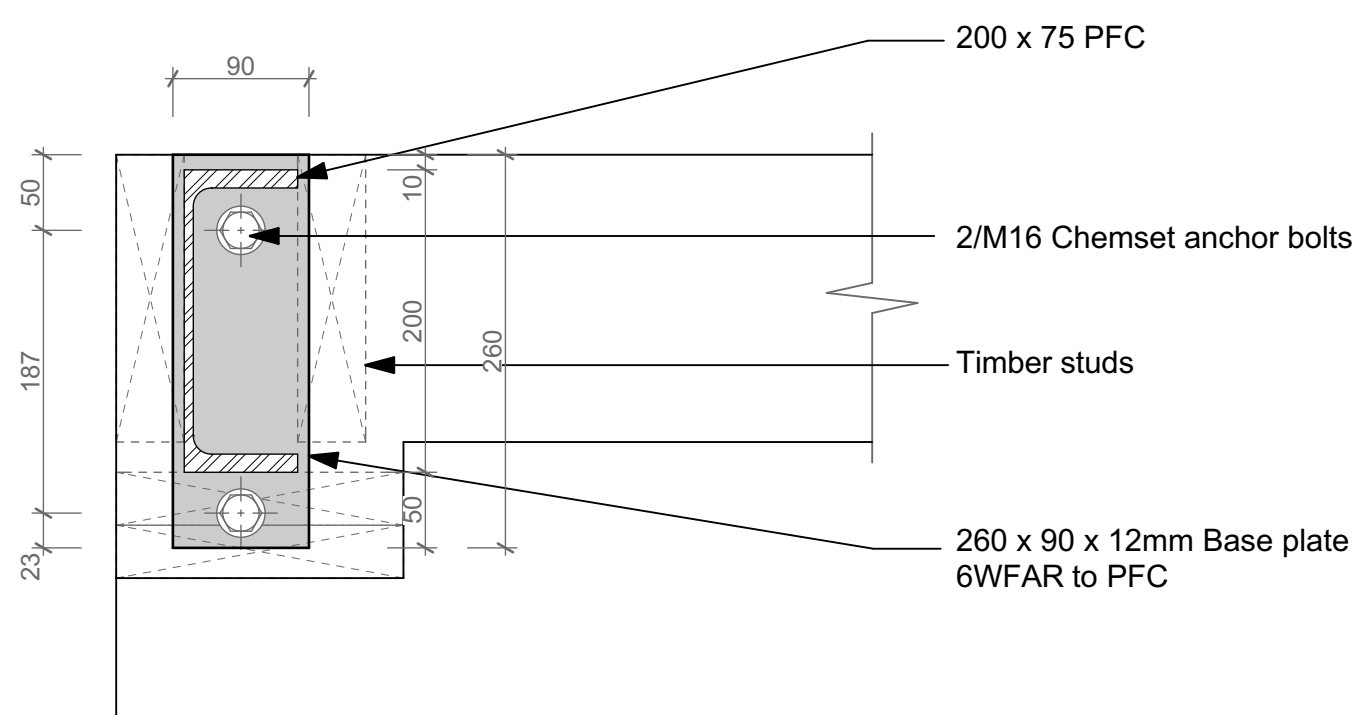




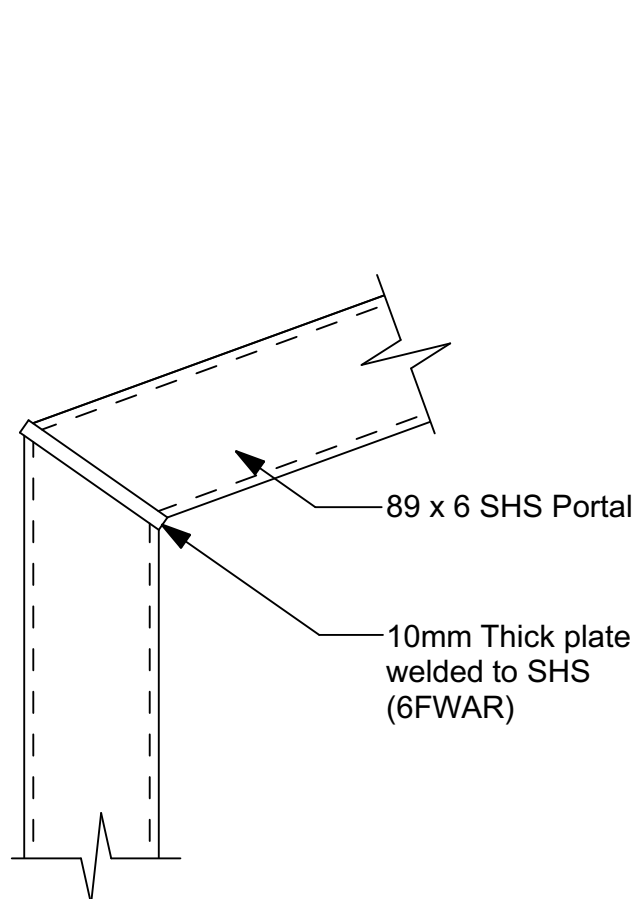
17  
L116 PORTAL KNEE JOINT DETAIL  
1:5



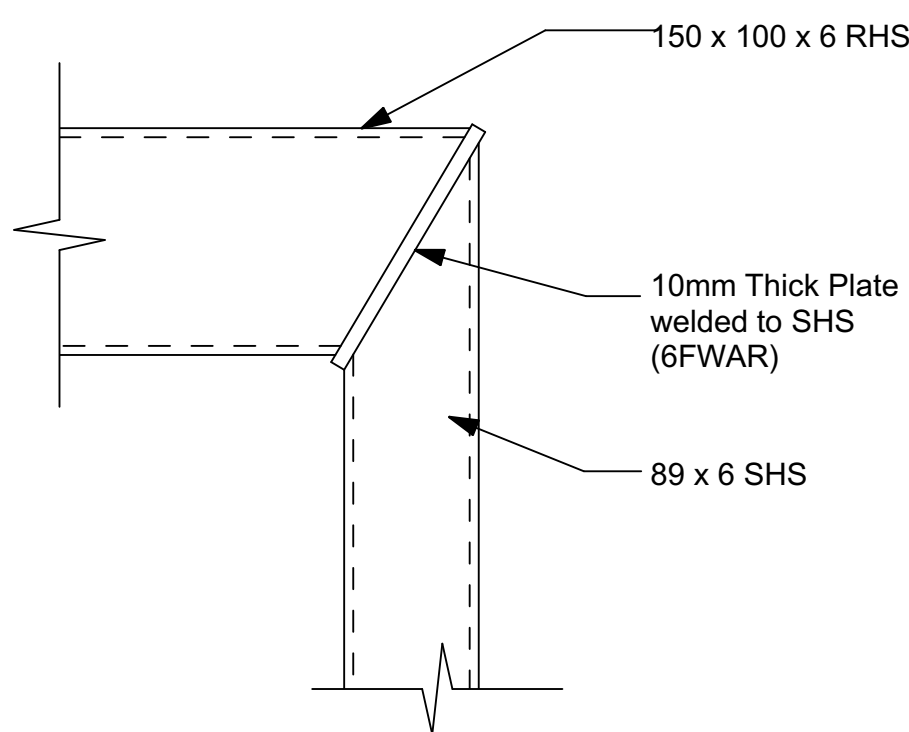
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L116 WING FRAME CONNECTION DETAIL  
1:5



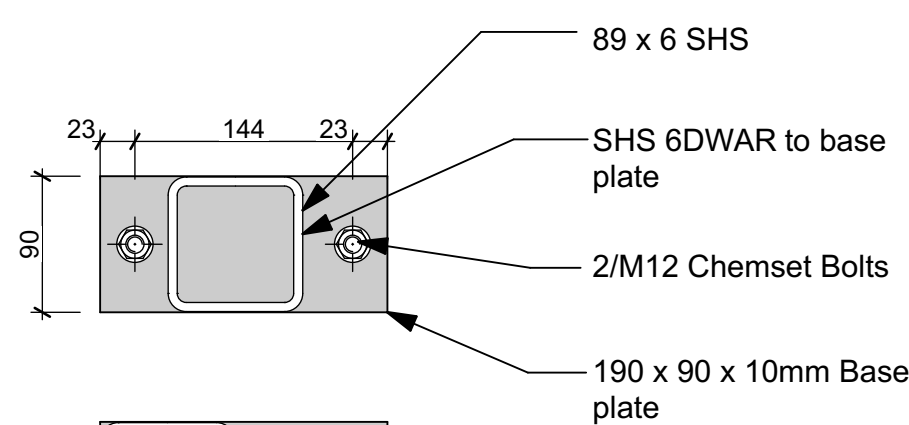
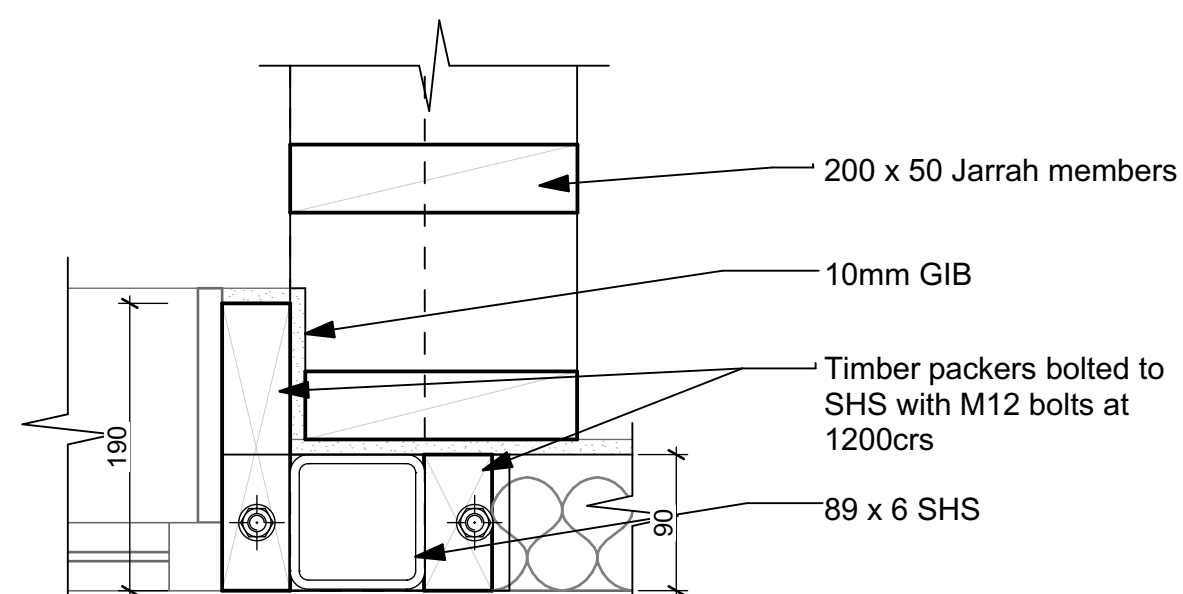
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L116 PORTAL BASE PLATE DETAIL  
1:5



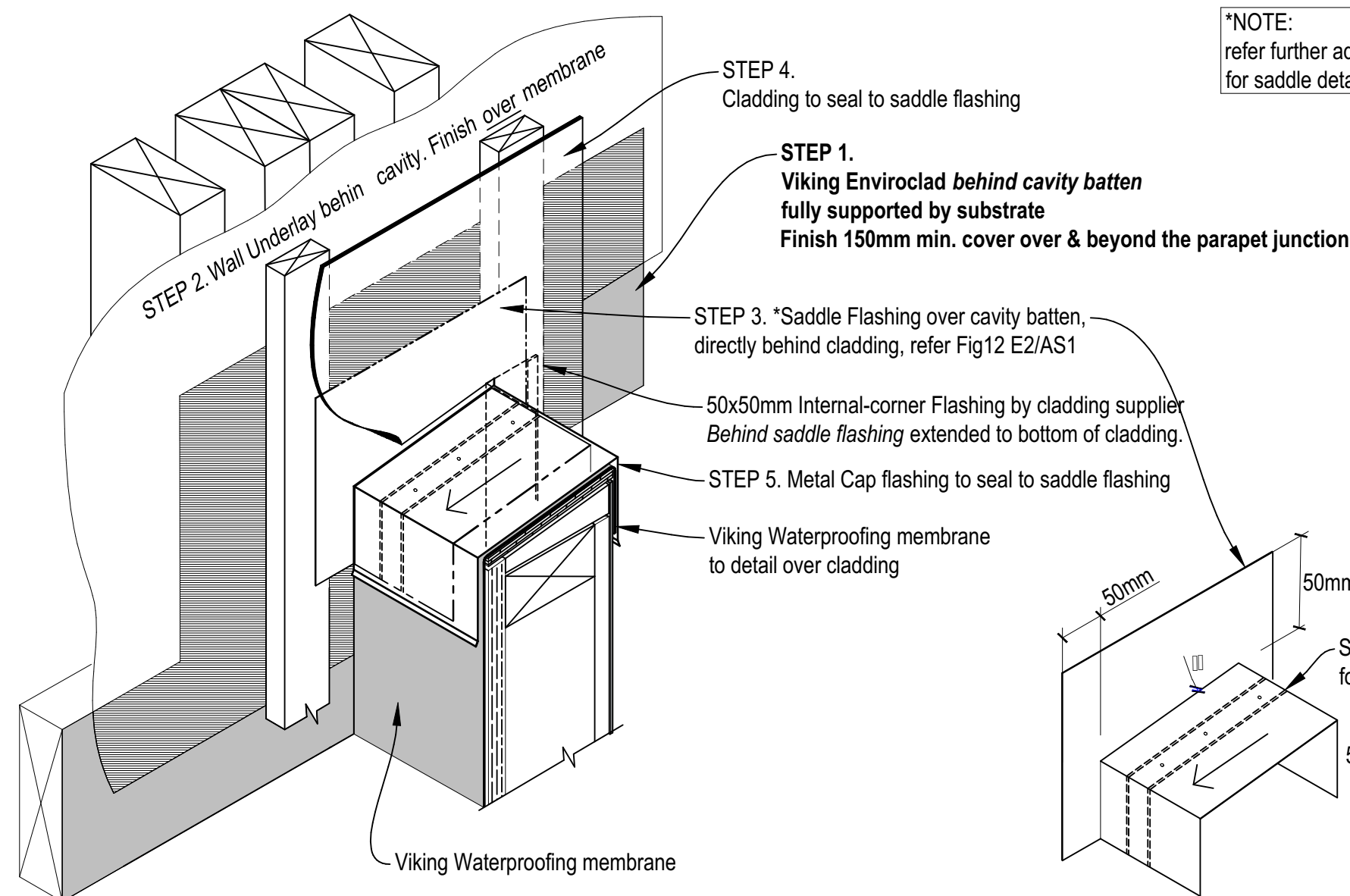
19  
L116 SHS PORTAL KNEE DETAIL  
1:5



20  
L116 RHS PORTAL KNEE DETAIL  
1:5

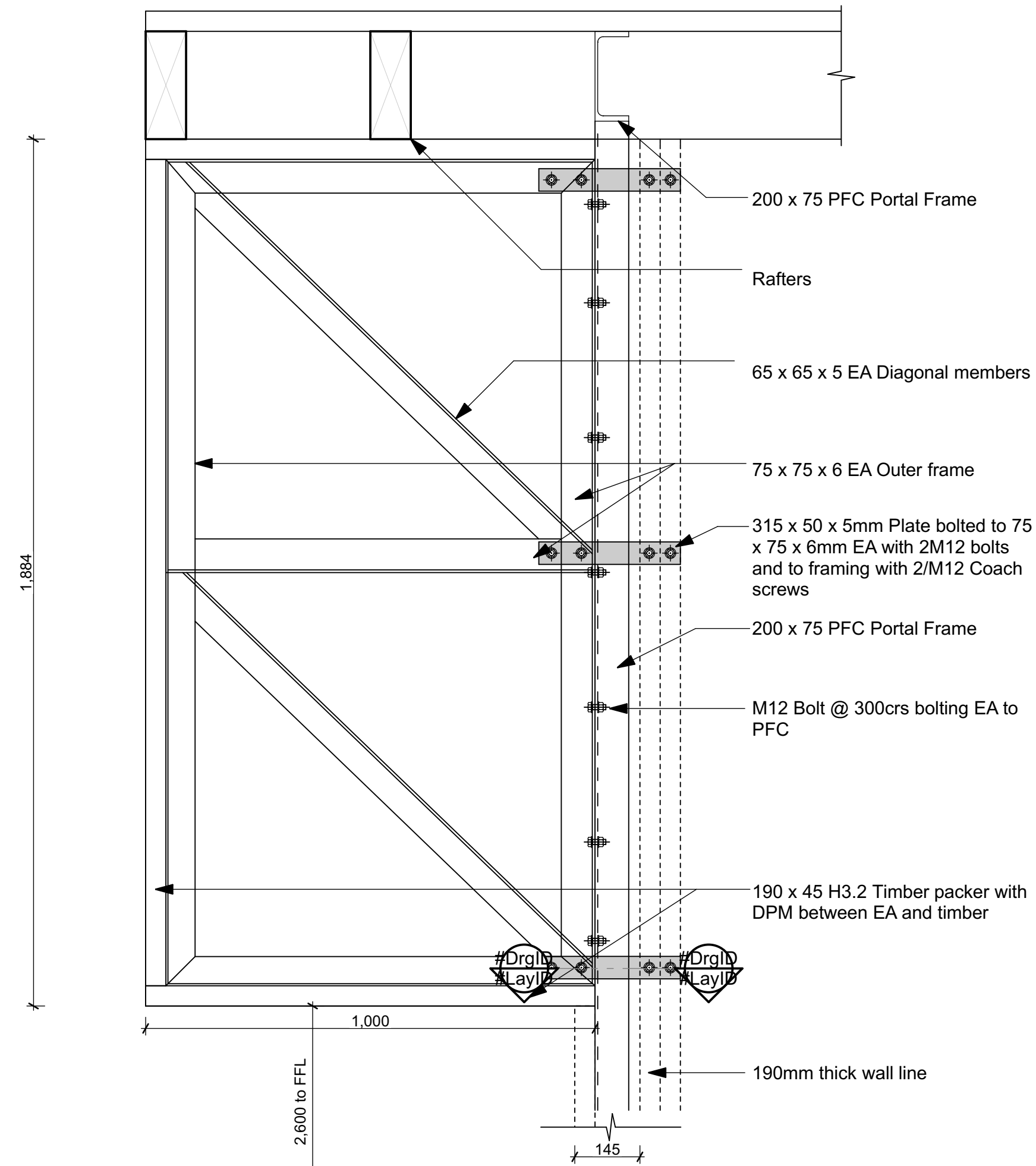


18  
L116 SHS PORTAL DETAIL  
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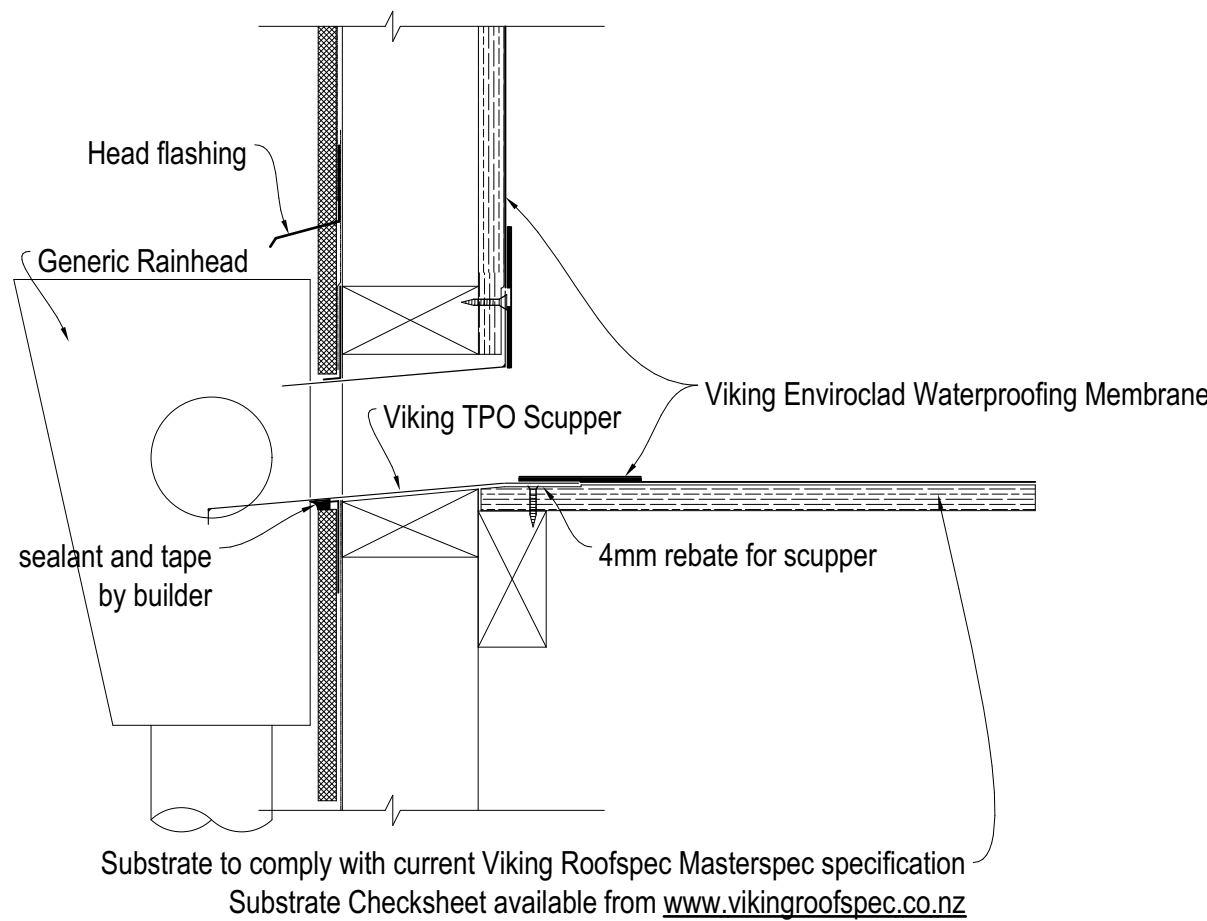


\*NOTE:  
refer further advise from E2/AS1 fig12  
for saddle detail

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35  
L104 WING WALL DETAIL  
1:10



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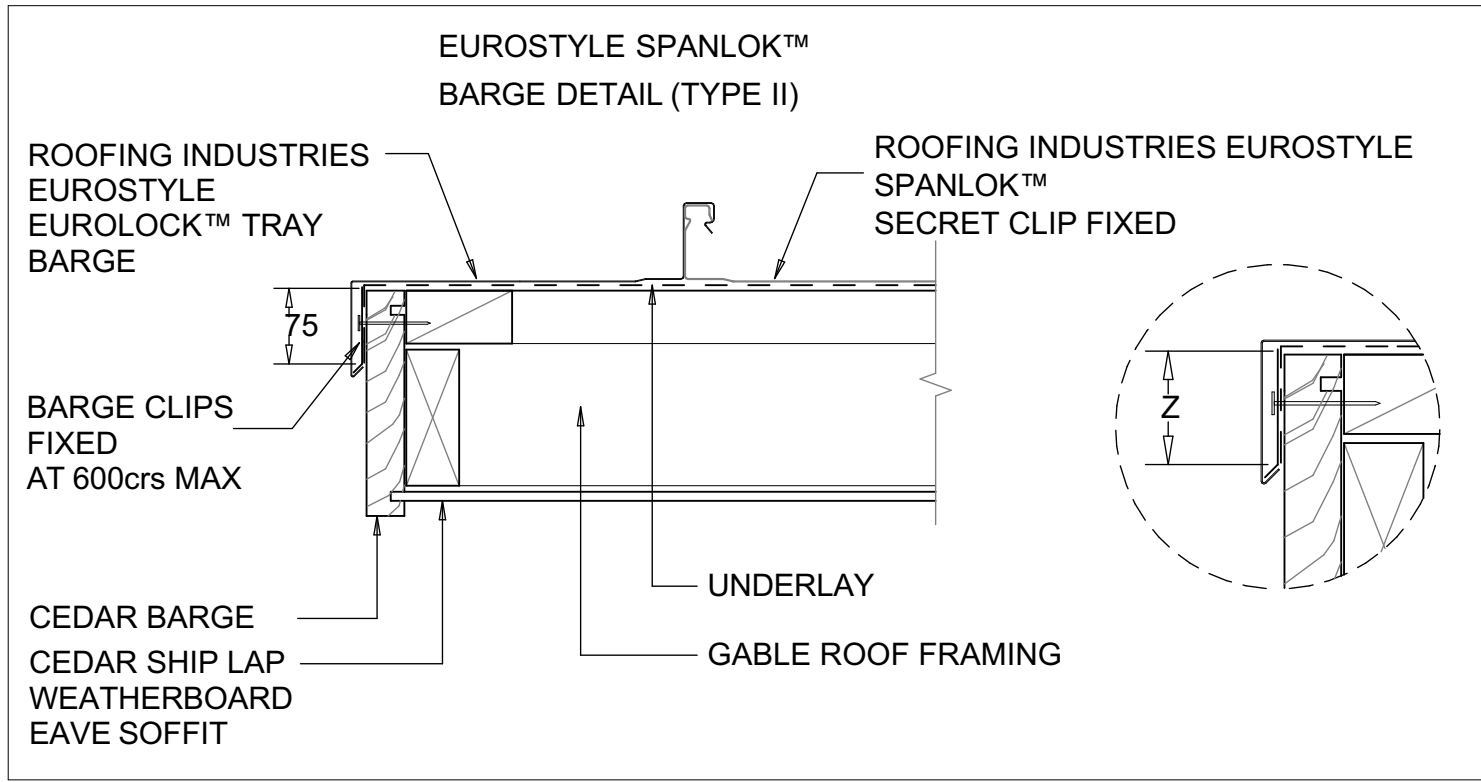
TITLE

PORTAL DETAILS

DATE	COL REF. No.	DWG NAME	REV.
16-12-16	13060	A104-	
STATUS	SCALE	SHEET No.	OF
FOR CONSENT	1:5, 1:10@ A1	21	25

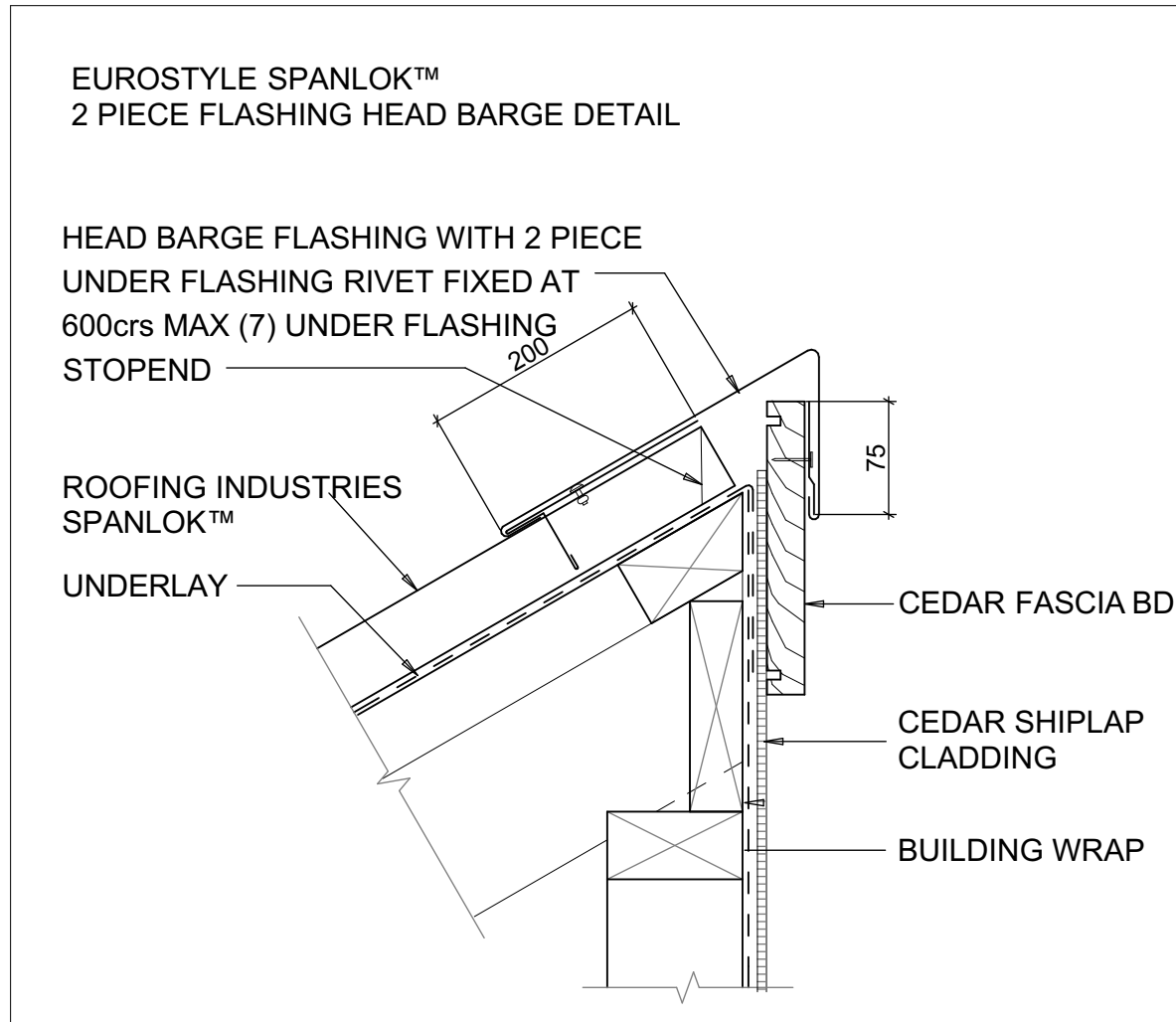
DATE PLOTTED: 19/12/2016 FILE PATH: Z:\13000- 13499\13060 - 43 Basil Road  
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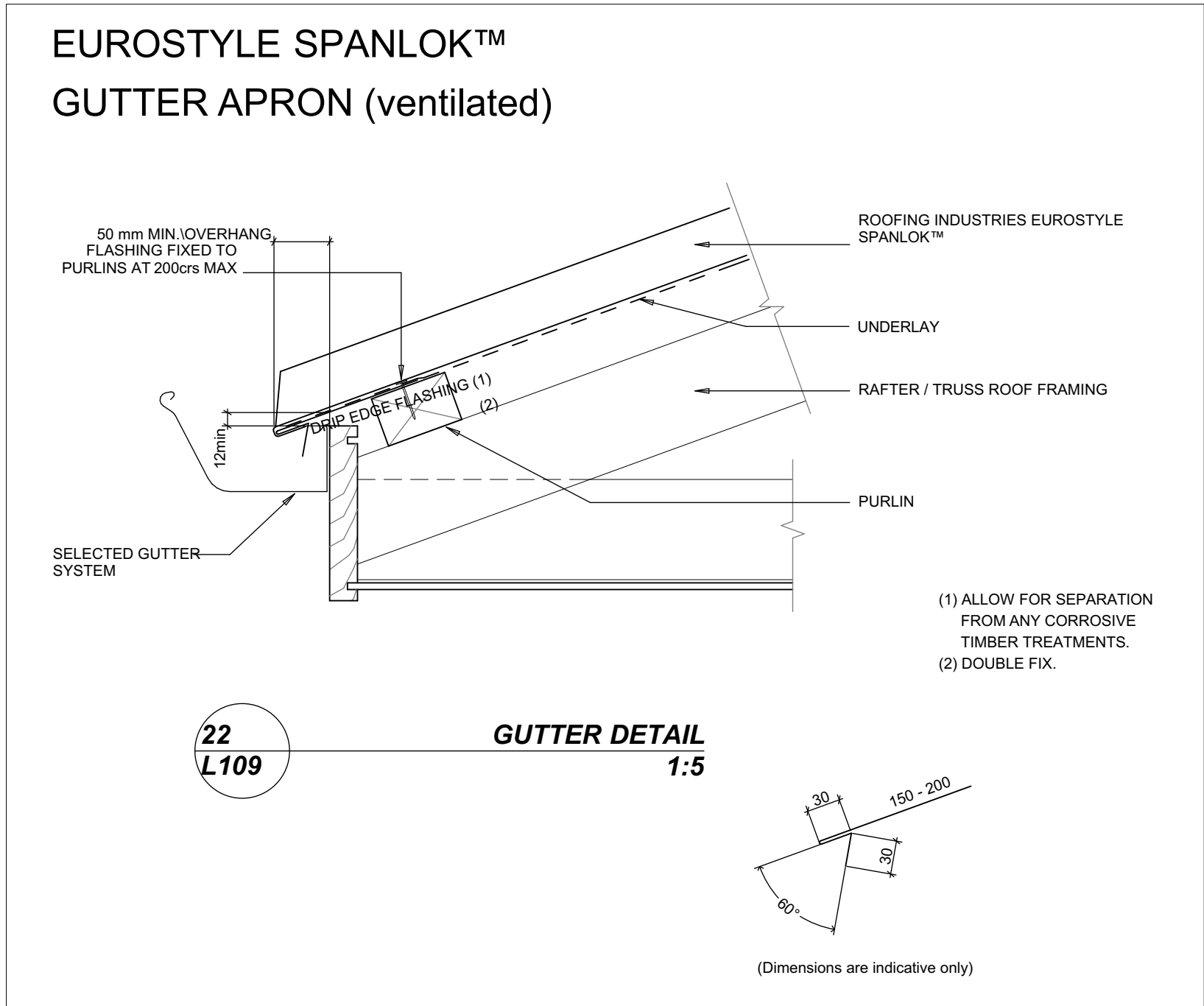
23  
L107

**BARGE DETAIL**  
1:5



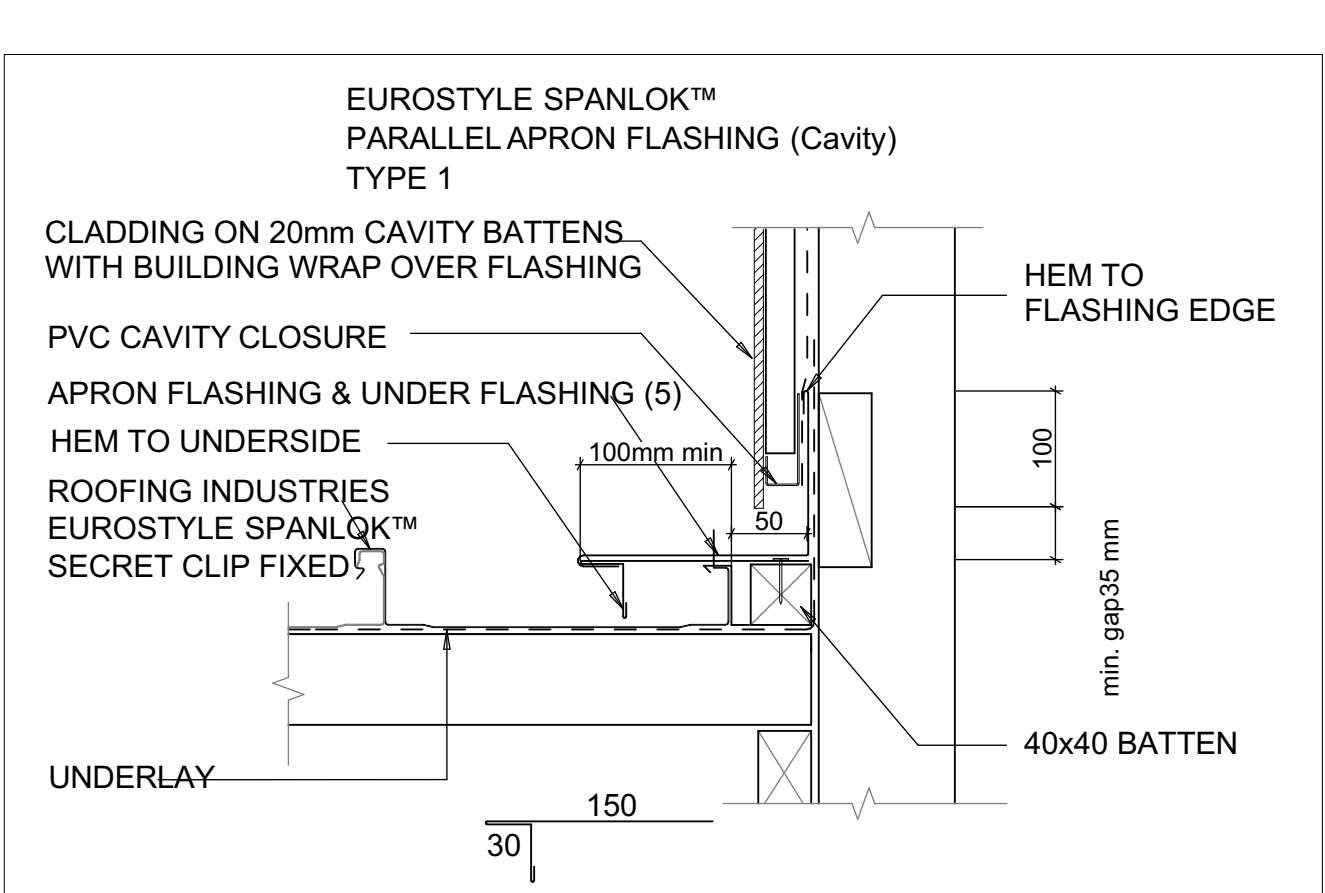
24  
L109

**HEAD BARGE DETAIL**  
1:5



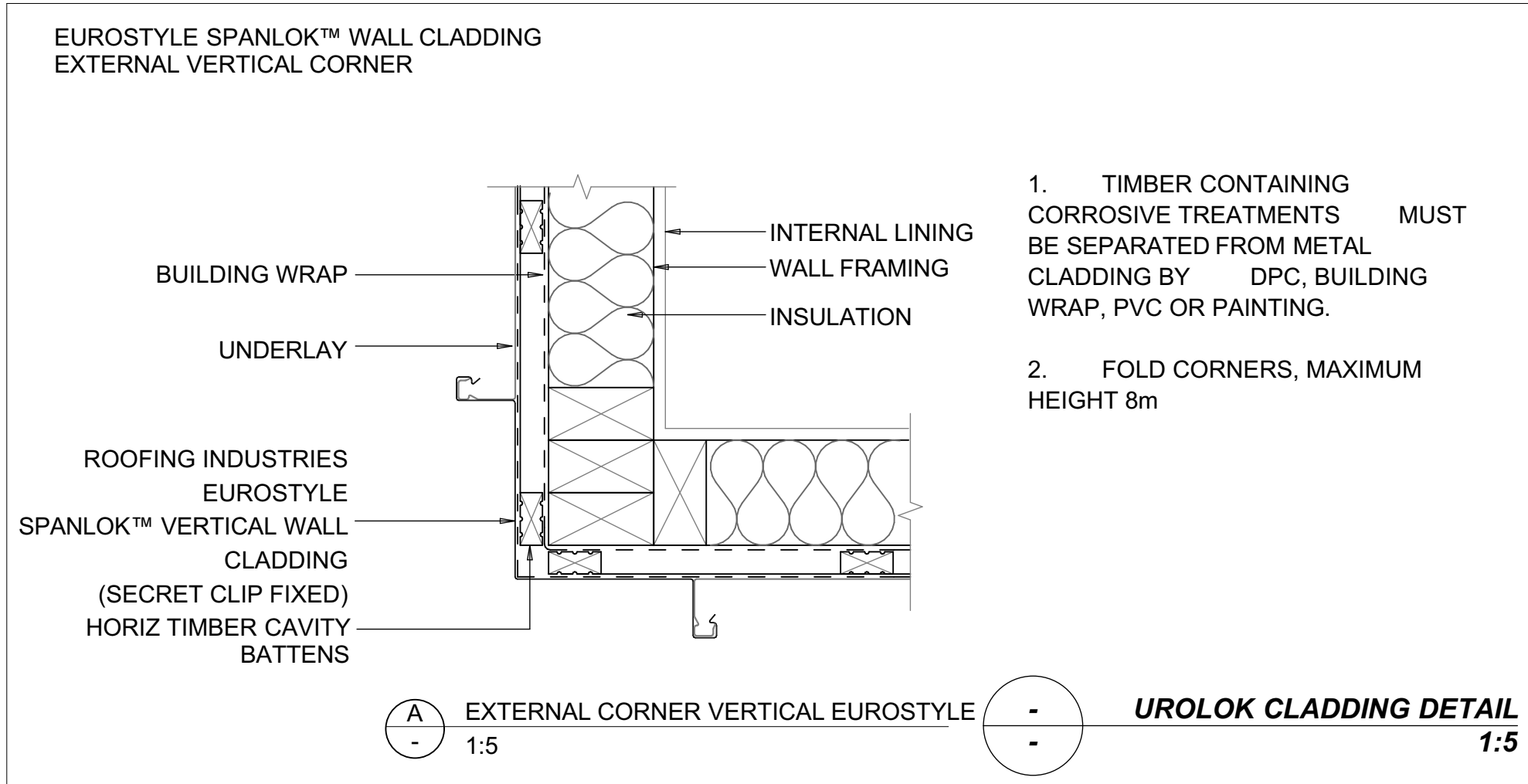
22  
L109

**GUTTER DETAIL**  
1:5



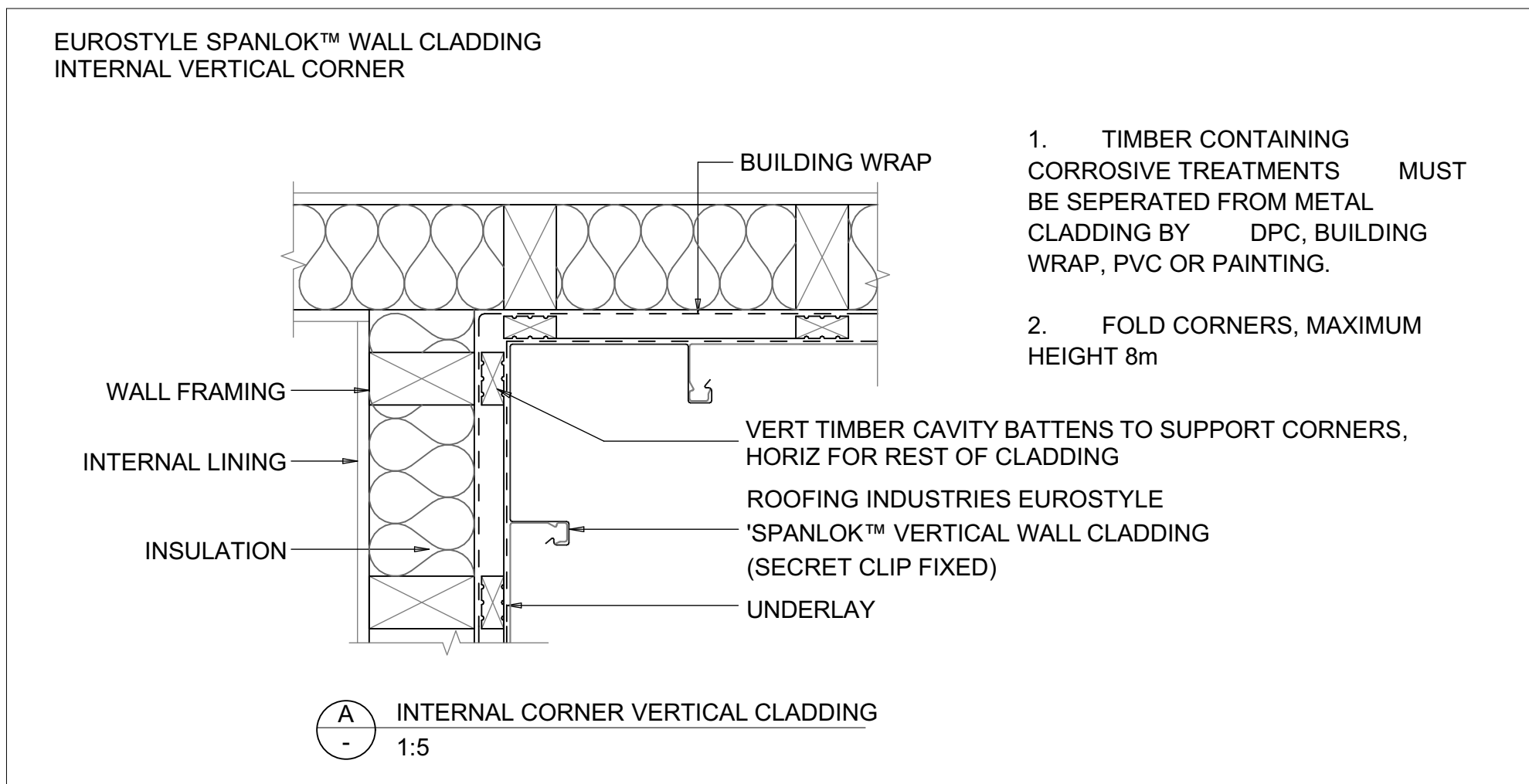
25  
L110

**APRON FLASHING DETAIL**  
1:5



A  
-  
1:5

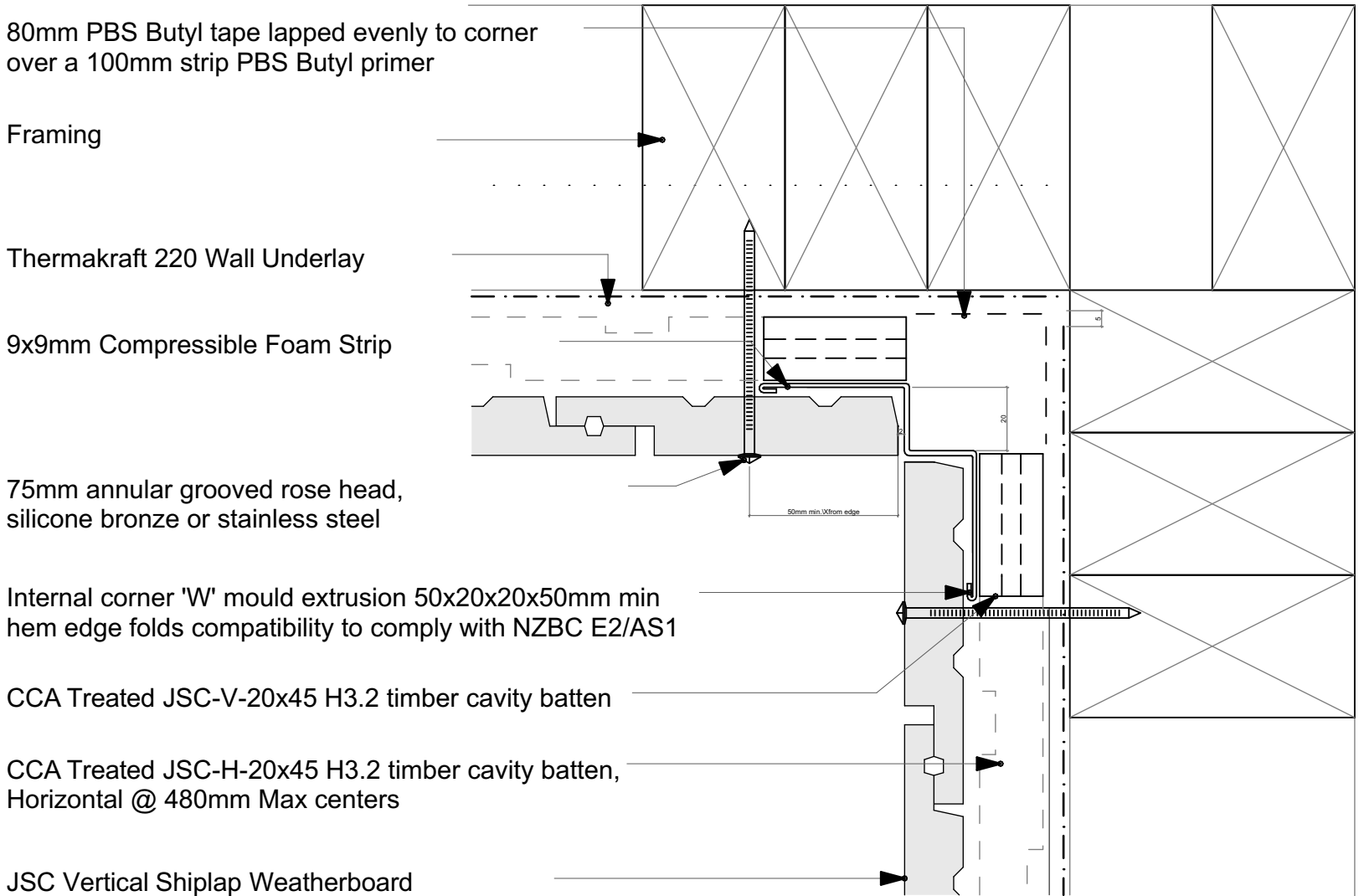
**EXTERNAL CORNER VERTICAL EUROSTYLE UROLOK CLADDING DETAIL**  
1:5



A  
-  
1:5

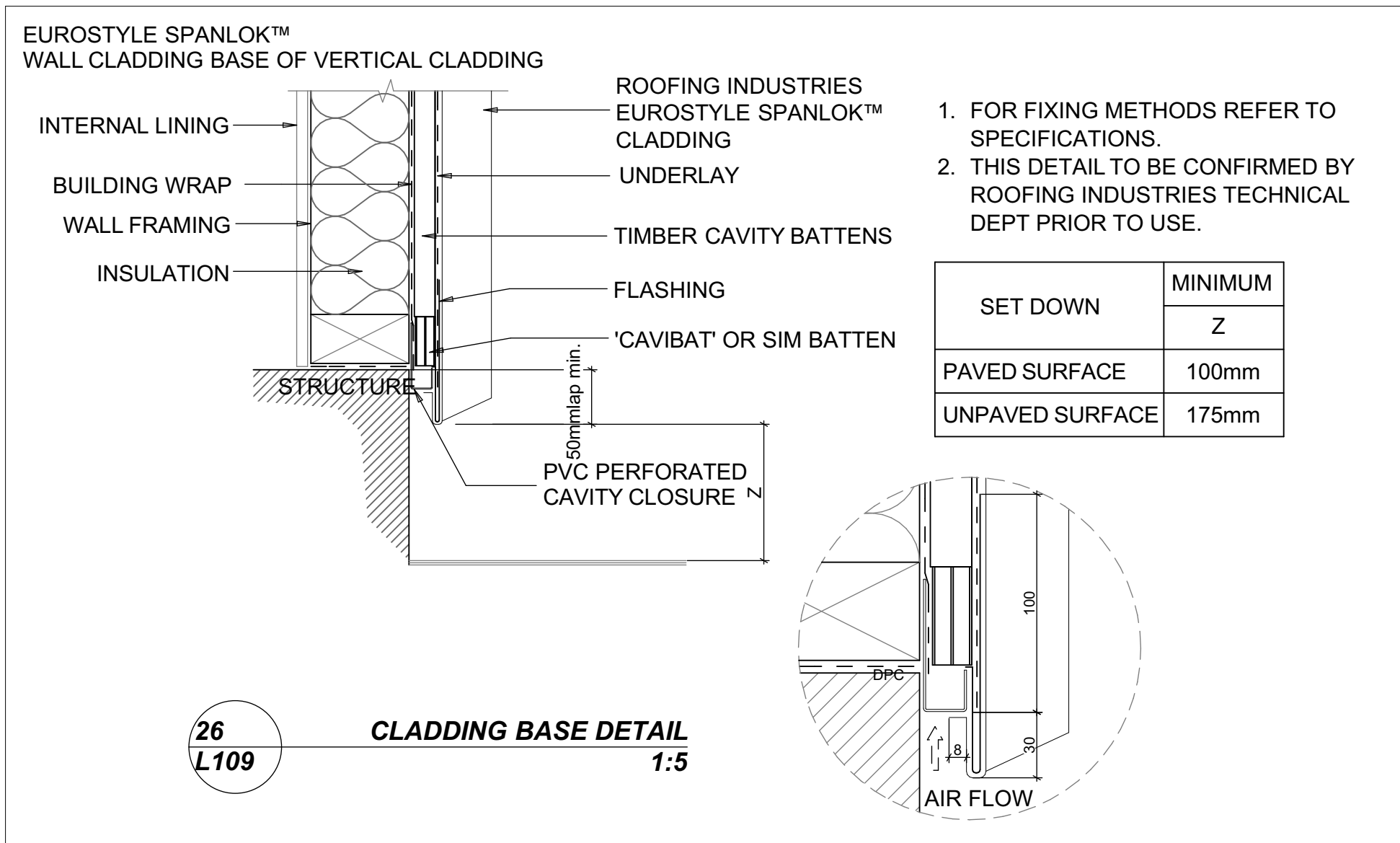
**INTERNAL CORNER VERTICAL CLADDING**  
1:5

- Notes:
- All nail fixings pre-drilled minimum 1mm diameter smaller than the nail gauge.
  - All products to be pre-coated & cut edges to be sealed as per Branz Bulletin 411.
  - All materials and fixtures are to comply with E2/AS1 Clause 2.2
  - Provide PVC tape bond break between H3.2 battens and any flashing.
  - Vertical Shiplap Profiles to be fixed with a minimum 2mm gap at the overlap between boards.
  - Option PBS Rigid Air Barrier to be sealed with SikaGuard 703w to manufacturers specification.



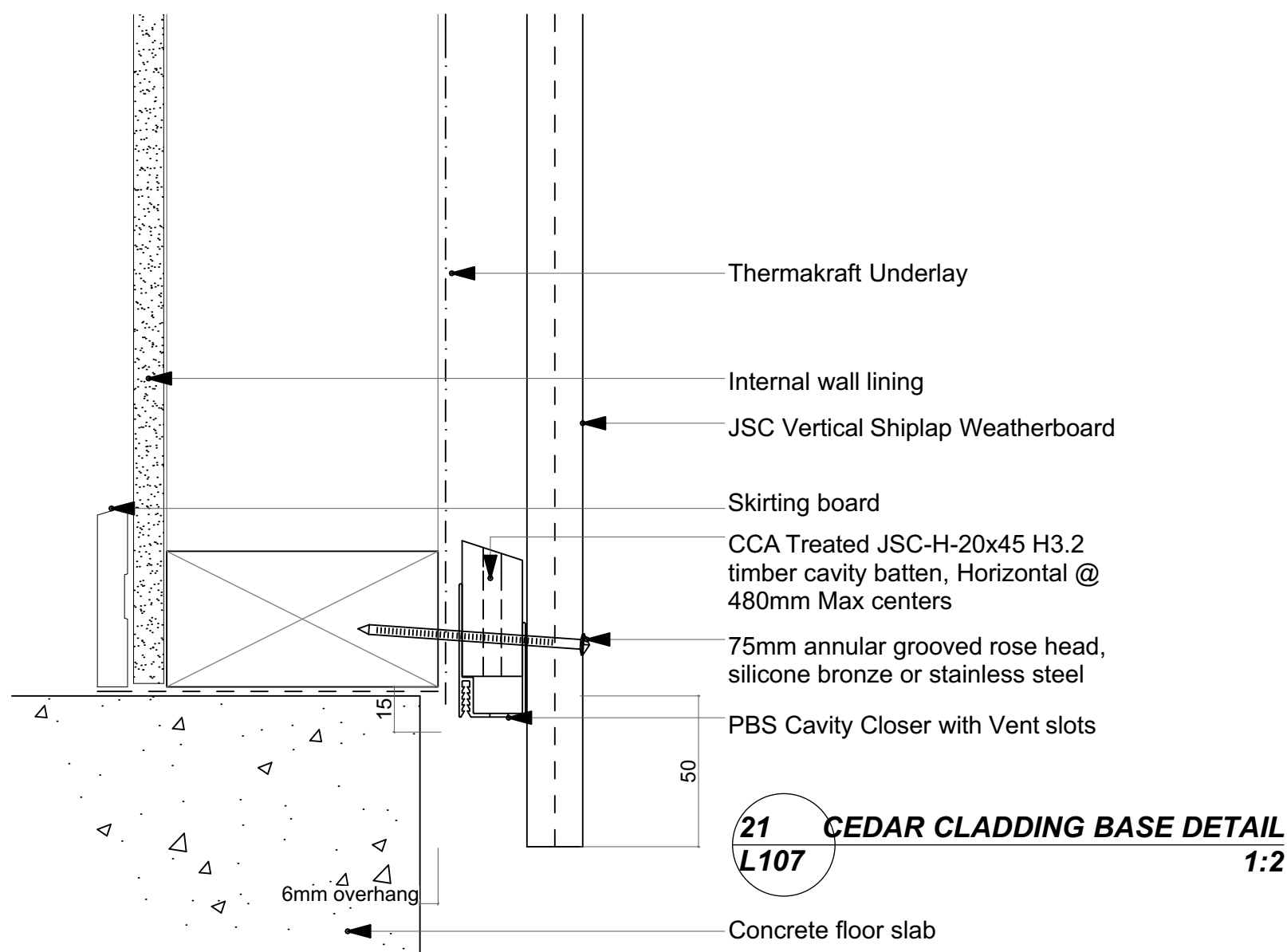
33  
L104

**CEDAR INTERNAL CORNER**  
1:2



26  
L109

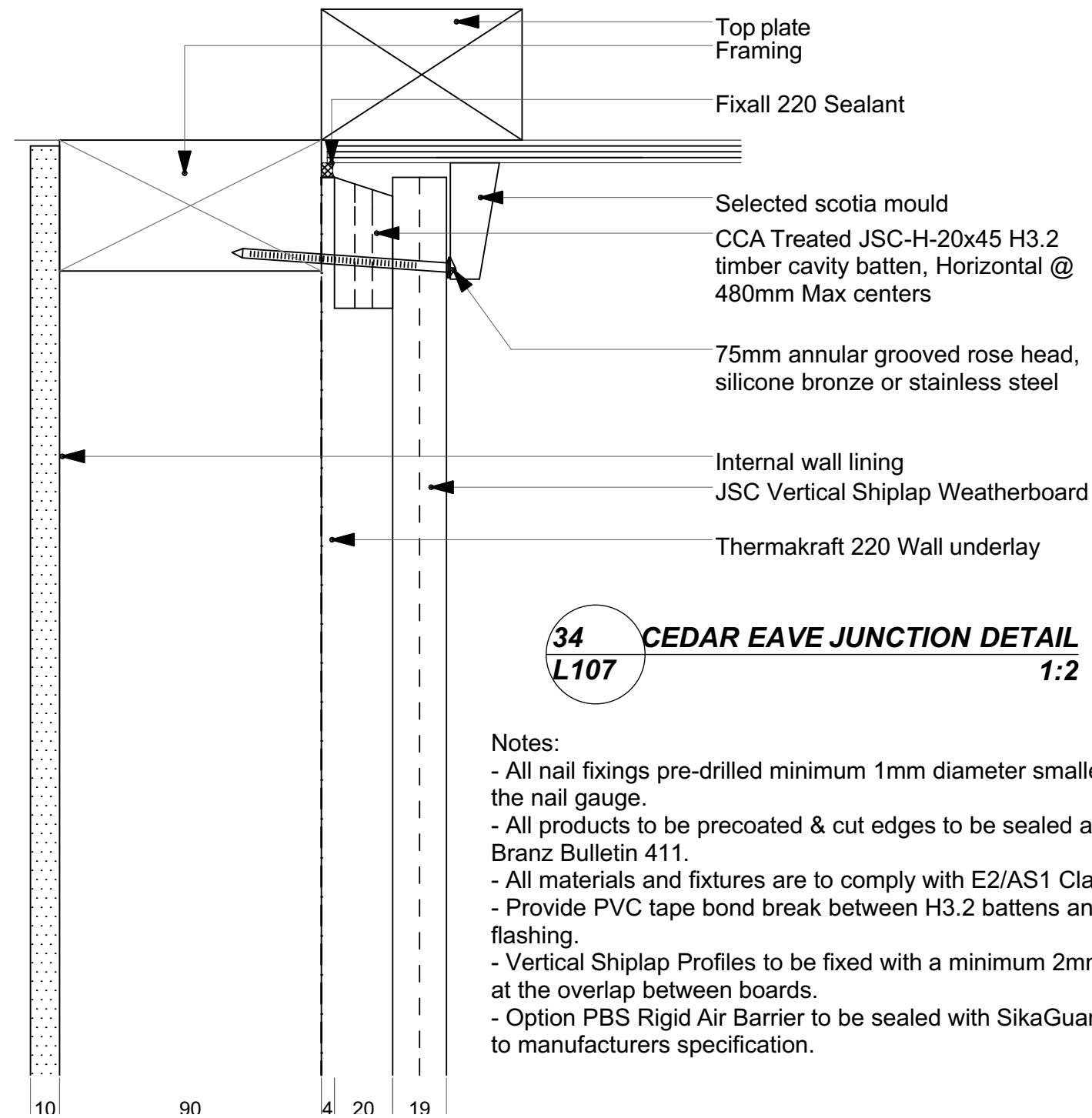
**CLADDING BASE DETAIL**  
1:5



21  
L107

**CEDAR CLADDING BASE DETAIL**  
1:2

- Notes:
- All nail fixings pre-drilled minimum 1mm diameter smaller than the nail gauge.
  - All products to be pre-coated & cut edges to be sealed as per Branz Bulletin 411.
  - All materials and fixtures are to comply with E2/AS1 Clause 2.2
  - Provide PVC tape bond break between H3.2 battens and any flashing.
  - Vertical Shiplap Profiles to be fixed with a minimum 2mm gap at the overlap between boards.
  - Option PBS Rigid Air Barrier to be sealed with SikaGuard 703w to manufacturers specification.



34  
L107

**CEDAR EAVE JUNCTION DETAIL**  
1:2

- Notes:
- All nail fixings pre-drilled minimum 1mm diameter smaller than the nail gauge.
  - All products to be pre-coated & cut edges to be sealed as per Branz Bulletin 411.
  - All materials and fixtures are to comply with E2/AS1 Clause 2.2
  - Provide PVC tape bond break between H3.2 battens and any flashing.
  - Vertical Shiplap Profiles to be fixed with a minimum 2mm gap at the overlap between boards.
  - Option PBS Rigid Air Barrier to be sealed with SikaGuard 703w to manufacturers specification.

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WHANGAREI

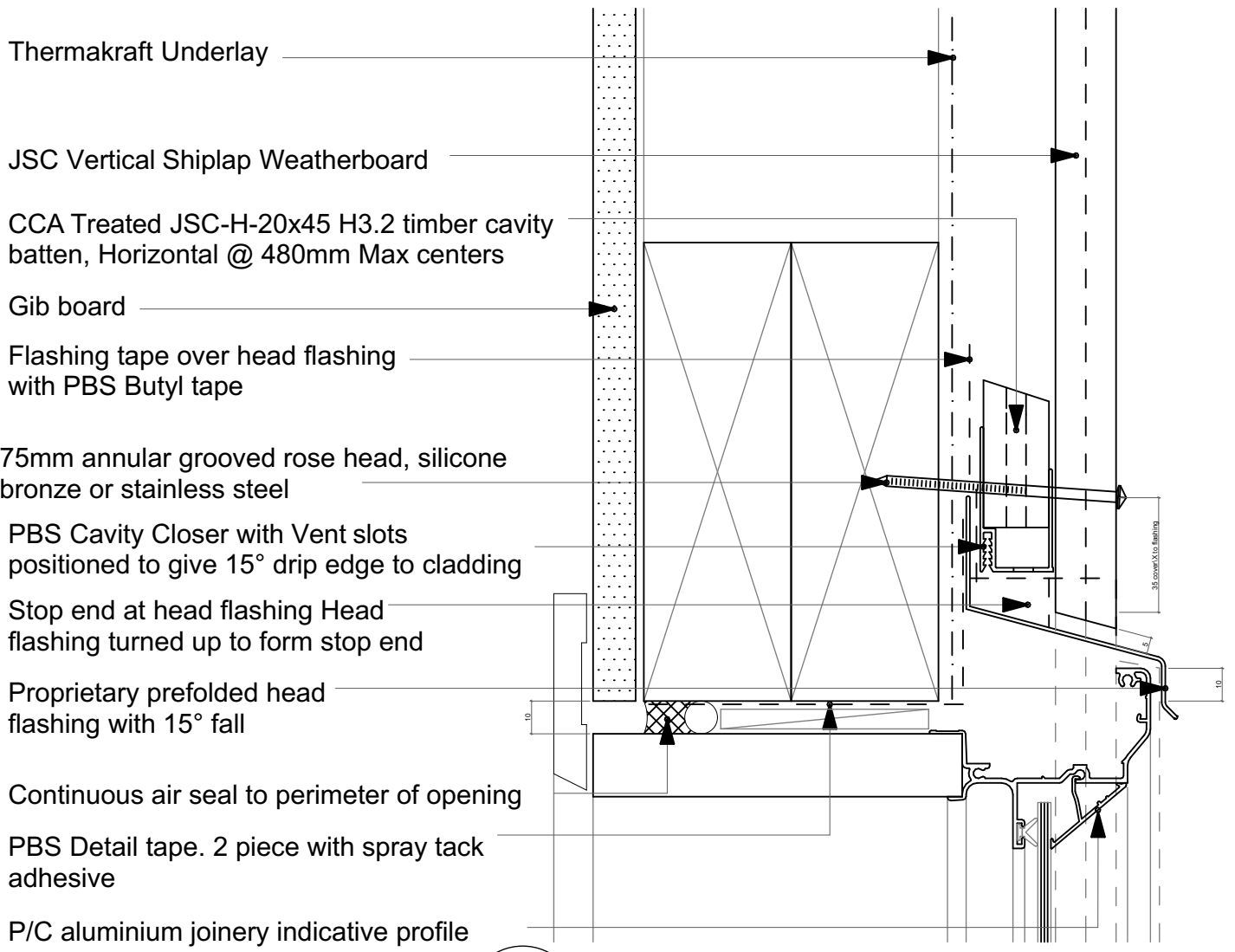
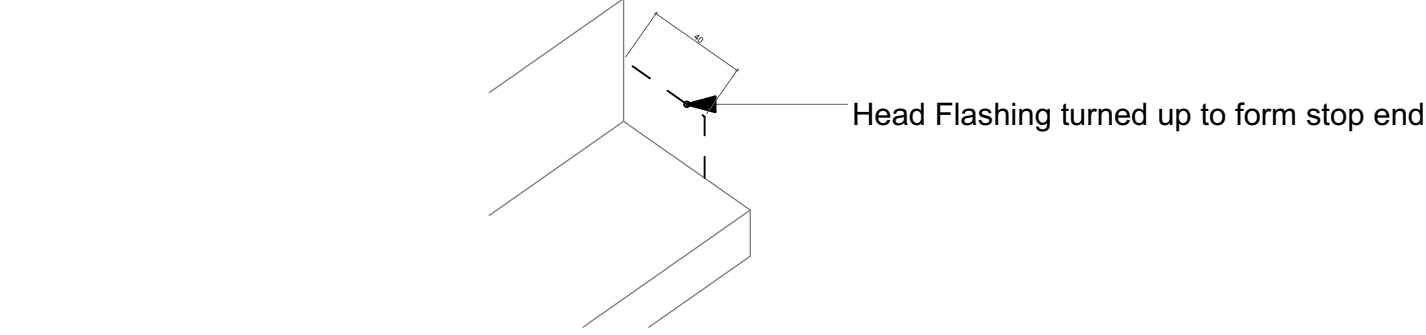
ROOFING & CLADDING DETAILS

DATE	16-12-16	COL REF. No.	13060	DWG NAME	REV.
STATUS	FOR CONSENT	SCALE	1:5, 1:2@ A1	SHEET No.	22 of 25

DATE PLOTTED: 19/12/2016 FILE PATH: Z:\13000- 13499\13060 - 43 Basil Road  
ICAD\161219 For Consent JJ.plt

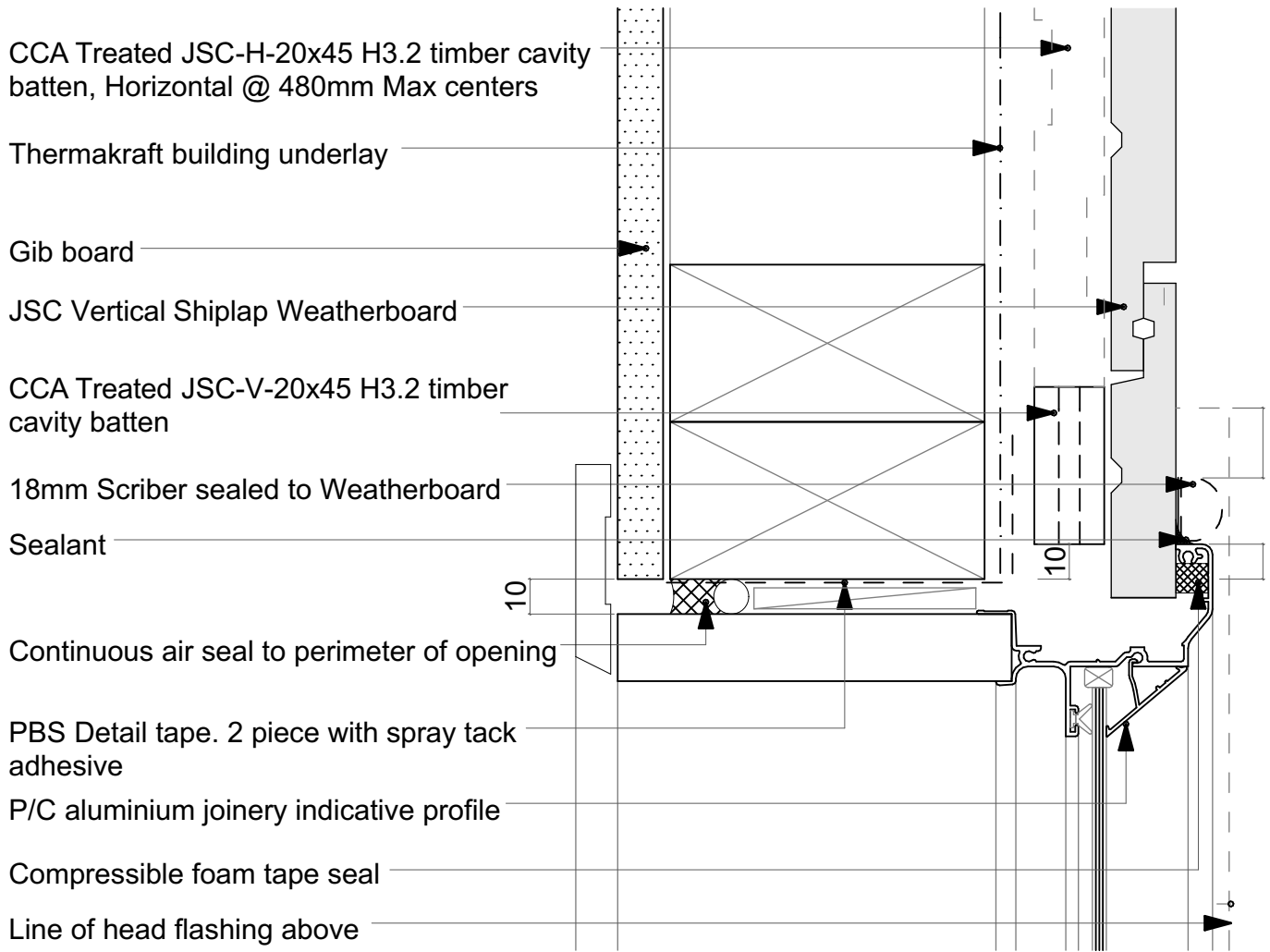
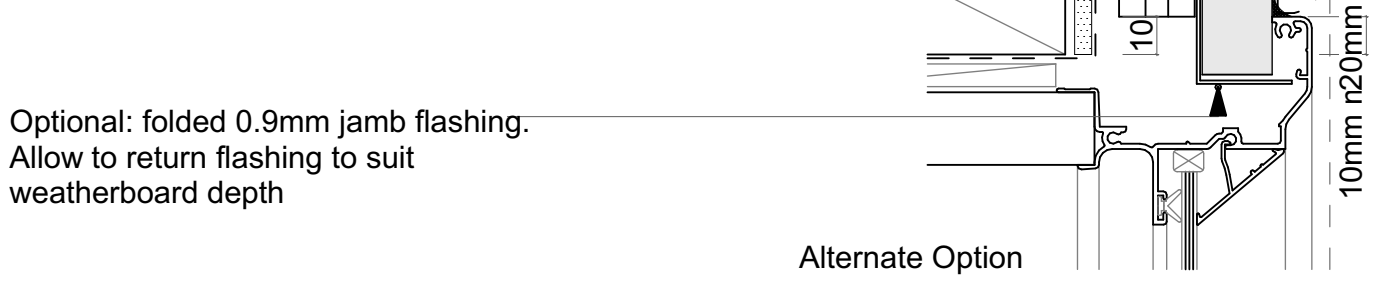


- Notes:
- All nail fixings pre-drilled minimum 1mm diameter smaller than the nail gauge.
  - All products to be precoated & cut edges to be sealed as per Branz Bulletin 411.
  - All materials and fixtures are to comply with E2/AS1 Clause 2.2
  - Provide PVC tape bond break between H3.2 battens and any flashing.
  - Vertical Shiplap Profiles to be fixed with a minimum 2mm gap at the overlap between boards.
  - Option PBS Rigid Air Barrier to be sealed with SikaGuard 703w to manufacturers specification.



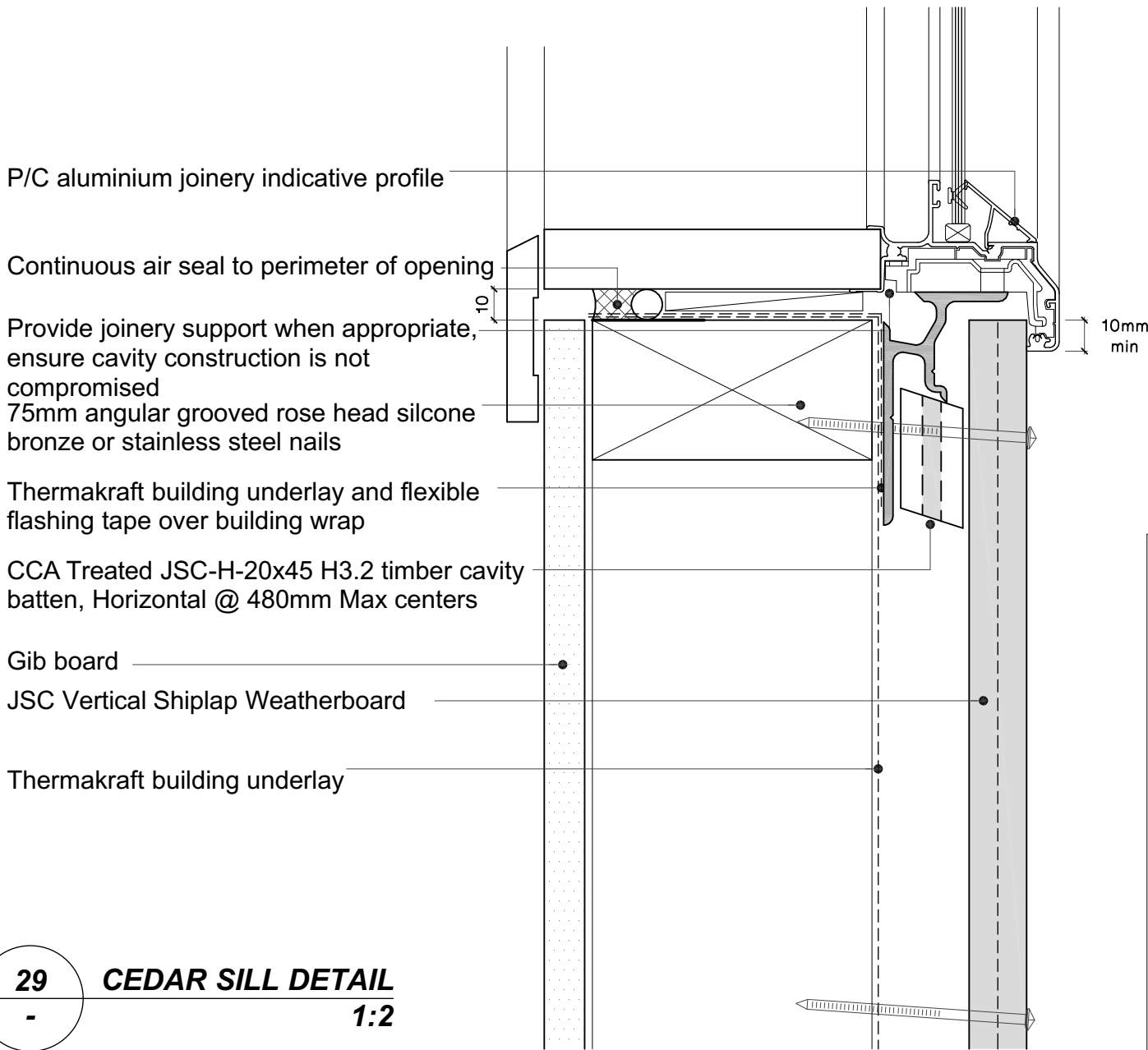
27  
L108 CEDAR CLADDING HEAD DETAIL  
1:2

- Notes:
- All nail fixings pre-drilled minimum 1mm diameter smaller than the nail gauge.
  - All products to be precoated & cut edges to be sealed as per Branz Bulletin 411.
  - All materials and fixtures are to comply with E2/AS1 Clause 2.2
  - Provide PVC tape bond break between H3.2 battens and any flashing.
  - Vertical Shiplap Profiles to be fixed with a minimum 2mm gap at the overlap between boards.

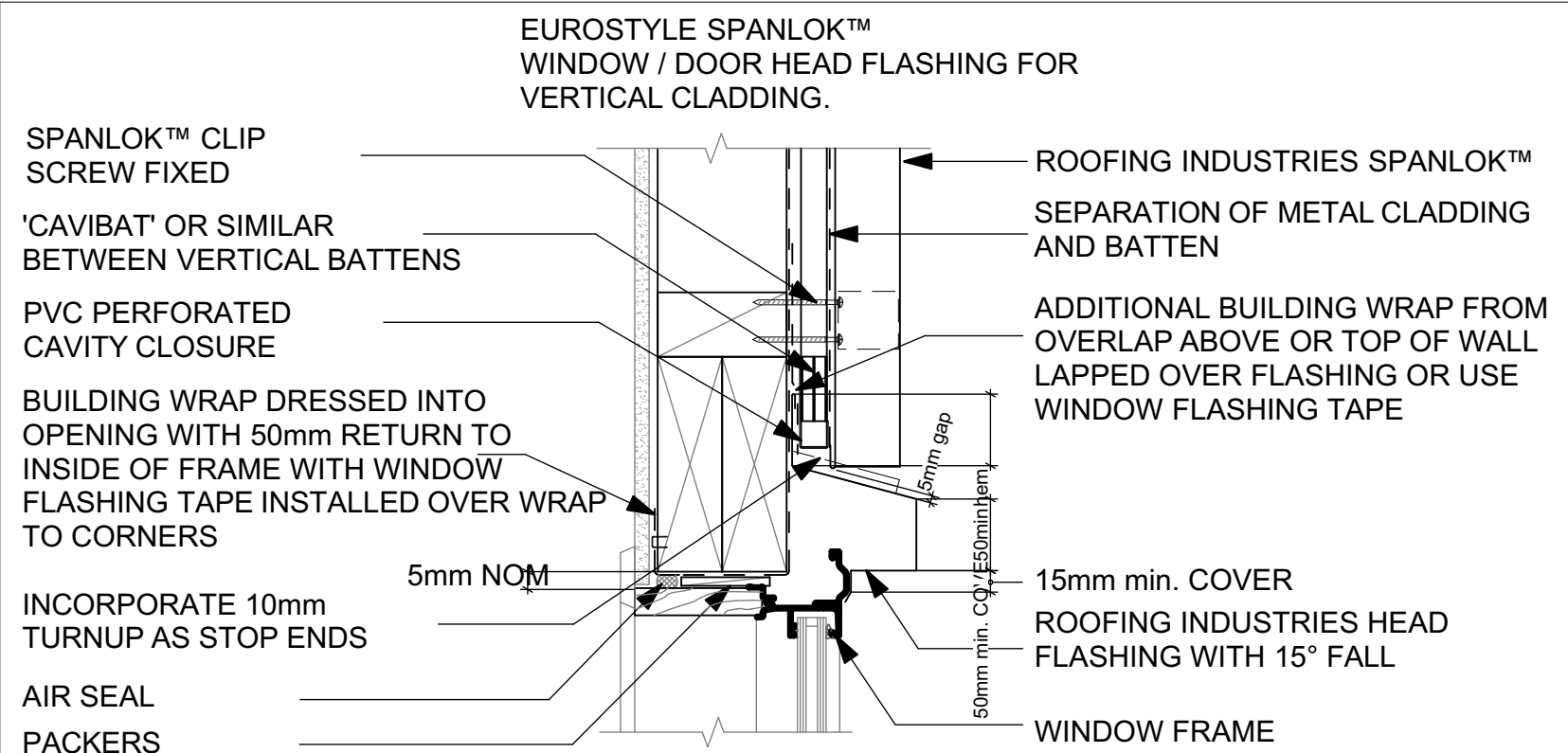


28  
L104 CEDAR JAMB DETAIL  
1:2

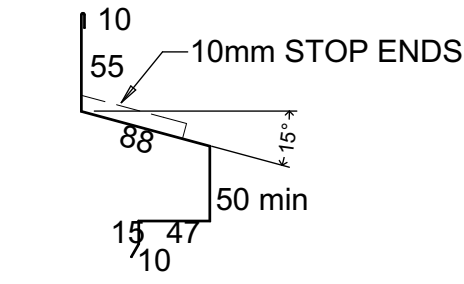
- Notes:
- All nail fixings pre-drilled minimum 1mm diameter smaller than the nail gauge.
  - All products to be precoated & cut edges to be sealed as per Branz Bulletin 411.
  - All materials and fixtures are to comply with E2/AS1 Clause 2.2
  - Provide PVC tape bond break between H3.2 battens and any flashing.
  - Vertical Shiplap Profiles to be fixed with a minimum 2mm gap at the overlap between boards.



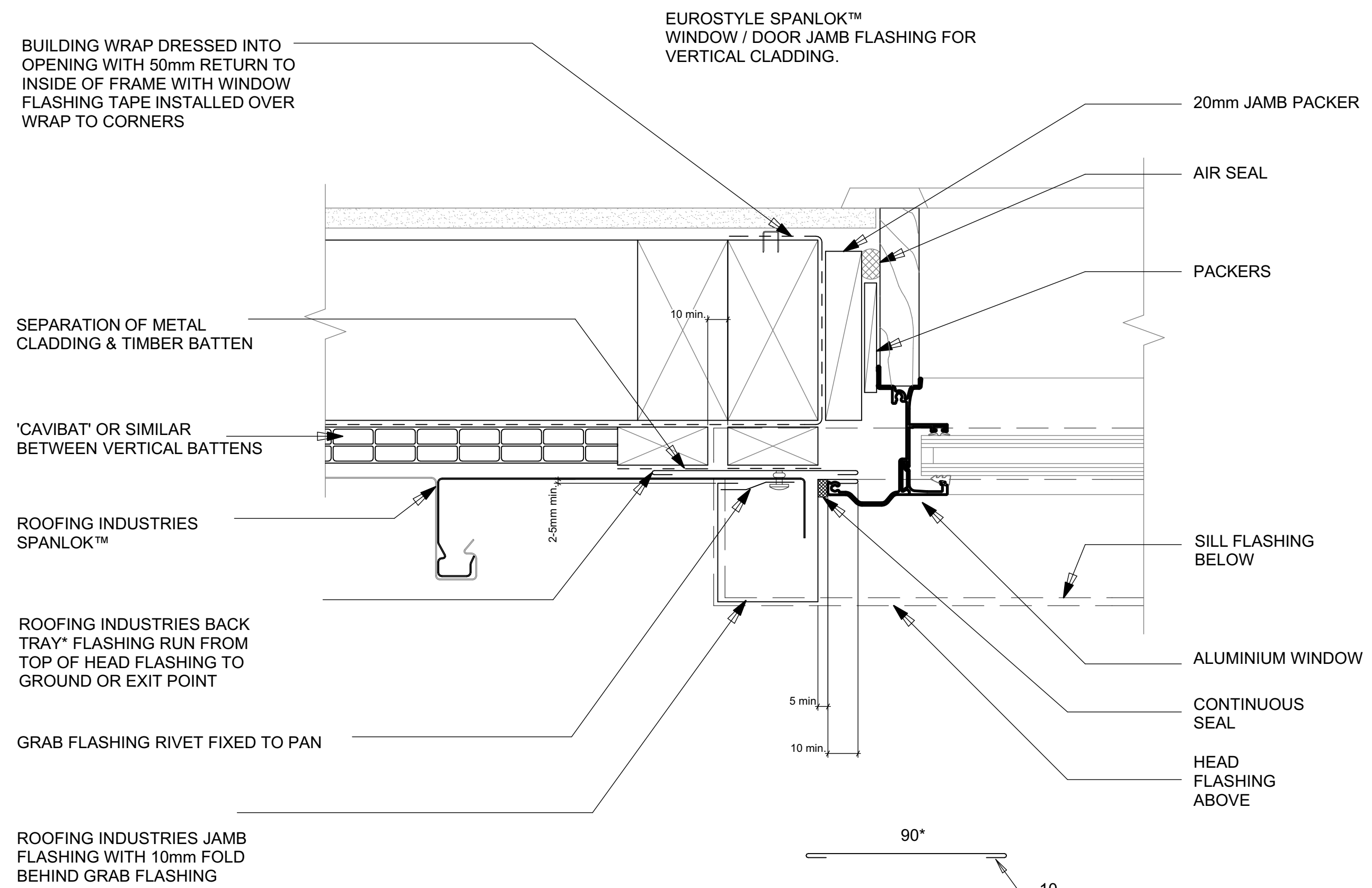
29  
L109 CEDAR SILL DETAIL  
1:2



- GENERAL NOTES:
- (1) REFER TO E2/AS1 FOR GENERAL WINDOW OPENING FOR WRAPPING OF FRAMED OPENING PRIOR TO WINDOW INSTALLATION.
  - (2) A MIN. OF 8mm EFFECTIVE COVER AT SILLS SHALL BE PERMITTED WHERE NECESSARY TO ALLOW FOR TOLERANCES.
  - (3) WINDOW PROFILE TO BE SELECTED TO ACHIEVE COVER SHOWN IN DETAILS.
  - (4) ARCHITRAVE'S ARE SHOWN FOR CONSISTENCY ONLY, DETAIL MAY BE USED WITH REBATED LINER.
  - (5) LIASE WITH WINDOW MANUFACTURER PRIOR TO INSTALLATION.
  - (6) SEAL HEAD FLASHING TO WINDOW

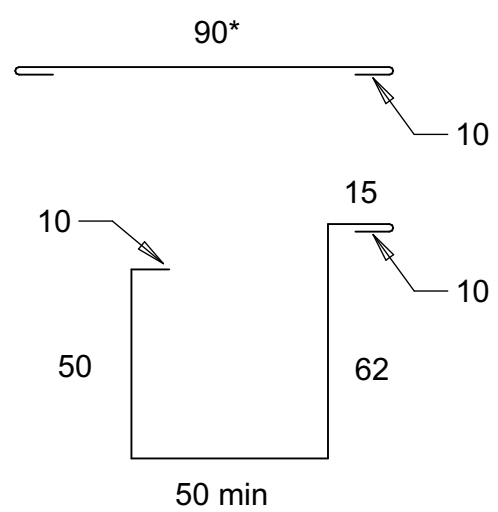


31  
L109 EUROSTYLE HEAD DETAIL  
1:5



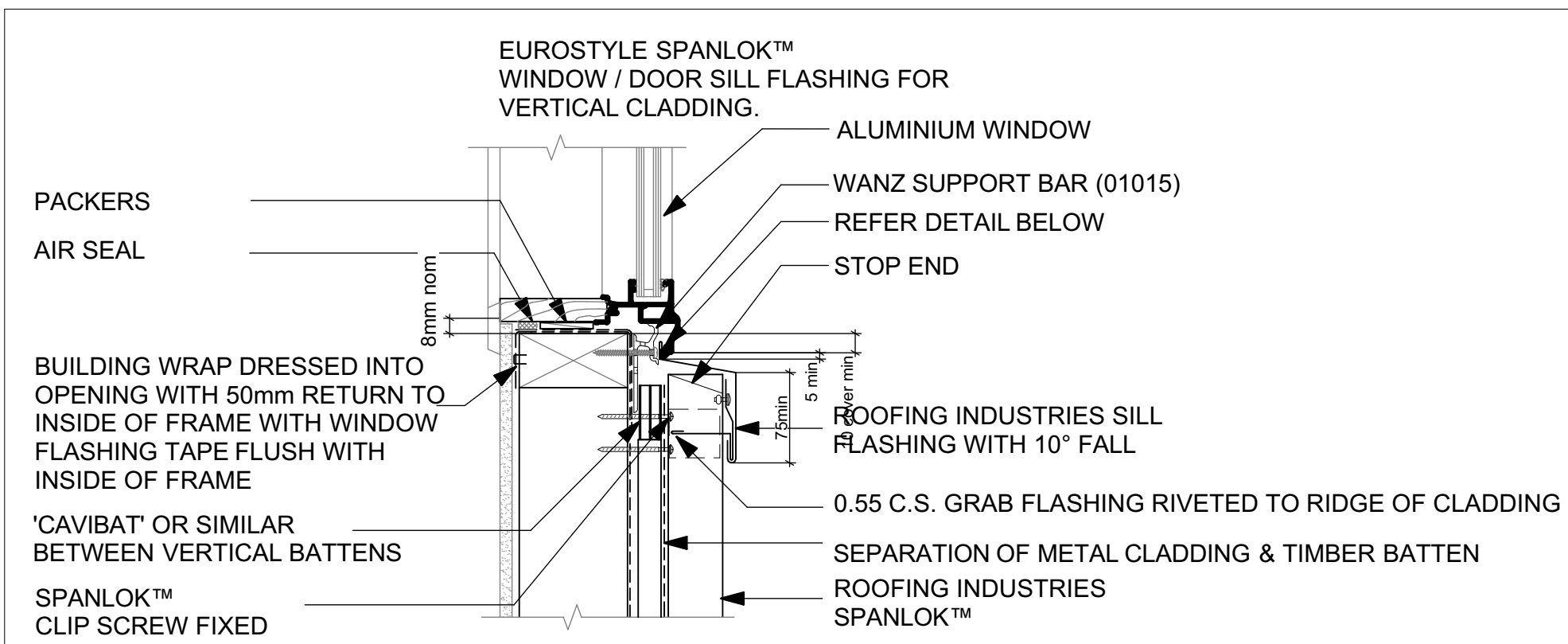
- GENERAL NOTES:
- (1) REFER TO E2/AS1 FOR GENERAL WINDOW OPENING FOR WRAPPING OF FRAMED OPENING PRIOR TO WINDOW INSTALLATION.
  - (2) A MIN. OF 8mm EFFECTIVE COVER AT SILLS SHALL BE PERMITTED WHERE NECESSARY TO ALLOW FOR TOLERANCES.
  - (3) WINDOW PROFILE TO BE SELECTED TO ACHIEVE COVER SHOWN IN DETAILS.
  - (4) ARCHITRAVE'S ARE SHOWN FOR CONSISTENCY ONLY, DETAIL MAY BE USED WITH REBATED LINER.
  - (5) LIASE WITH WINDOW MANUFACTURER PRIOR TO INSTALLATION.

REFERENCE FLASHINGS:  
NZ METAL ROOF AND WALL  
CLADDING  
CODE OF PRACTICE.  
E2/AS1 OR REFER MANUF  
DETAILING.  
DIMENSIONS ARE INDICATIVE  
ONLY



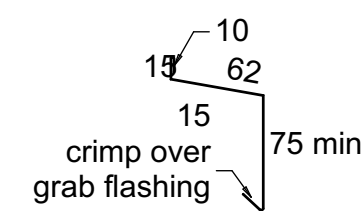
\* Back tray size may require to increase to ensure coverage at ends of head flashings.  
(Dimensions are indicative only)  
Turn down end of head flashing

32  
L104 EUROSTYLE JAMB DETAIL  
1:2

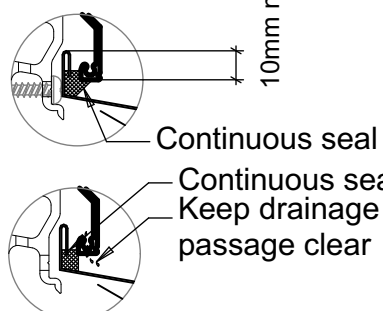


GENERAL NOTES:

- (1) REFER TO E2/AS1 FOR GENERAL WINDOW OPENING FOR WRAPPING OF FRAMED OPENING PRIOR TO WINDOW INSTALLATION.
- (2) A MIN. OF 8mm EFFECTIVE COVER AT SILLS SHALL BE PERMITTED WHERE NECESSARY TO ALLOW FOR TOLERANCES.
- (3) WINDOW PROFILE TO BE SELECTED TO ACHIEVE COVER SHOWN IN DETAILS.
- (4) ARCHITRAVE'S ARE SHOWN FOR CONSISTENCY ONLY, DETAIL MAY BE USED WITH REBATED LINER.
- (5) WHERE SUPPORT BRACKETS ARE REQUIRED BY THE WINDOW MANUFACTURER TO CARRY THE FRAME AND GLAZING LOADS THEY MUST BE SUPPLIED AS AN INTEGRAL PART OF THE WINDOW MANUFACTURER'S RECOMMENDATIONS.
- (6) LIASE WITH WINDOW MANUFACTURER PRIOR TO INSTALLATION.



Sill flashings stop ended to receive jamb flashings  
(Dimensions are indicative only & show minimum lap covers)



NOTE:  
Sill sealing method for flange end type drainage systems

30  
L109 EUROSTYLE SILL DETAIL  
1:5

FOR CONSENT	16-12-16
REV.	ISSUE LOG / REVISION DETAILS
	DATE
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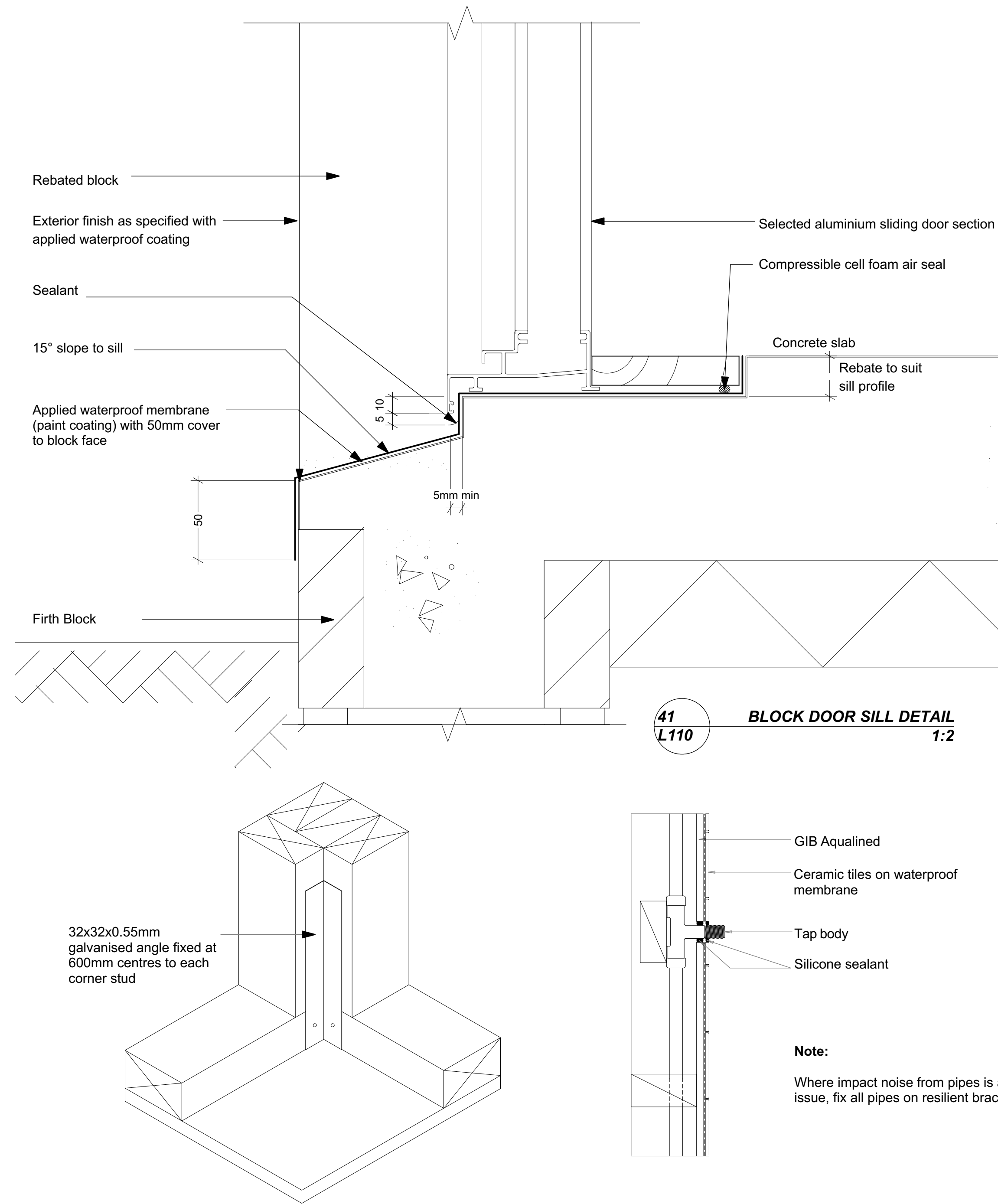
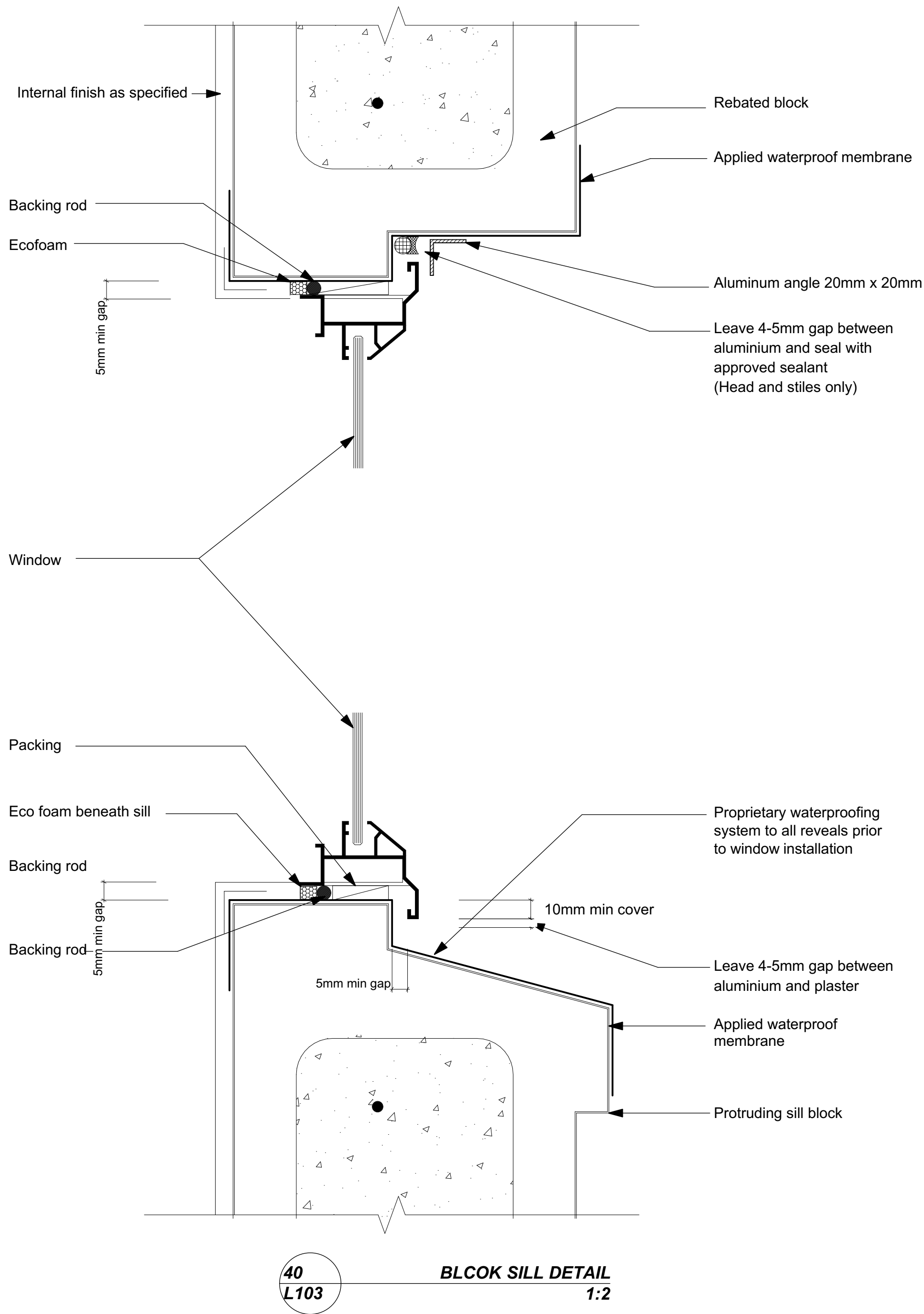
ACENZ

SITE DETAILS

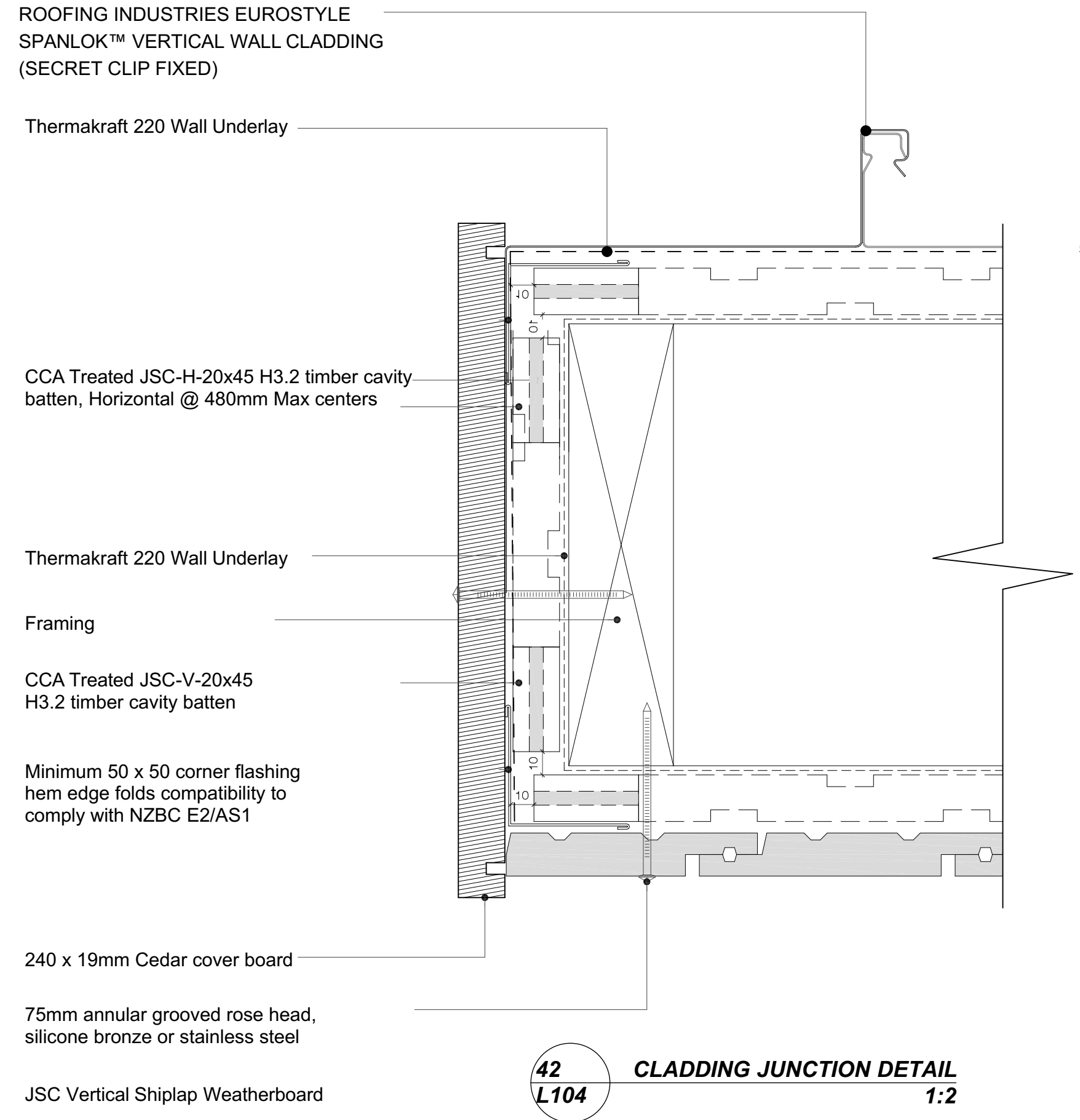
URQUHARTS HOUSE  
FOR JAMES CROAD & SHONA POULSON  
43 BASIL ROAD, WHANGAREI HEADS,  
WHANGAREI

DATE	16-12-16	COL REF. No.	13060	DWG NAME	A106-
STATUS	FOR CONSENT	SCALE	1:2, 1:5@ A1	SHEET No.	23 of 25
DATE PLOTTED:	19/12/2016	FILE PATH:	Z:\13000- 13499\13060 - 43 Basil Road		
			ICAD\161219 For Consent JJ.plt		

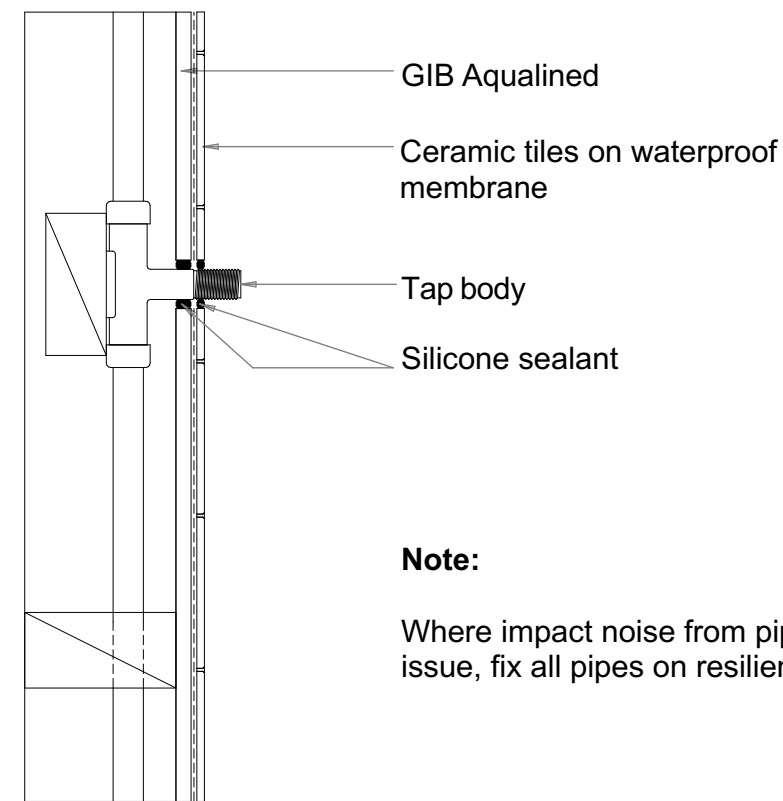




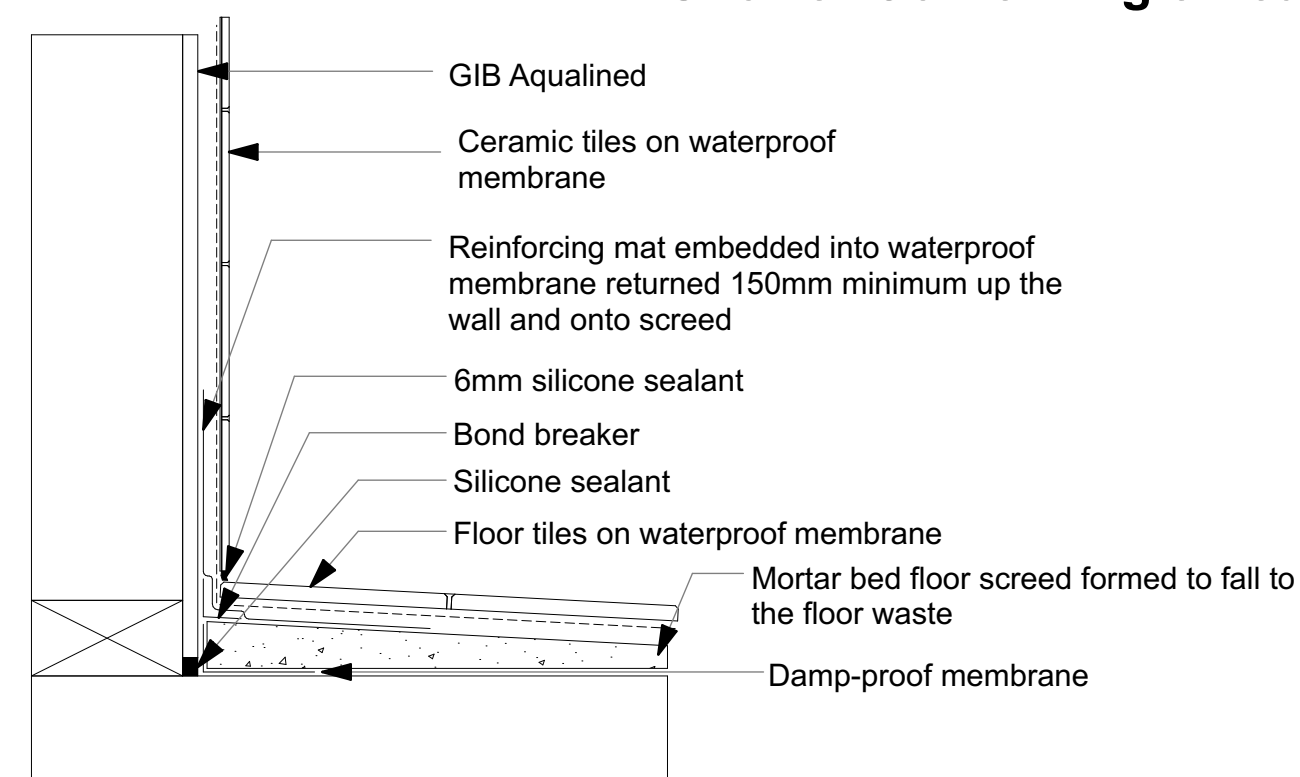
- Notes:
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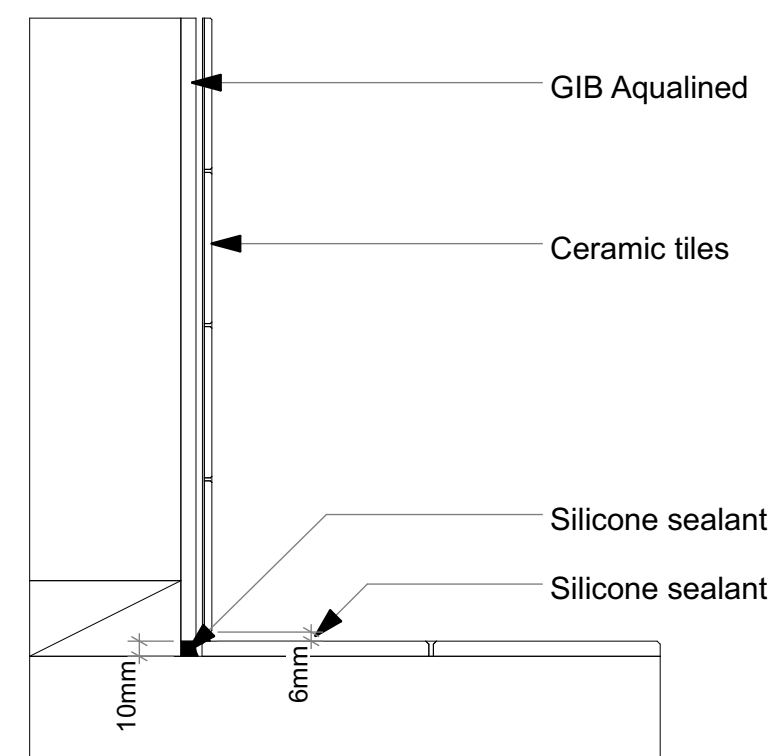
### Penetration Detail



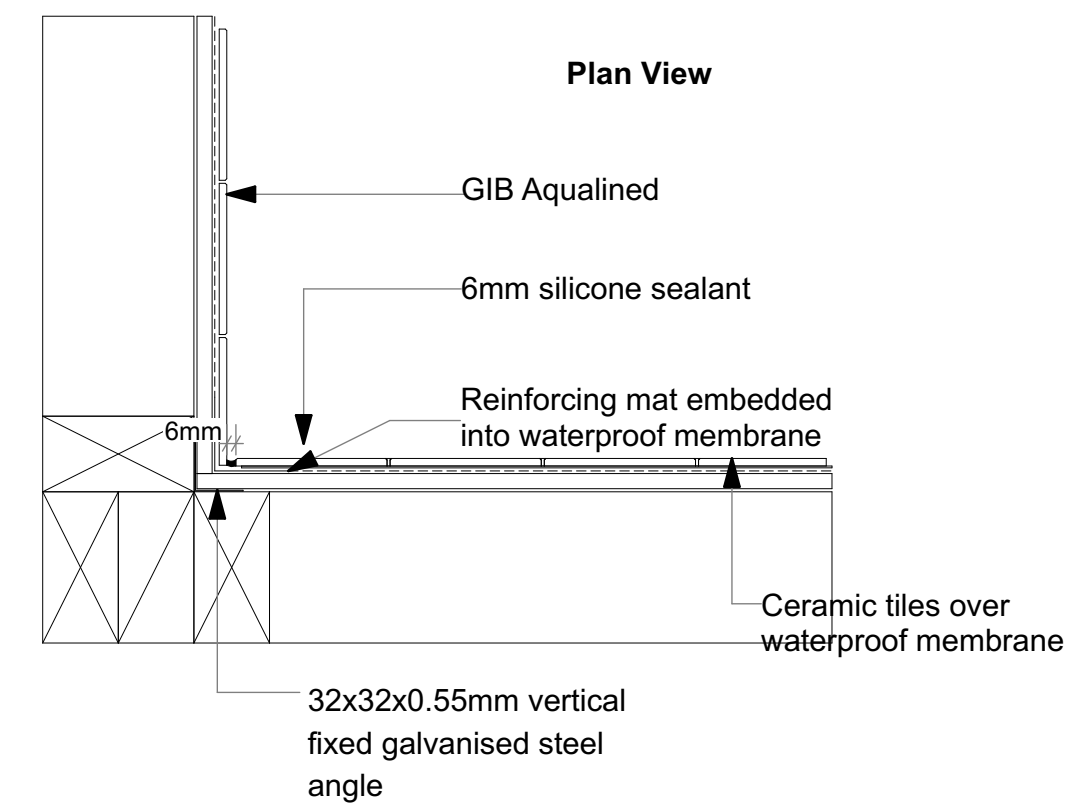
### Shower Corner Angle Detail



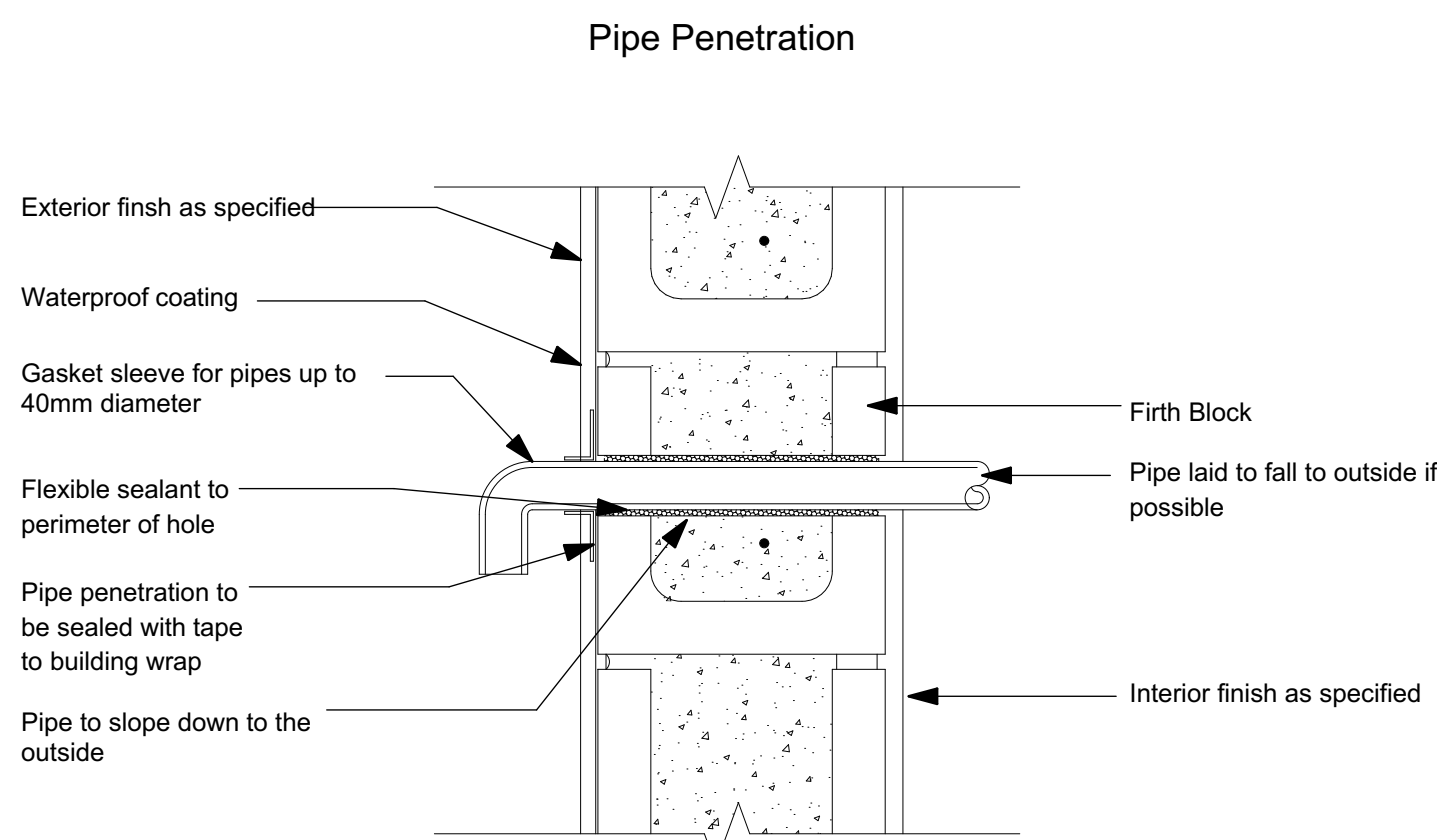
### Shower Wall/Floor Detail



### Wall/Floor Detail



### Shower Corner Detail



### BLOCK PENETRATION DETAIL

REV.	FOR CONSENT	16-12-16
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SITE DETAILS

URQUHARTS HOUSE  
FOR JAMES CROAD & SHONA POULSON  
43 BASIL ROAD, WHANGAREI HEADS,  
WHANGAREI

### BLCOK & SHOWER DETAILS

DATE	COL REF. No.	DWG NAME	REV.
16-12-16	13060	A107-	
STATUS	SCALE	SHEET No.	
FOR CONSENT	1:2, 1:5@ A1	24	of 25
DATE PLOTTED: 19/12/2016 FILE PATH: Z:\13000- 13499\13060 - 43 Basil Road ICAD\161219 For Consent JJ.plt			



WINDOW SCHEDULE (W)																		
Window #	W 01	W 02	W 03	W 04	W 05	W 06	W 07	W 08	W 09	W 10	W 11	W 12	W 13	W 14	W 15	W 16	W 17	W 18
Door Sill Height	1,200	1,200	1,200	600	600	0	2,600	0	0	200	200	200	200	900	1,000	1,600	1,000	1,000
Door Head Height	2,200	2,200	2,200	2,200	2,200	2,200	4,000	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200
2D Plan Preview																		
View from Opening Side																		

NOTE:  
1. All external joinery to be aluminium powder coated finish - colour to be Silver Perl  
2. All Glazing to comply with NZS:4223  
3. All Aluminium to be doubled glazed  
4. Window sills to be aluminium  
5. All windows to be fitted with double tongue catches  
6. All internal doors to be Timber solid core doors  
7. All external louvers to be glass

WINDOW SCHEDULE  
1:1

EXTERIOR DOOR SCHEDULE (ED)									
DOOR #	ED 01	ED 02	ED 03	ED 04	ED 05	ED 06	ED 07	ED 08	ED 09
Door Sill Height	0	0	0	0	0	0	0	0	0
Door Head Height	2,200	2,200	2,200	2,200	4,330	3,480	2,200	2,200	2,200
2D Plan Preview									
View from Opening Side									

EXTERIOR DOOR SCHEDULE  
1:1

INTERIOR DOOR SCHEDULE (ID)														
Door #	ID 01	ID 02	ID 03	ID 04	ID 05	ID 06	ID 07	ID 08	ID 09	ID 10	ID 11	ID 12	ID 13	ID 14
W/D Nominal Sill Height	0	0	0	0	0	0	0	0	0	0	0	0	0	0
W/D Nominal Head Height	2,200	2,025	2,025	2,025	2,025	2,025	2,025	2,025	2,025	2,025	2,025	2,025	2,200	2,200
2D Plan Preview														
View from Opening Side														

INTERIOR DOOR SCHEDULE  
1:1

-	FOR CONSENT	16-12-16
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SITE DETAILS  
URQUHARTS HOUSE  
FOR JAMES CROAD & SHONA POULSON  
43 BASIL ROAD, WHANGAREI HEADS,  
WHANGAREI

TITLE  
WINDOW AND DOOR  
SCHEDULES

DATE	16-12-16	COL REF. No.	13060	DWG NAME	REV.
STATUS	FOR CONSENT	SCALE	1:1@ A1	SHEET No.	25 of 25
DATE PLOTTED: 19/12/2016 FILE PATH: Z:\13000- 13499\13060 - 43 Basil Road ICAD\16\12\19 For Consent JJ.plt					