

Application for Temporary or Marginal Activity

Pursuant to Section 87BB of the Resource Management Act 1991 (the Act)

To qualify to be a marginal or temporary activity, a proposed activity must meet the following criteria:

- The activity would be a permitted activity except for a marginal or temporary non-compliance with requirements, conditions, and permissions specified in this Act, regulations (including any national environmental standard), a plan, or a proposed plan; and
- Any adverse environmental effects of the activity are no different in character, intensity, or scale than they would be in the absence of the marginal or temporary non-compliance referred to above; and
- Any adverse effects of the activity on a person are less than minor.

Prior to, and during, completion of this application form, please refer to Resource Consent Guidance Notes and Schedule of Fees and Charges – both available on the Council's web page.

1. Pre-Lodgement Meeting

Have you met with a Council Resource Consent representative to discuss this application prior to lodgement? ☐ Yes ☐ No

2. Applicant Details:

Name

Olaf Guy Eady and Simon Holm Eady and Joanna Maitland Chaplin

Email
(Electronic address for service)

Postal address
(or alternative method of service
under section 352 of the Act)

3. Address for Correspondence:

Name and address for service and correspondence (If using an Agent write their details here).

Name

Graeme Cunningham

Email
(Electronic address for service)

Postal address
(or alternative method of service
under section 352 of the Act)

*All correspondence will be sent by email in the first instance.
Please advise us if you would prefer an alternative means of communication.*

4. Details of Property Owner/s and Occupier/s:

(Name and Address of the Owner/Occupiers of the land to which this application relates (where there are multiple owners or occupiers please list on a separate sheet if required))

Name / s

As per applicant

Property address /
location

Postcode

5. Application Site Details:

Location and/or Property Street Address of the proposed activity:

Site address/location

178C Rawhiti Road, Russell

Postcode 0272

Legal description

Lot 2 Deposited Plan 122586

Val number

Certificate of title

NA71B/440

Please remember to attach a copy of your Certificate of Title to the application, along with relevant consent notices and/or easements and encumbrances (search copy must be less than 6 months old)

6. Description of the Temporary or Marginal Activity:

Insert description of the proposal in sufficient detail to justify whether the activity is a 'marginal' or temporary' activity. Including a full explanation and assessment of any District Plan rules which the proposed activity does not comply with:

Rule: 12.4.6.1.2 FIRE RISK TO RESIDENTIAL UNITS

The existing house was consented with landscape trees in very close proximity. The proposed extension is minor, being only 300mm past the existing building line and therefore any change in the relationship of the building to any surrounding trees is less than minor. The activity would be permitted activity except for marginal non compliance. Any adverse environmental effects of the activity are no different in character, intensity, or scale than they would be in the absence of the marginal or temporary non-compliance referred to above; Therefore the activity can be considered marginal and not in conflict with the current district plan.

Rule: 10.6.5.1.2 RESIDENTIAL INTENSITY

A second laundry and kitchenette is proposed to the existing dwelling. This is an overflow space for holiday guests and or the kids and their friends.

The owners will not be using the space as a second tenancy as suggested. Evidence of this is no tenancy fire/acoustic separation upgrades are proposed via BC to create a second legal sleeping cell. The activity would be a permitted activity except for a marginal or temporary non-compliance with requirements, there are no adverse environmental effects and no adverse effects of the activity.

Therefore the activity can be considered marginal and not in conflict with the current district plan.

7. Other Consent required/being applied for under different legislation:

(more than one circle can be ticked)

☐

Building Consent (BC ref # if known)

BC EBC-2025-168/0

☐

Other (please specify)

9. Billing Details:

This identifies the person or entity that will be responsible for paying any invoices or receiving any refunds associated with processing this resource consent. Please also refer to Council's Fees and Charges Schedule.

Name / s

Guy Eady

Postal address

(or alternative method of service under section 352 of the Act)

Work phone

Email

(Electronic address for service)

Fees Information

An instalment fee for processing this application is payable at the time of lodgement and must accompany your application in order for it to be lodged. Please note that if the instalment fee is insufficient to cover the actual and reasonable costs of work undertaken to process the application you will be required to pay any additional costs. Invoiced amounts are payable by the 20th of the month following invoice date. You may also be required to make additional payments if your application requires notification.

Declaration concerning Payment of Fees

I/we understand that the Council may charge me/us for all costs actually and reasonably incurred in processing this application. Subject to my/our rights under Sections 357B and 358 of the RMA, to object to any costs, I/we undertake to pay all and future processing costs incurred by the Council. Without limiting the Far North District Council's legal rights if any steps (including the use of debt collection agencies) are necessary to recover unpaid processing costs I/we agree to pay all costs of recovering those processing costs. If this application is made on behalf of a trust (private or family), a society (incorporated or unincorporated) or a company in signing this application I/we are binding the trust, society or company to pay all the above costs and guaranteeing to pay all the above costs in my/our personal capacity.

Name of bill payer

(please print)

Signature of bill payer

(mandatory)

Date

11/11/2025

Guy Eady

Checklist

- ☐ Payment
- ☐ Payment (cheques payable to Far North District Council)
- ☐ A current Certificate of Title (Search Copy not more than 6 months old)
- ☐ Copies of any listed encumbrances, easements and/or consent notices relevant to the application
- ☐ Applicant / Agent / Property Owner / Bill Payer details provided
- ☐ Location of property and description of proposal
- ☐ Written approvals and a signed plan from each owner of an allotment with an infringed boundary
- ☐ Copies of other relevant consents associated with this application
- ☐ Location and Site plans
- ☐ Elevations / Floor plans
- ☐ Topographical / contour plans

Note to applicant

You must include all information required by this form. If all information is not included, the consent authority will return this to you and the correct information must be supplied before a written notice permitting your activity can be provided.



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **NA71B/440**
Land Registration District **North Auckland**
Date Issued 30 May 1988

Prior References
NA46C/166

Estate Fee Simple
Area 5605 square metres more or less
Legal Description Lot 2 Deposited Plan 122586
Registered Owners
Joanna Maitland Chaplin, Olaf Guy Eady and Simon Holm Eady

Interests

Compiled Plan

LAND DISTRICT North Auckland
SURVEY BLK. & DIST. XV Bay of Islands
NZMS 261 SH1 205
RECORD MAP No 41422

TERRITORIAL AUTHORITY Bay of Islands County
Surveyed by Simpson Shaw & Co.
Scale 1:500
Date October 1987

Approved Pursuant to a resolution of the Bay of Islands County Council, passed on the 16th day of December 1987, approving pursuant to Section 205 of the Local Government Act 1974 this survey plan and certifying that the survey plan is in accordance with the requirements and provisions of the operative defined scheme for the area to which the survey plan relates the common seal of the Bay of Islands County Council was affixed hereto in the presence of:

[Signature]
Chairman

[Signature]
Clerk

[Signature]
Registered Owners

Bearing & Co-ordinates Datum
 Old Cadastral
 Mt Eden Circuit Co-ordinates
 Origin Mt Eden 100,000mN-500,000mE

Now C.S.T. Allocated
 Lot 1 C.T. ZIB/432 Lot 2 C.T. ZIB/440

Total Area 8940m²
 Comprised in 31A-472(AU) 46C/466 (AU)

Examined *[Signature]* Correct *[Signature]* *[Signature]*
 Approved as to Survey
 Deposited this 20th day of May 1988
 Chief Surveyor

Field Book *[Signature]*
Reference Plus ML 14917

Received *[Signature]*
Instructions D.P. 122586



A0 Site		
	A001	Cover Page
	A002	Proposed Site Plan
A1 Plans		
	A101	Existing Ground Floor Plan
	A102	Existing First Floor Plan
	A103	Proposed Ground Floor Plan
	A104	Proposed First Floor Plan
	A105	First Floor Framing and Bracing Plan
	A106	Foundation Plan
	A107	Framing Plans
	A108	Roof Plans
A2 Elevations		
	A201	Elevation
	A202	Elevation
A3 Sections		
	A301	Section A
	A302	Section CC
A4 Project Specific Details		
	A401	Sliding door Jamb details
	A402	Sliding door Head & Sill details
	A403	Details
	A404	Window Details
	A405	Window Details
	A406	Blockwall cladding details
A5 Standard Details		
	A501	Foundation Details
	A502	LUMBERLOK Joist Stiffener & Top Plate Fixing
	A503	LUMBERLOK Lintel Fixing Schedule
	A504	LUMBERLOK Purlin & Batten Fixing Detail
	A505	Roof Bracing & Durability for Steel Fixing/Fastenings
	A506	Framing Fixing Detail
	A507	Wet Area Detail
	A508	Mitek fixings
A6 Window/Door Schedule		
	A601	Window / Door Schedule
	A602	Window/ Door Schedule
	A603	Window/ Door Schedule
SITE INFORMATION		
ADDRESS: 178 RAWHITI ROAD, RAWHITI 0184		
LEGAL DESCRIPTION: Lot 2 DP 122586		
SITE AREA: 5623m²		
EARTHQUAKE ZONE : ZONE 1		
EXPOSURE ZONE: ZONE D		
WIND ZONE: HIGH		
ARCHITECTURAL ABBREVIATIONS		
CHECK	check dimension & architectural break	
CL	ceiling level	
COS	check on site	
FF	finished floor level	
FCH	front of house	
FI	finished opening dimension	
(H)	hole cutout in benching for electrical	
OA	over all	
OP	Opening dimensions - clear from timber framing	
STR	structural opening dimension	
TEST	to be confirmed by contractor with BF	
GENERAL NOTES:		
1	Drawings to be read in conjunction with all consultants drawings. Notify architect of any discrepancies.	
2	NEW WORK: Timber framing to comply with NZS3604 - MSG8 or as otherwise noted on drawings.	
3	NEW WORK: Timber treatment to comply with NZS3602 - refer to specification section 3801 carpentry.	
	COMPONENT	
	EXTERIOR WALLS	H1.2
	INTERIOR WALLS	H1.2
	JOIST/RAFTERS - ENCLOSED	H1.2
4	DIMENSIONS: Manufacturer to check dimensions, levels and trueness of walls on site. Where joinery unit is made to fit between walls or full height to underside of ceiling, generally allow for maximum 5mm clearance between joinery unit & wall/ceiling lining to ensure trouble free installation on site. Fill gap with approved black compressible strip to form negative detail.	

ARCHITECTURAL LEGEND

EXISTING

	extg. timber framed walls
	extg. timber framed walls removed
	extg. timber framed walls upgraded
	extg. 250mm concrete block wall
	extg. 200mm concrete block wall

PROPOSED

	WALL 1
	90x45mm timber framed wall w. studs at 400mm crs nog vertically @ 800mm crs
	EXTERIOR: install PINK BATTS CLASSIC R2.2 insulating wall pads to all external walls. Selected cladding to exterior also refer to elevations for cladding.
	INTERIOR: 10mm gib for stopped & L4 paint finish interior.
	BATHROOM: 10mm GIB AQUALINE

PROPOSED JOINERY

	ALUMINIUM JOINERY
	new SELECTED aluminium window DGU all clear glass.
	Obscure glass for bathrooms.
	Refer to window schedule

	INTERIOR: DOOR JOINERY
	new 40mm hollow core panel door for paint finish w. selected hardware. Groved jamb for gib. Color TBC

GENERAL

dp	downpipe
tv	terminal vent

	exhaust
	HPM INLINE ceiling Exhaust fan for min 50L/s exhaust 100mm duct.
	Refer to elevations for location of gravity grille.

cos	check on site
oa	over all

ELECTRICAL

	Domestic Smoke Alarm**
	**Smoke alarms complying with one of the standards:UL217, ULC S531, AS3786, BS5446:Part1, are to be installed on or near the ceiling in accordance with Australian Standard AS1670.6.Alarms must have a hush facility located on the alarm itself. Owner is responsible for maintenance of the system as per manufacturer's recommendations.
	hotwater cylinder

NOTE:

1. Install 100mm proprietary restrictors for all window sill openings within 760mm from the inside floor level where the fall height exceeds 1.0m AND where the upstairs WC or any other fixed features are located within 500mm horizontal of an opening window.

ELEMENTAL LEGEND

All fixings in accordance with NZS3604.2011unless noted otherwise

STRUCTURE: all new timber structure SG8

- S 20 new timber lintel w/ min. uplift fixing as per A4.05 LUMBERLOC fixing schedule
- S 21 new timber stringer 140x45 H3.2 fixed with M12 bolt @1200crs
- S 30 new 90x45 wall studs @ 400 ctrs nog @ 800mm crs, top & bottom plates, fixed as per NZS 3604
- S 31 selected flooring material - CHH ECOPLY 18mm flooring
- S 32 new rafters framing at 900 crs subject to site measure install
- S 33 new 70x45mm timber purlin T fixing 1/10gm self drilling screw 80mm long (alternative 2.4kN fixing permitted)
- S 34 LUMBERLOK 0.55x27mm G550 Z275 roof strip brace
- S 40 selected 18mm timber decking fixed with SPAX screws - TBC
- S 41 timber deck joist or deck batten
- S 42 balustrade TBC
- S 50 125x125mm H5 senton pile ordinary & braced 600mm deep minimum anchor 900mm deep minimum

ENCLOSURE

- E 01 THERMAKRAFT dpc
- E 02 SIKA BLACK SEAL ELASTIC brush applied waterproofing coating
- E 03 THERMAKRAFT supercourse 500
- E 10 Roof THERMAKRAFT COVERTEK 407 to lap
- E 11 Walls THERMAKRAFT WATER GATE PLUS to lap
- E 12 THERMAKRAFT ALUBAND flashing tape
- E 13 10mm H3.2 treated timber packer and airseal.
- E 14 nylon packer
- E 15 6mm JH VILLABOARD LINING soffit plastered smooth
- E 16 20x20mm timber scribe w/ silicone seal
- E 17 90x10mm single bevel skirting boards
- E 18 60x10mm to match extg architrave
- E 19 battens H3.2 90x20mm over exterior grade jack framing - 20mm gap
- E 20 H3.2 to match extg RP bevelback weatherboard circa 135x18mmm for paint finish direct fix with galvanised 60x2.8mm nails. Refer paint finishes schedule & color schedule.

- E 24 HUME PINE PINECLAD H3.1 Square Dressed Board 90x18mm
- E 25 HUME PINE PINECLAD H3.1 Square Dressed Board 180x18mm DS4 cut suit
- E 26 HUME PINE PRO SCRIBER 18mm H3.1 w/ silicone seal
- E 27 HUME PINE PINECLAD H3.1 timber fascia. Color to match - TBC
- E 28 REDWAYEXTRUSIONS uPVC 20mm cavity closer
- E 29 REDWAYEXTRUSIONS uPVC flashing. Refer product for selection.

- E 30 ROOFING INDUSTRIES CORRUGATE profile 0.55mm BMT COLORSTEEL.
- E 31 0.4mm BMT COLOUR STEEL flashing to match purpose made. Match roofing refer Colour Schedule.
- E 32 QUICKFLASH aluminium flashing. Refer QUICKFLASH product code for selection
- E 33 ROOFING INDUSTRIES QUARTER ROUND GUTTER with COLOURSTEEL dp. Match roofing refer Colour Schedule.
- E 34 VIKING TPO ENVIROCLAD membrane over 17.5 mm plywood SS screw fixing substrate on timber framing

- E 35 DEKTITE PREMIUM flashing boot installed according to manufactures instructions - allow for the correct size
- E 40 APL ALUMINIUM JOINERY w. DGU Awning, sliding and fixed windows, double track & entrance doors refer drawings. Confirm and allow for floor finishes including depth of carpet when constructing set down. Refer to colour schedule

- E 42 timber window joinery
- E 50 PROPRIETARY window head flashing by window supplier

- E 51 RASOGUM+ liquid-applied waterproofing membrane
- E 52 Bowmac SS175 each side bracket connection bearer to conc block wall
- E 53 SS joist hang joists to stringer

INTERIOR

- I 01 R2.2 KNAUF wall insulation 90mm thk. for 90mm timber framing
- I 02 R3.6 KNAUF ceiling insulation 175mm thk. insulation post install.
- I 03 R1.5 KNAUF floor insulation 70mm thk.
- I 04 10mm thk polystyrene insulation strip (0.25m2 C/W).

FINISHES LEGEND

symbol	description
WALL FINISHES	
WL1	TYPICAL NEW WALL
F 10	new 10mm GIB board stopped level 4 paint finish direct fix to timber framing square stop at ceiling. Allow where required for packing to match existing gauge.Skirting board TBC.
WL2	LAUNDRY WALL & BATHROOM
	New 12mm T&G&V wall lining direct fix or on GIB substrate
	TILE
	selected client supplied tile over substrate
CEILING FINISHES	
CL1	NEW TYPICAL SOFFIT new JH VILLABOARD SOFFIT LINING stopped & level 4 paint finish
CL2	NEW TYPICAL CEILING
F 11	new 13mm GIB STANDARD or alternative stopped & level 4 paint finish on ceiling battens 65x35mm @ 600mm crs.
FLOOR FINISHES	
FL1	FLOORING
	new T&G solid wood flooring to match existing over polyurethane substrate
FL2	Selected floor tile on 6mm james hardie backer board
DL1	DECK 140mm timber decking w. SS fixings

DRAINAGE & PLUMBING LEGEND

symbol	description
	SS drain pipe. Refer plan for size.
	SW drain pipe.
	subfloor riser. Refer to plan for size. 50 mm sleeve for 100DN connections under concrete slab
dp	80DN down pipe minimum for SW. Refer plan for downpipe spreader location.
tv	65DN minimum terminal vent to roof for branch drain. Boot flashing over roof penetration.
	arrow slope down - indicates all fall to main drain connection
	Overflow relief gully. Sill cock to charge OFG.
IP	Inspection point
wc	water closet
tub	laundry washing tub
aav	air admittance valve
dw	dishwasher
shr	Tile Shower
mh	man hole
T	Town water supply connection

all pipes minimum grade falls in wall:
40DN 1:40
65DN 1:40
80DN 1:60
100DN 1:60
AS PER G13 OR AS/NZS 3500

all pipe support points to be:
50mm 500mm
100mm 1000mm
AS PER G13 OR AS/NZS 3500

NOTE:
1 Plumbing Contractor is to verify that all plumbing fixture level and pipe gradients meet minimum building code and plumbing standards before starting work.
2 Hot water cylinder shall have operating devices, safety devices, a drained safe tray and seismic restraints in accordance with NZBC
3 Hot water pipework shall be thermally insulated

TIMBER TREATMENT & GRADE SPECIFICATION

Member	Species	Grade	Treatment
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FLOOR FRAMING - RADIATA PINE

Mid floor joists:	Radiata pine	SG8	H1.2
Boundary joists:	Radiata pine	SG8	H1.2

EXTERIOR WALL FRAMING - RADIATA PINE

Exterior walls:	Radiata pine	SG8	H1.2
Parapets:	Radiata pine	SG8	H1.2
Enclosed decks and balconies:	Radiata pine	SG8	H1.2
Cantilevered joists enclosed decks and balconies:	Radiata pine	SG8	H3.2
Wall battens (not cavity):	Radiata pine	Merch	H1.2
Jamb battens:	Radiata Pine	Merch	H3.1

CAVITY BATTENS

Cavity battens Species Grade Treatment Timber - Non Structural:	Radiata pine	Merch	H3.1
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ROOF FRAMING - RADIATA PINE

Rafters:	Radiata pine	SG8	H1.2
Trusses:	Radiata pine	SG8	H1.2
Purlins:	Radiata pine	SG8	H1.2
Ceiling joist & batten:	Radiata pine	SG8	H1.2
Valley boards:	Radiata pine	Merch	H1.2
Sarking:	Radiata pine	Merch	H1.2
Skillion roof framing:	Radiata pine	SG8	H1.2
Enclosed flat roof framing:	Radiata pine	SG8	H1.2

INTERIOR FRAMING - RADIATA PINE

Non structural walls:	Radiata pine	SG8	H1.2
Structural and braced walls:	Radiata pine	SG8	H1.2

EXTERIOR EXPOSED TIMBERS

Posts:	Radiata pine	SG8	H3.2	CCA
Joists:	Radiata pine	SG8	H3.2	CCA
Exterior stairs and steps:	Radiata pine	SG8	H3.2	CCA
Pergola:	Radiata pine	SG8	H3.2	CCA
Ground contact members	Radiata pine	SG8	H5	CCA

Note all CCA to be preservative code 01 or 02



Location Plan

NTS



Site Image

NTS

Building Coverage <i>Net</i>	m2	
House (extg)	301.7	
Addition	2.1	
Total	5.40 %	303.8 COMPLIES

Impermeable Coverage <i>Gross</i>	m2	
Building Coverage	303.8	
Driveway	663.4	
Conc driveway area to be removed	- 2.1	
Total	17.16 %	965.1 NO CHANGE

Landscape area	m2	
Landscape	4631.7	
Total	82.37 %	4631.7 COMPLIES

LEGEND

- New Extension
- Existing building
- New deck
- Existing driveway



Proposed Site Plan

Scale 1:500 @ A3

Client
Eady Family
Project
Additions & Alterations
at Oruruhoa Bay, Rawhiti Northland 0184

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925 NEW NORTH ROAD, MOUNT ALBERT,
AUCKLAND 1025
(C) COPYRIGHT GOODHOUSE NZ LTD
D (09) 828 6699 | WWW.GOODHOUSE.NZ

ALL WORK TO COMPLY WITH NZBC 1992 & AMENDMENTS; ALL WORK TO COMPLY WITH NZS 3604 & RELEVANT STANDARDS WORKING DRAWINGS ARE INDICATIVE OF WORK TO BE DONE ONLY; DO NOT SCALE, USE FIGURED DIMENSIONS ONLY; CONTRACTOR TO VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK ON SITE; DISCREPENCIES ARE TO BE VERIFIED WITH DESIGNER BEFORE COMMENCING WITH WORK; DRAWINGS TO BE READ IN CONJUNCTION WITH THE SPECIFICATION AND ENGINEERS DRAWINGS, ALL PROPRIETARY ITEMS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURES SPECIFICATIONS.

Project No.
24012
Date
28 AUG 24

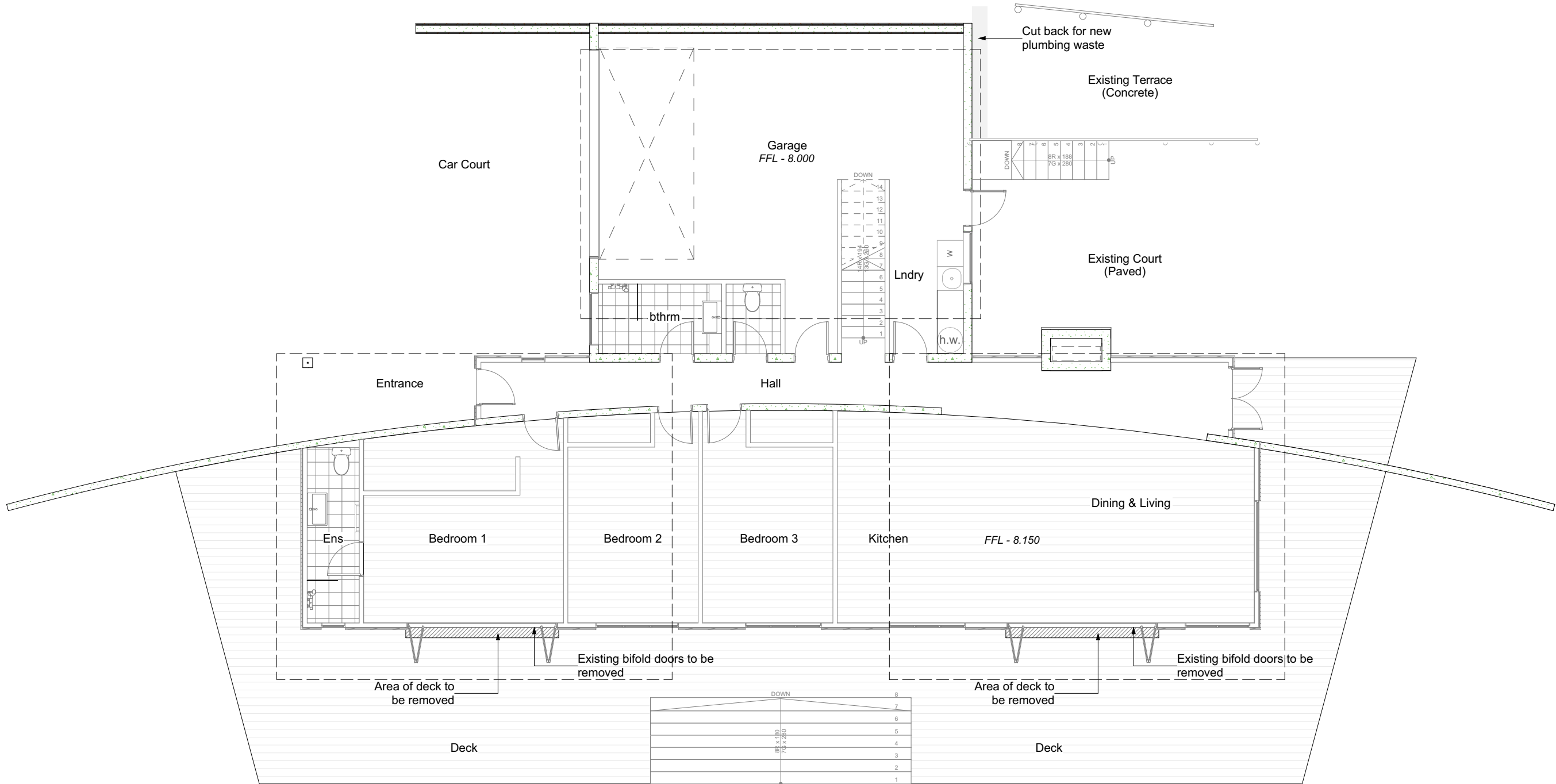
Drawn By
#Contact ID
Checked By

Drawing Title
Proposed Site Plan
Drawing issue
Building Consent

Drawing
Scale:

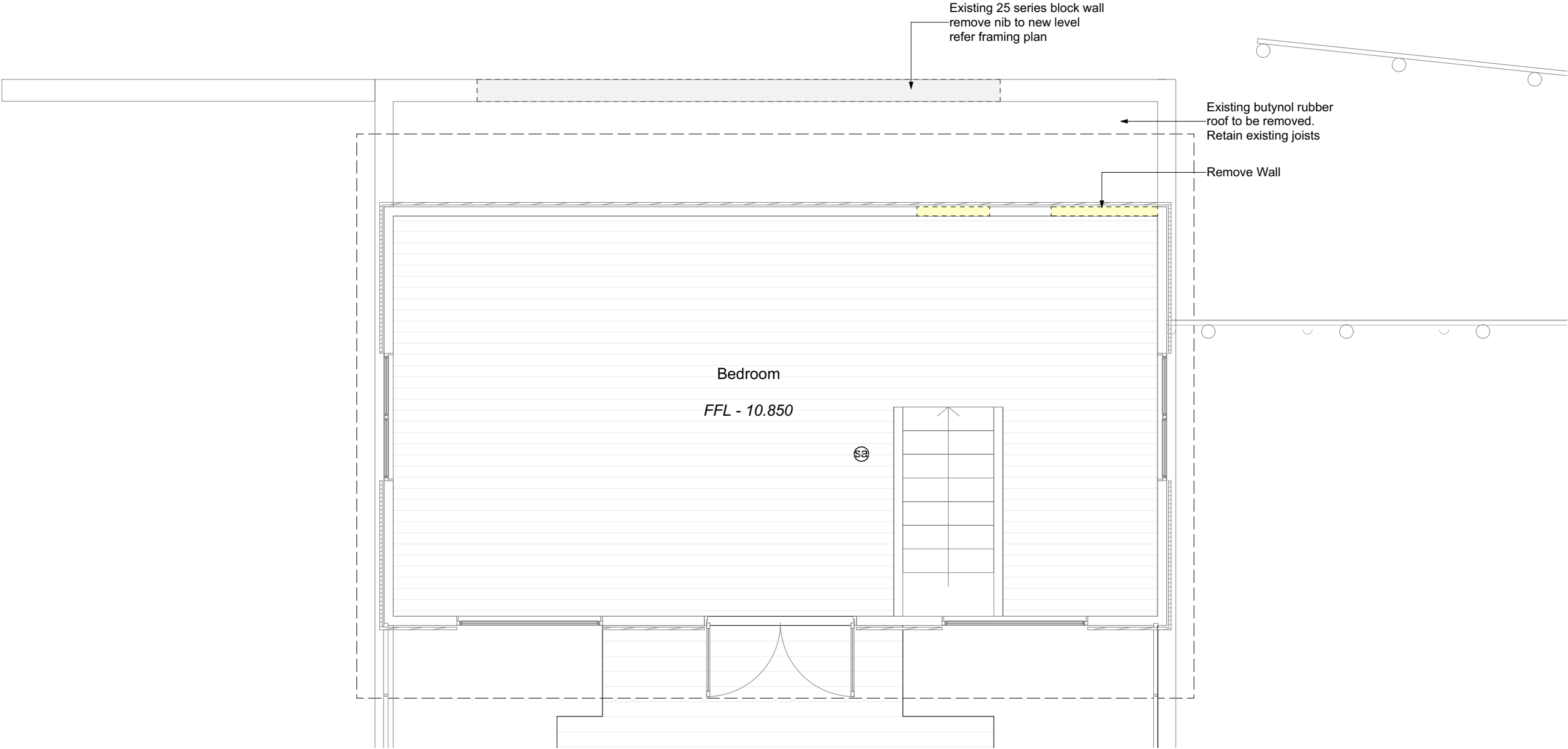
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A002B

Rev	Date	Title
D	4/11/2024 ...	BC RFI
C	14/10/2024...	BC RFI
B	10/10/2024...	BC RFI
A	17/09/2024...	BC RFI



1 Ex. Ground Floor Plan
Scale 1:100 @A3

Rev	Date	Title
D	4/11/2024 ...	BC RFI
C	14/10/2024...	BC RFI
B	10/10/2024...	BC RFI
A	17/09/2024...	BC RFI



A Ex. First Floor Plan
Scale 1:50 @A3

Client
Eady Family
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Additions & Alterations
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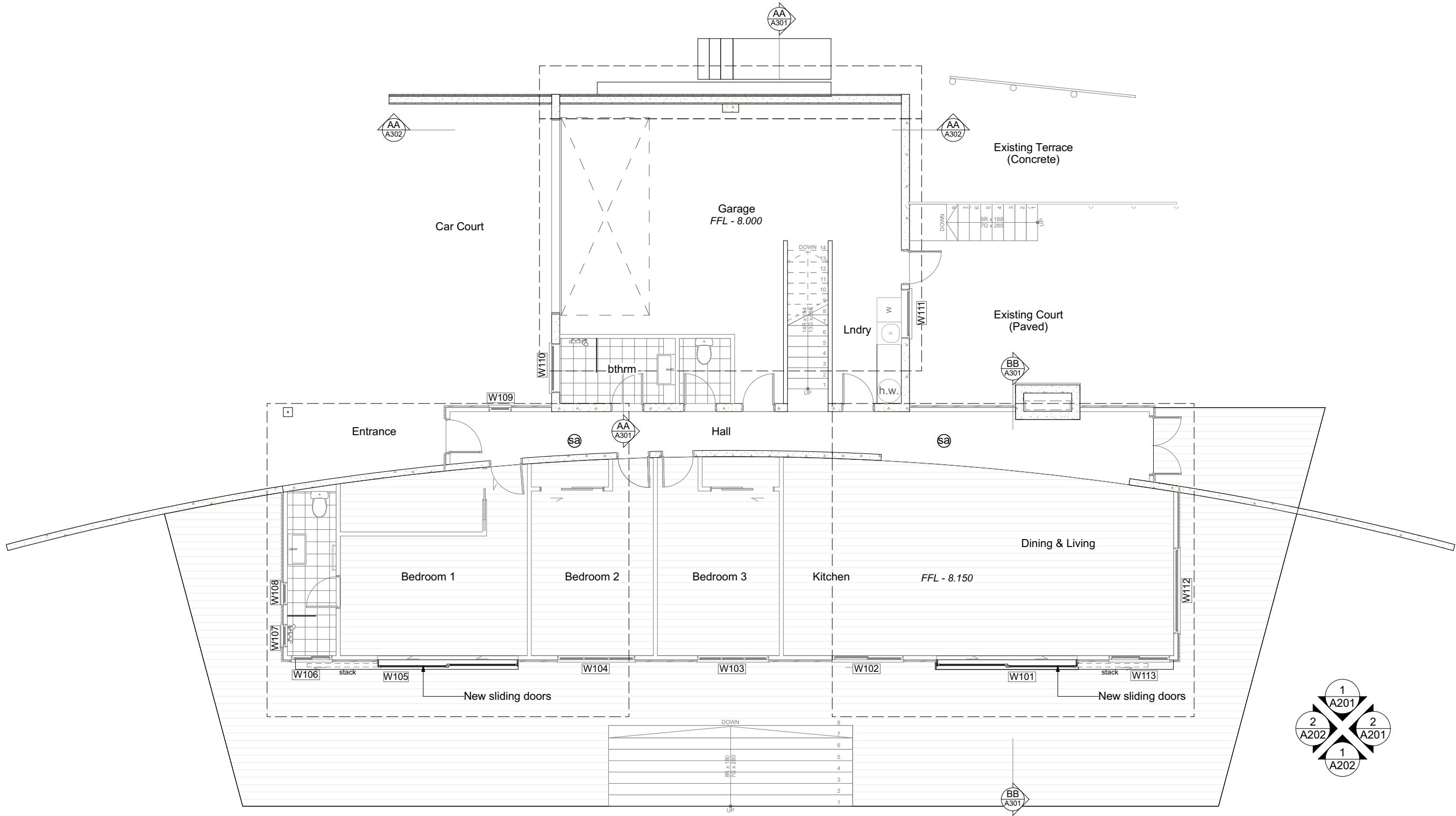
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Date
28 AUG 24
Drawn By
#Contact ID
Checked By

Drawing Title
Existing First Floor Plan
Drawing issue
Building Consent

Drawing
Scale:
1:50
@A3

Drawing Number		
A102		
Rev	Date	Title
D	4/11/2024 ...	BC RFI
C	14/10/2024...	BC RFI
B	10/10/2024...	BC RFI
A	17/09/2024...	BC RFI



1 Prop. Ground Floor Plan
Scale 1:100 @A3

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at Oruruhoa Bay, Rawhiti Northland 0184

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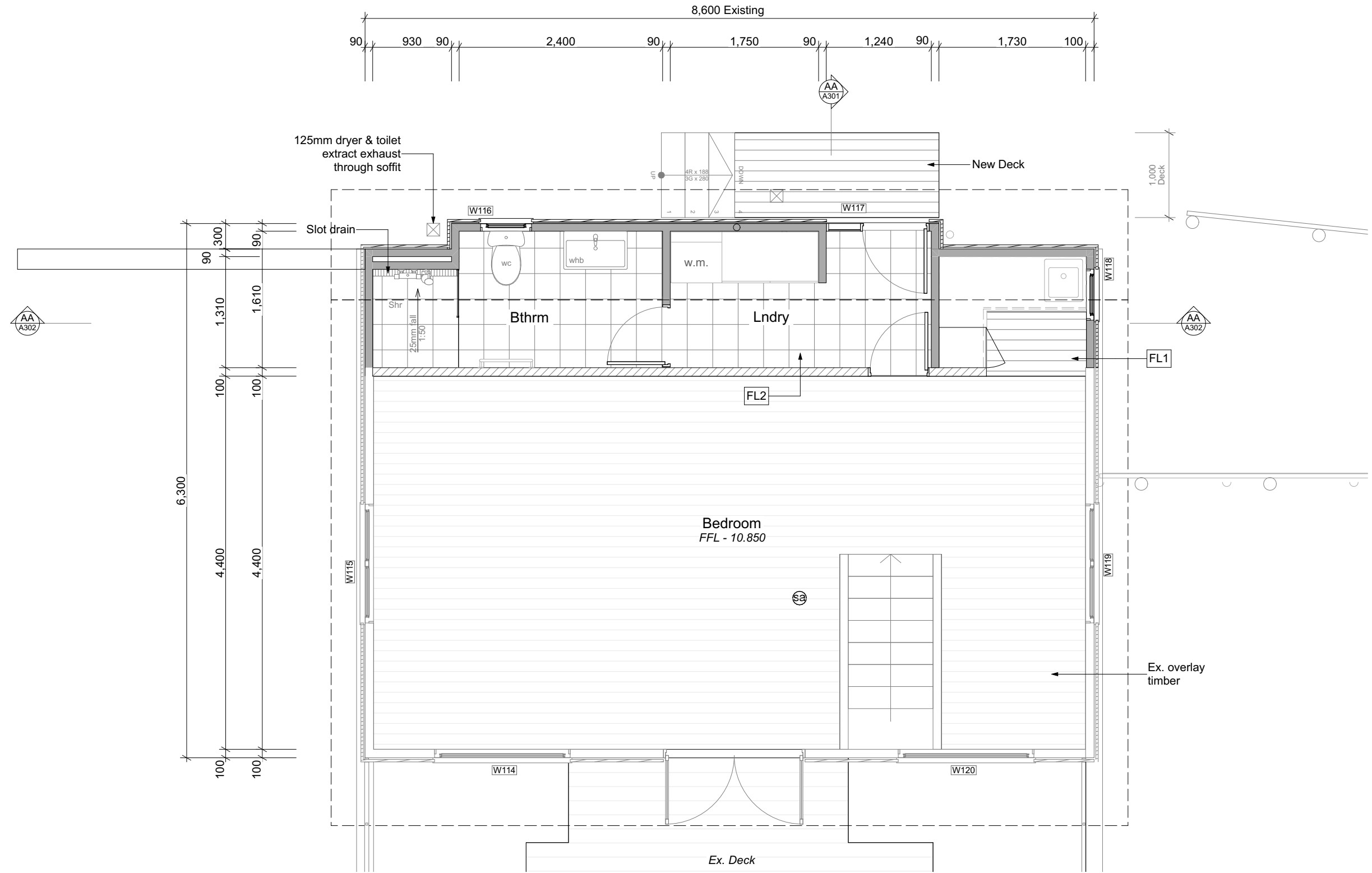
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Drawing issue
Building Consent

Drawing
Scale:
1:100
@A3

Drawing Number
A103

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C	14/10/2024...	BC RFI
B	10/10/2024...	BC RFI
A	17/09/2024...	BC RFI



1 Proposed First Floor Plan
Scale 1:50 @A3

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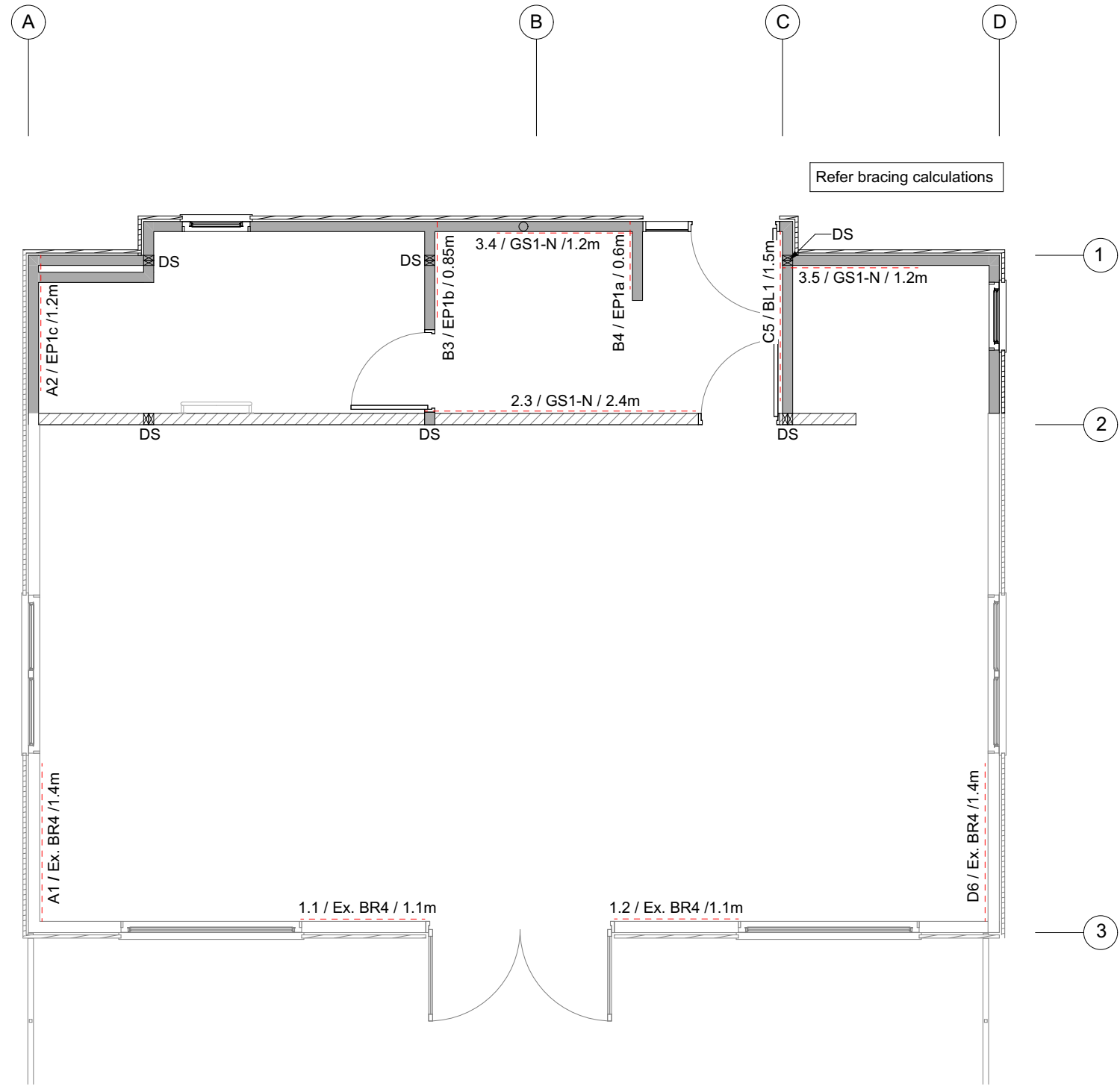
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Date
28 AUG 24

Drawn By
#Contact ID
Checked By

Drawing Title
Proposed First Floor Plan
Drawing issue
Building Consent

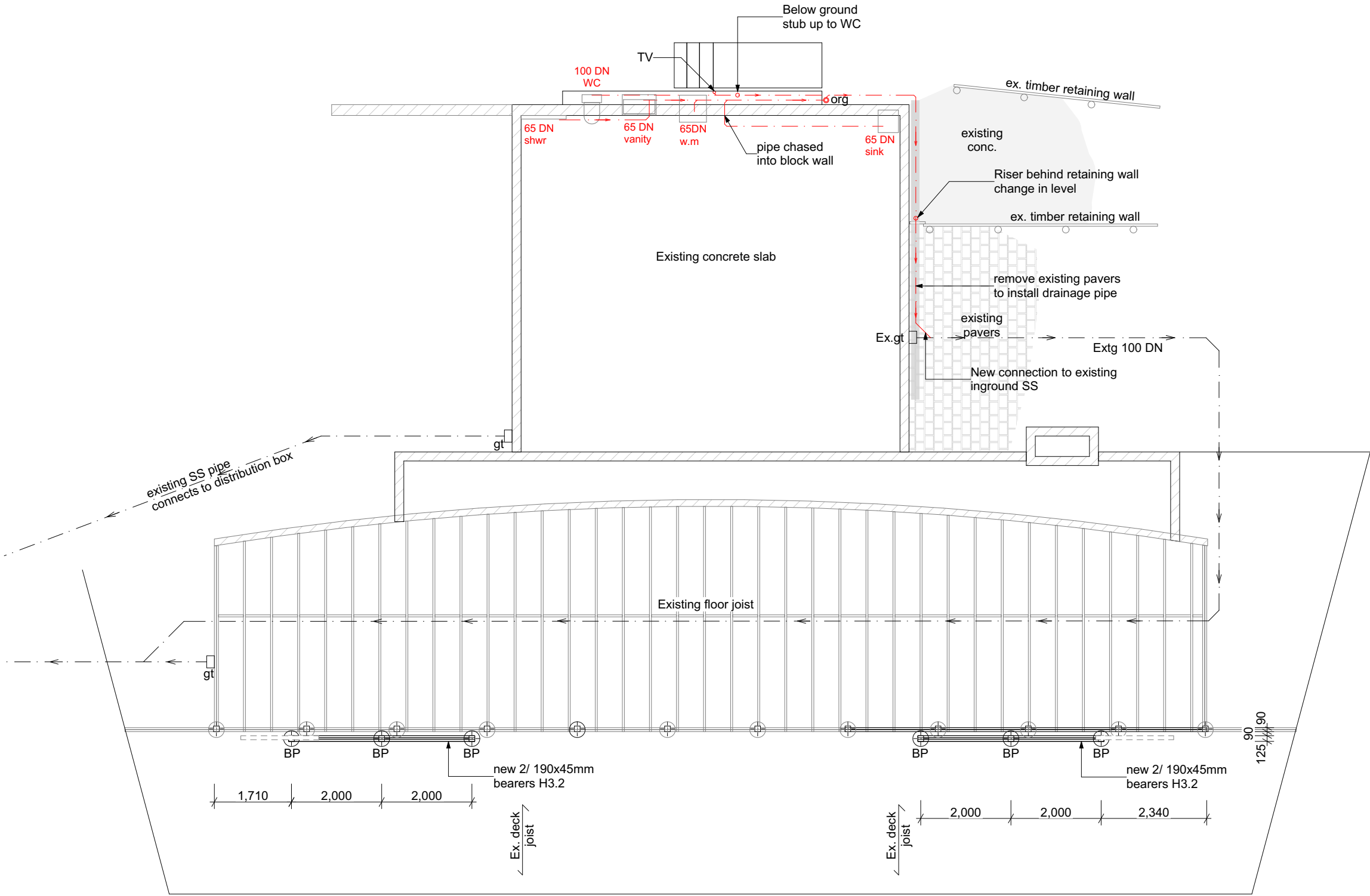
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@A3

Drawing Number		
A104		
Rev	Date	Title
D	4/11/2024 ...	BC RFI
C	14/10/2024...	BC RFI
B	10/10/2024...	BC RFI
A	17/09/2024...	BC RFI



1 First Floor Framing Plan
Scale 1:50 @A3

Rev	Date	Title
D	4/11/2024 ...	BC RFI
C	14/10/2024...	BC RFI
B	10/10/2024...	BC RFI
A	17/09/2024...	BC RFI



1 Foundation Plan - Ground Floor
Scale 1:100 @A3

Client
Eady Family
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Additions & Alterations
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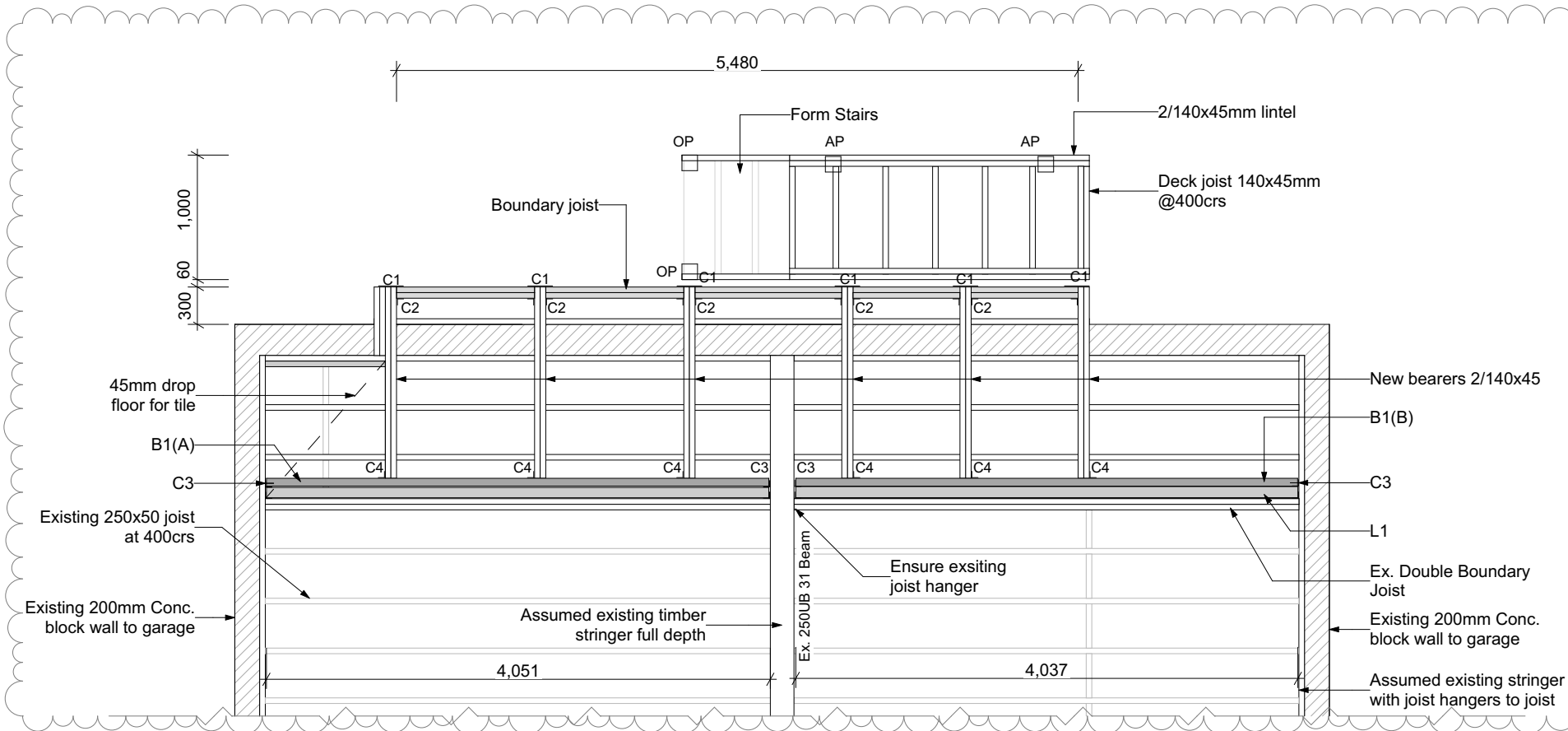
Project No.
24012
Date
28 AUG 24

Drawn By
#Contact ID
Checked By

Drawing Title
Foundation Plan
Drawing issue
Building Consent

Drawing
Scale:
1:100
@A3

Drawing Number		
A106c		
Rev	Date	Title
D	4/11/2024 ...	BC RFI
C	14/10/2024...	BC RFI
B	10/10/2024...	BC RFI
A	17/09/2024...	BC RFI

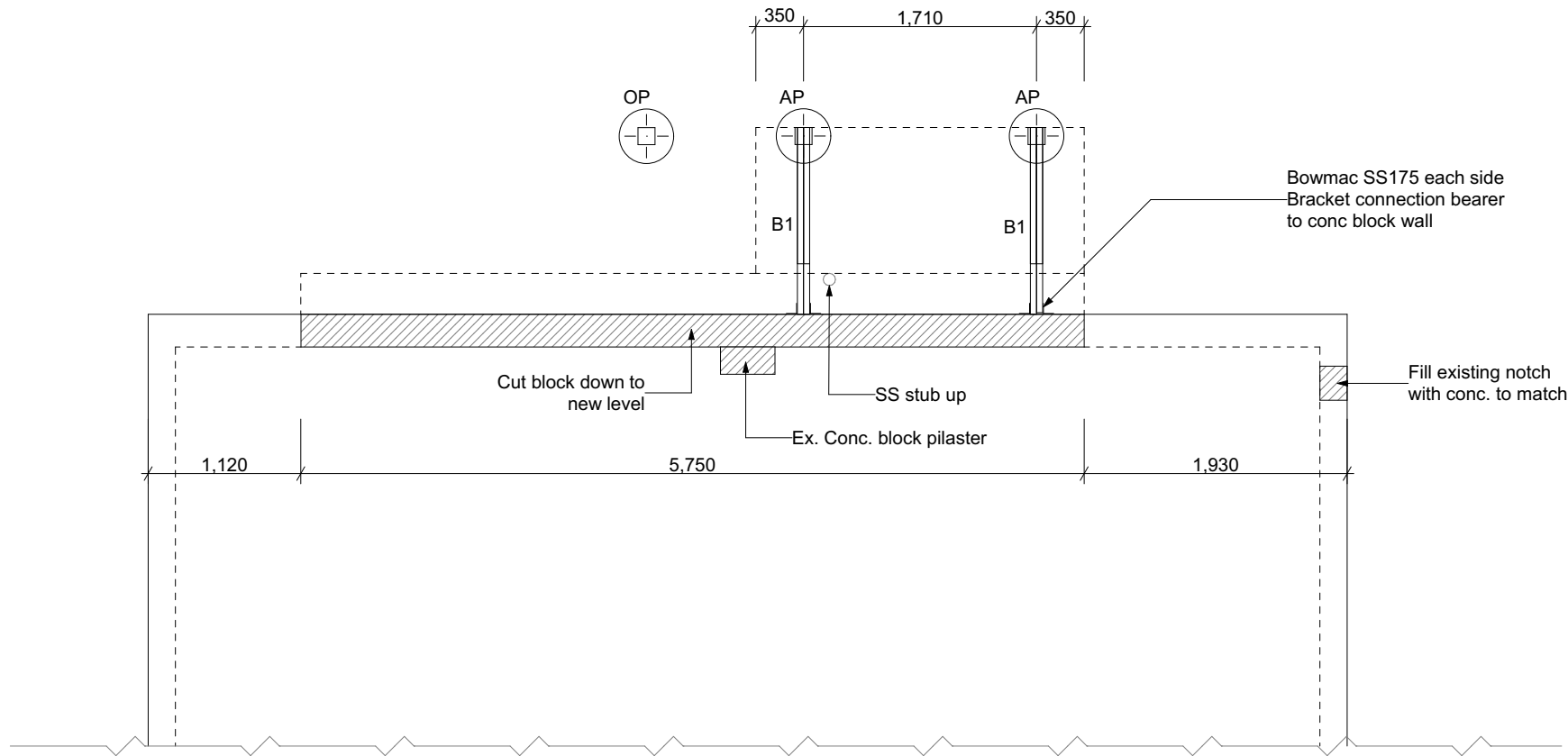


1 Midfloor Plan

Scale 1:50 @A3

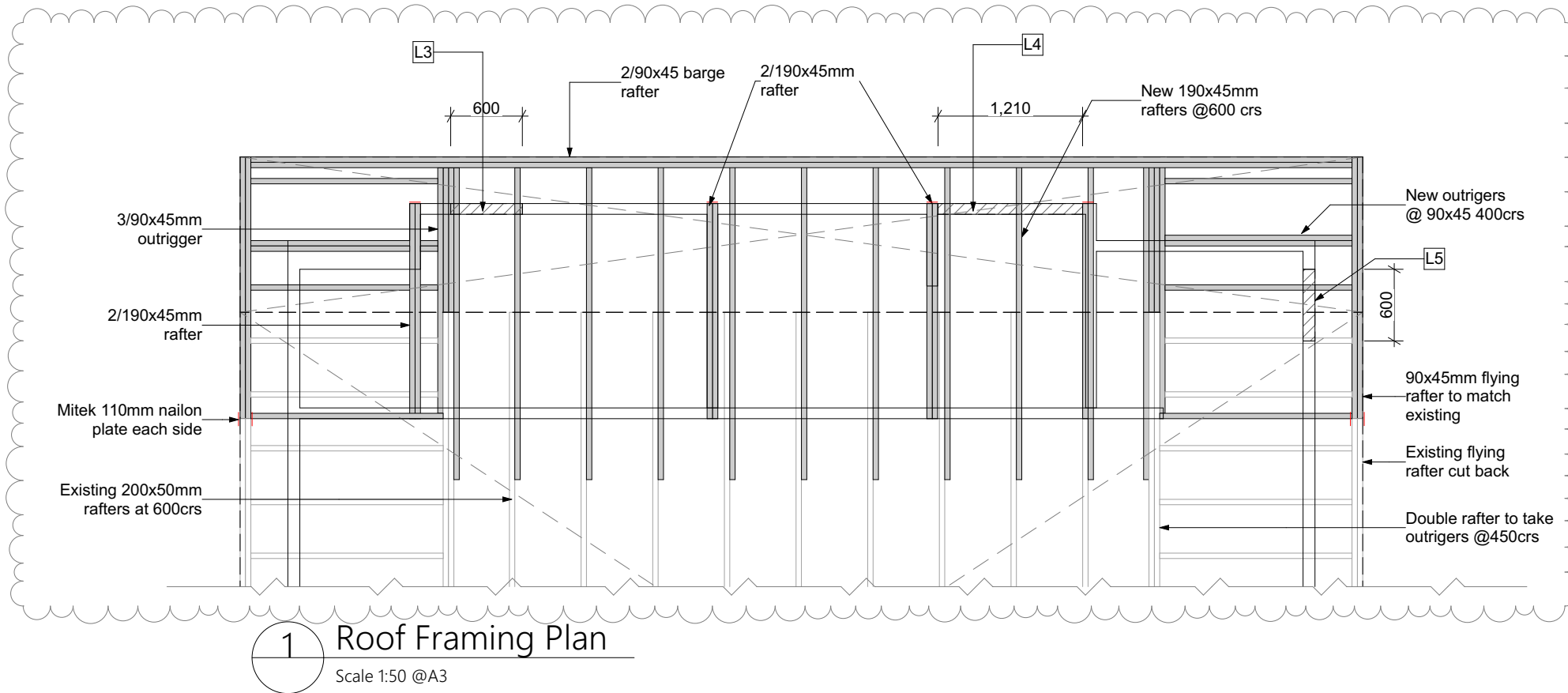
Structural Legend

- OP** ordinary pile 125mm sq senton pile 600mm deep 230mmØ
- BP** brace pile 125mm sq senton pile 600mm deep 400mmØ
- AP** anchor pile 125mm sq senton pile 900mm deep 400mmØ
- L1** 240x90 hyONE
- L3** 2/90x45 Lintel SG8 Type E fixing
- L4** 2/140x45 Lintel SG8 Type F fixing
- L5** 2/90x45 Lintel SG8 Type E fixing
- B1(A)** 240x63 hySPAN
- B1(B)** 240x63 hySPAN
- B1** 2/140x45 bearer SG8 H3.2
- DS** Double stud
- C1** Lumberlok G300 2 x 113 x 320L
- C2** Lumberlok split hanger SPH 220
- C3** BOWMAC 2/B108
- C4** BOWMAC B117



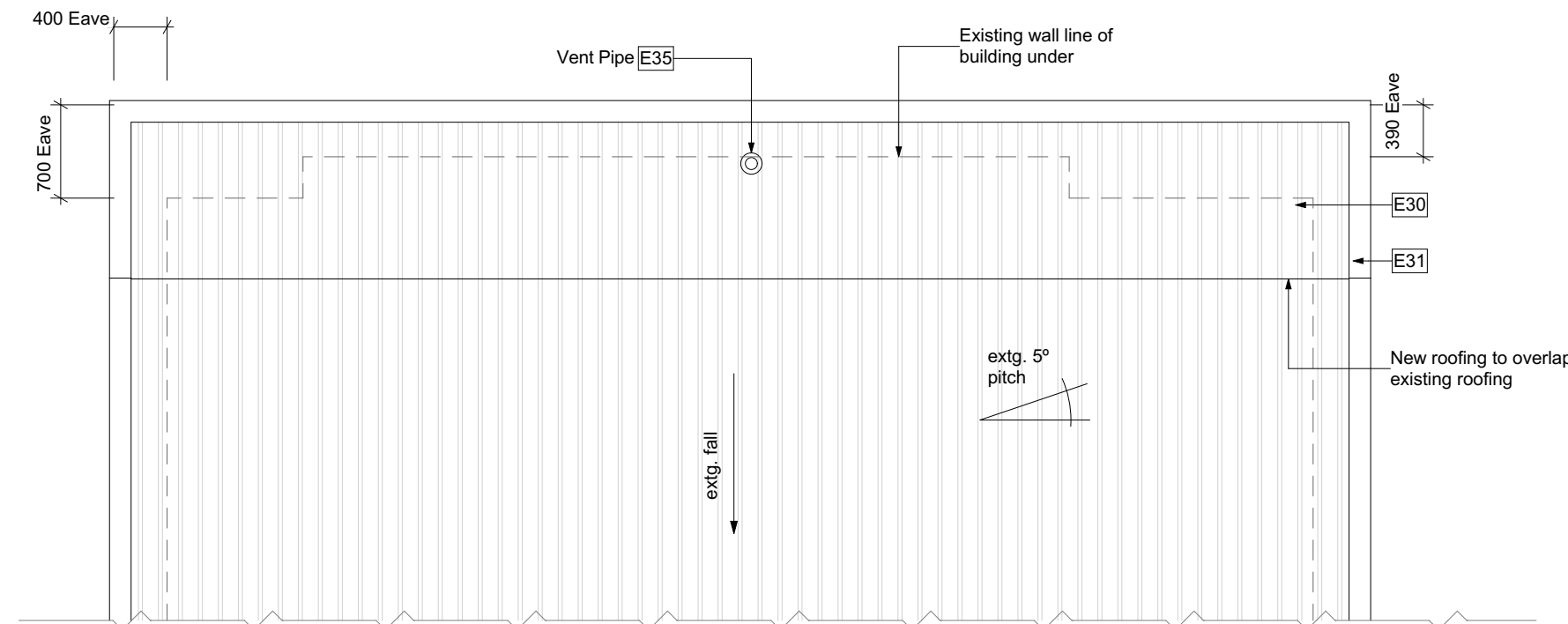
2 Foundation Plan - First Floor

Scale 1:50 @A3



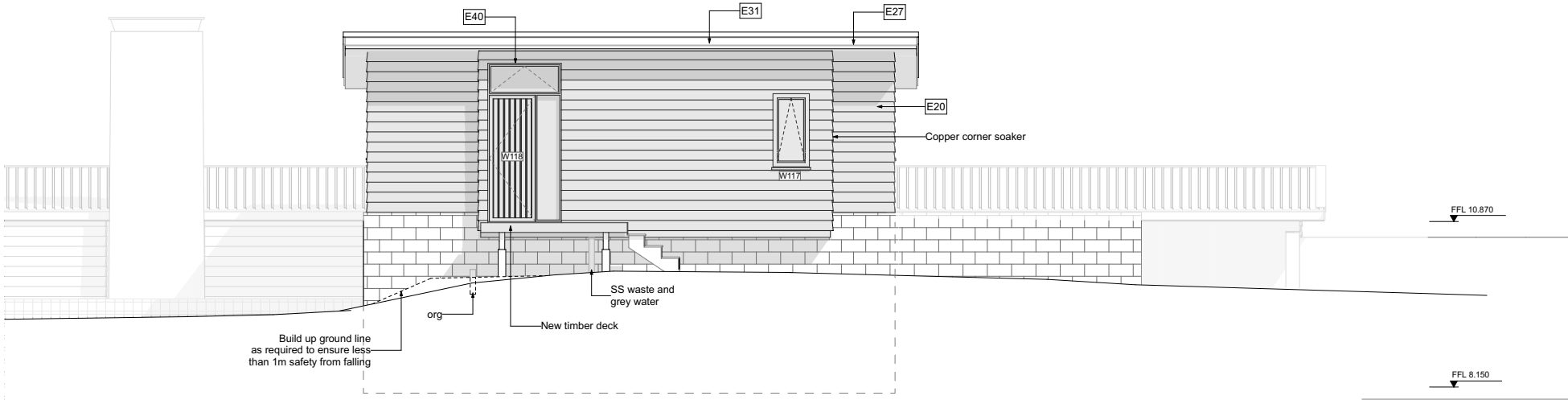
1 Roof Framing Plan
Scale 1:50 @A3

Existing roof area : 57.7m2
New roof area: 13.3m2

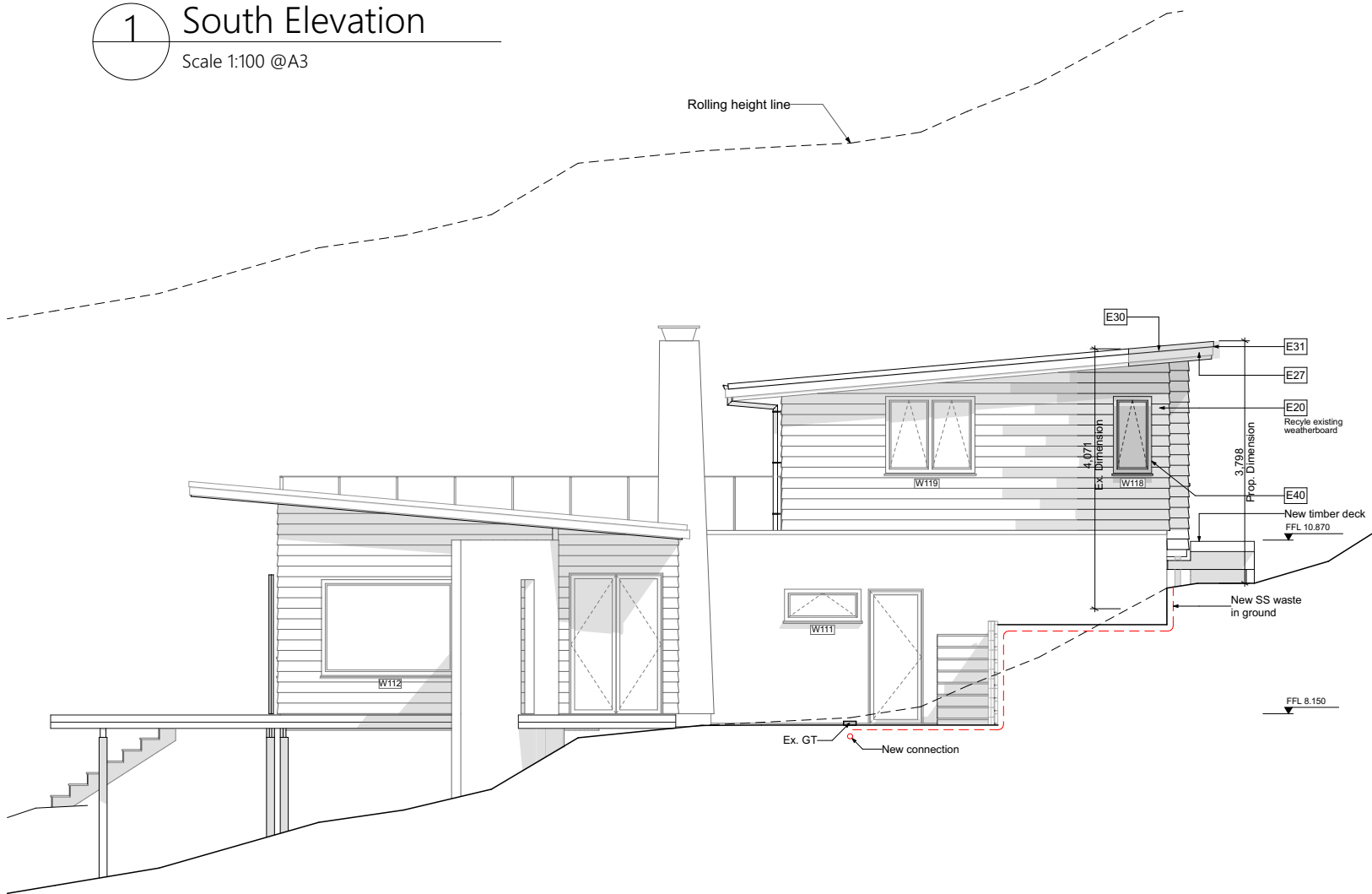


2 Roof Plan
Scale 1:50 @A3

Structural Legend	
OP	ordinary pile 125mm sq senton pile 600mm deep 230mmØ
BP	brace pile 125mm sq senton pile 600mm deep 400mmØ
AP	anchor pile 125mm sq senton pile 900mm deep 400mmØ
L1	240x90 hyONE
L3	2/90x45 Lintel SG8 Type E fixing
L4	2/140x45 Lintel SG8 Type F fixing
L5	2/90x45 Lintel SG8 Type E fixing
B1(A)	240x63 hySPAN
B1(B)	240x63 hySPAN
B1	2/140x45 bearer SG8 H3.2
DS	Double stud
C1	Lumberlok G300 2 x 113 x 320L
C2	Lumberlok split hanger SPH 220
C3	BOWMAC 2/B108
C4	BOWMAC B117



1 South Elevation
Scale 1:100 @A3



2 West Elevation
Scale 1:100 @A3

BUILDING ENVELOPE RISK MATRIX		
South Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	High risk	2
Roof/wall intersection design	Low risk	0
Eaves width	Medium risk	1
Envelope complexity	Low	0
Deck design	Low risk	0
Total Risk Score:		4

BUILDING ENVELOPE RISK MATRIX		
West Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	High risk	2
Roof/wall intersection design	Low risk	0
Eaves width	Medium risk	1
Envelope complexity	Low	0
Deck design	High risk	4
Total Risk Score:		8

Client
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Project No.
24012
Date
28 AUG 24

Drawn By
#Contact ID
Checked By

Drawing Title
Elevation
Drawing issue
Building Consent

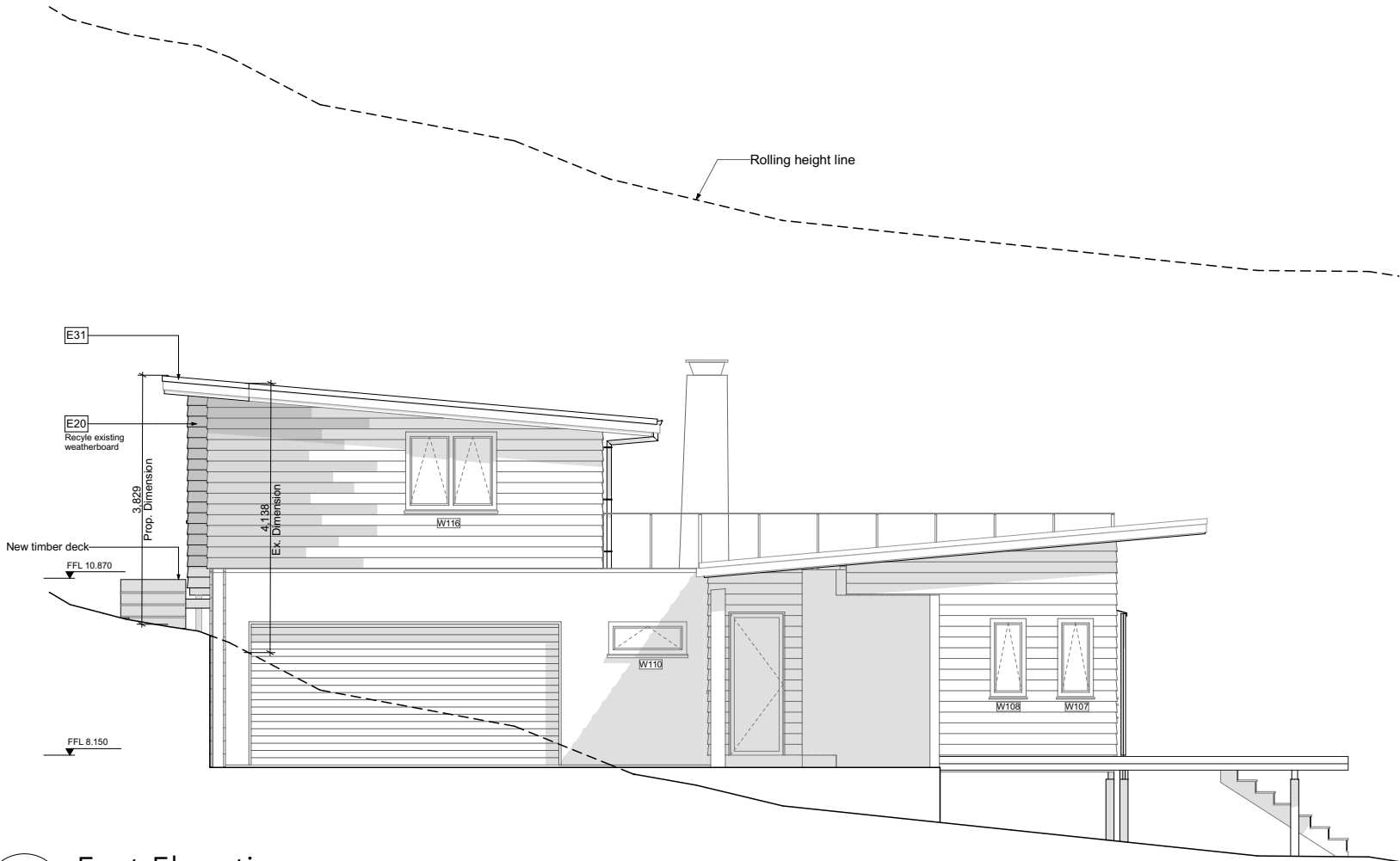
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Scale:
1:100
@A3

Drawing Number
A201A

Rev	Date	Title
D	4/11/2024 ...	BC RFI
C	14/10/2024...	BC RFI
B	10/10/2024...	BC RFI
A	17/09/2024...	BC RFI



1 North Elevation
Scale 1:100 @A3



2 East Elevation
Scale 1:100 @A3

BUILDING ENVELOPE RISK MATRIX		
North Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	High risk	2
Roof/wall intersection design	Low risk	0
Eaves width	Medium risk	1
Envelope complexity	Low	0
Deck design	High risk	4
Total Risk Score:		8

BUILDING ENVELOPE RISK MATRIX		
West Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	High risk	2
Roof/wall intersection design	Low risk	0
Eaves width	Medium risk	1
Envelope complexity	Low	0
Deck design	High risk	4
Total Risk Score:		8

Client
Eady Family
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**Additions & Alterations
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Project No.
24012
Date
28 AUG 24

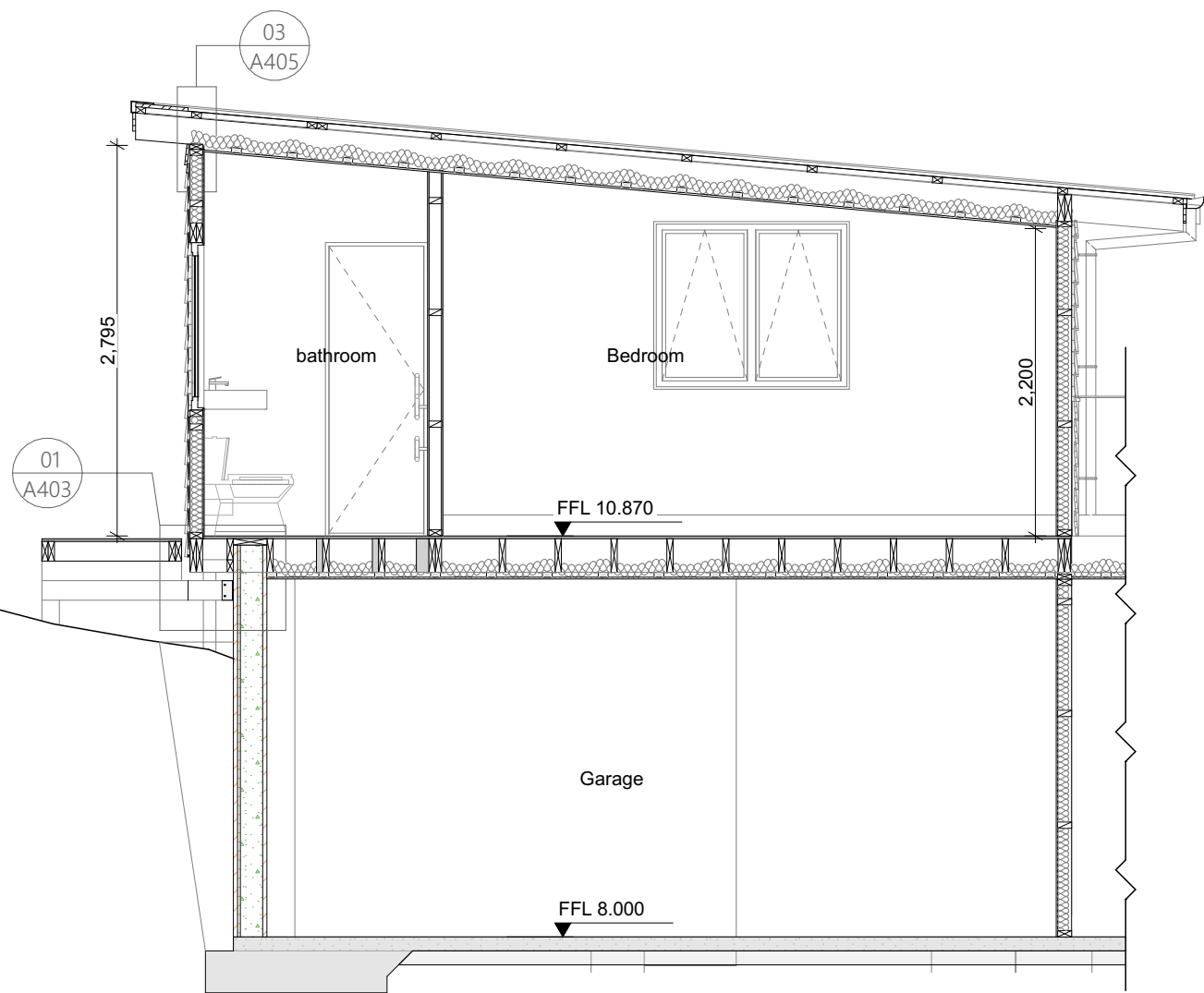
Drawn By
#Contact ID
Checked By

Drawing Title
Elevation
Drawing issue
Building Consent

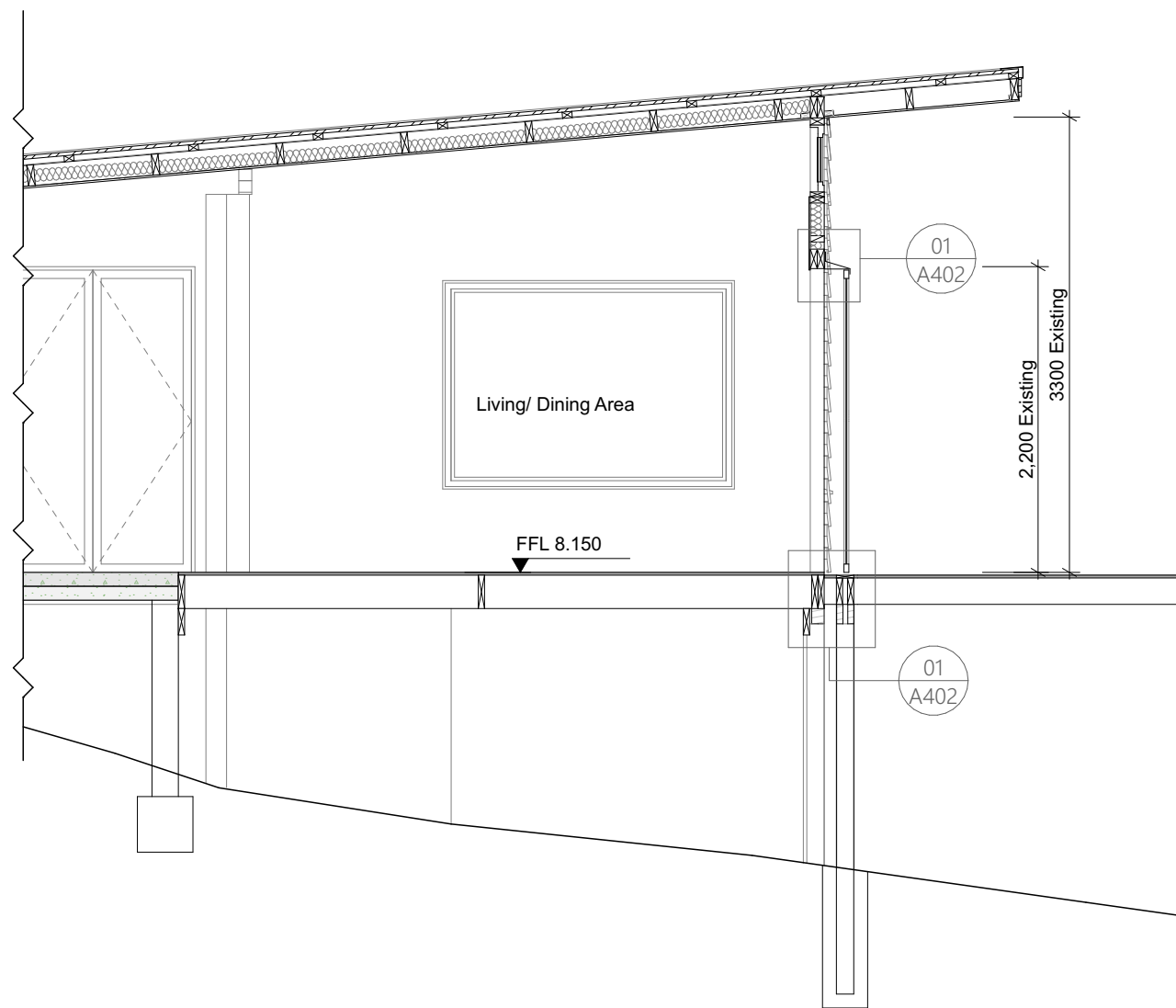
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Scale:
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Drawing Number
A202c

Rev	Date	Title
D	4/11/2024 ...	BC RFI
C	14/10/2024...	BC RFI
B	10/10/2024...	BC RFI
A	17/09/2024...	BC RFI



1 Section AA
Scale 1:50



2 Section BB
Scale 1:50 @A3

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Project No.
24012
Date
28 AUG 24

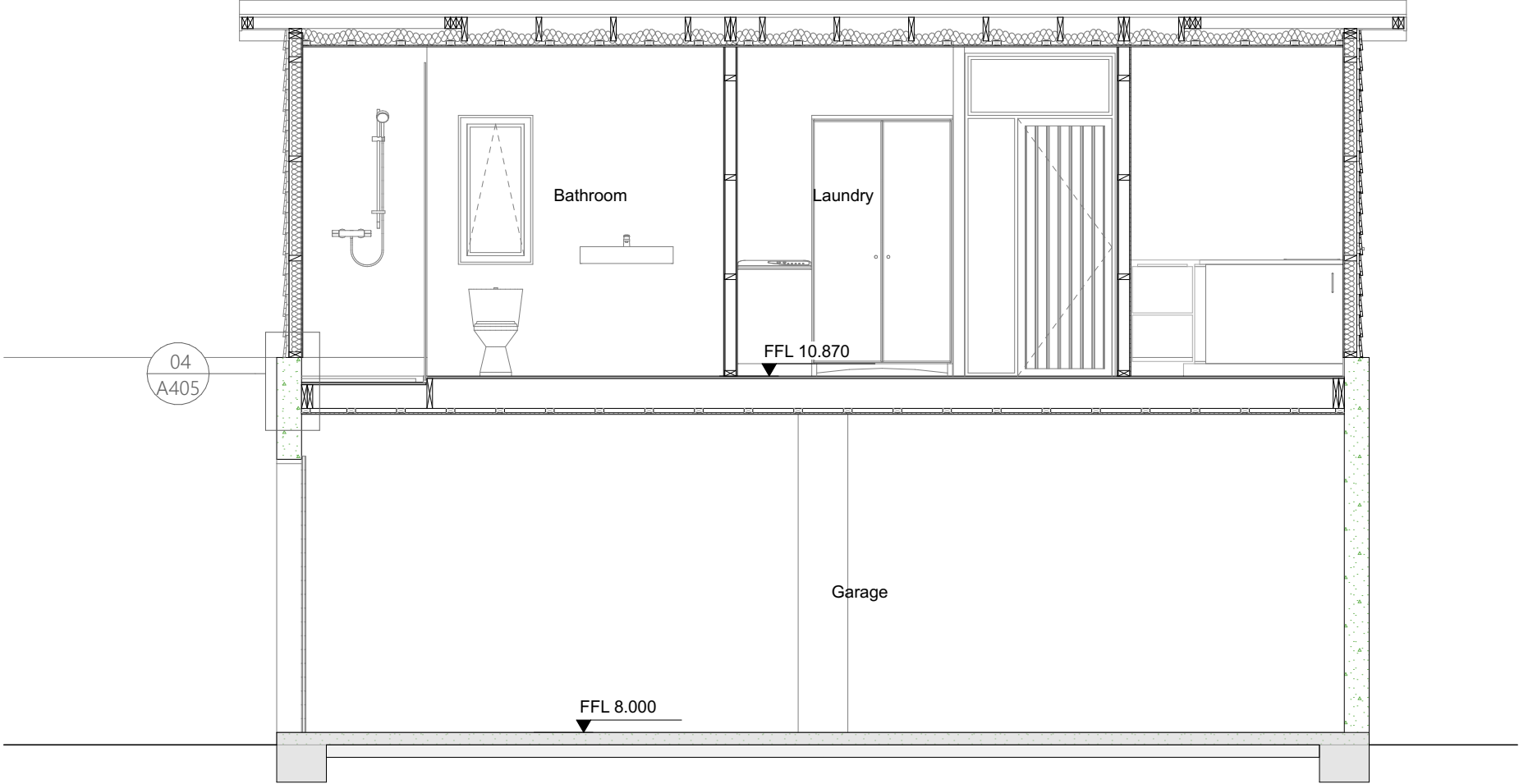
Drawn By
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Checked By

Drawing Title
Section A
Drawing issue
Building Consent

Drawing
Scale:
**1:50
@A3**

Drawing Number
A301

Rev	Date	Title
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C	14/10/2024...	BC RFI
B	10/10/2024...	BC RFI
A	17/09/2024...	BC RFI



1 Section CC
Scale 1:50 @A3

Client
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Project No.
24012
Date
28 AUG 24

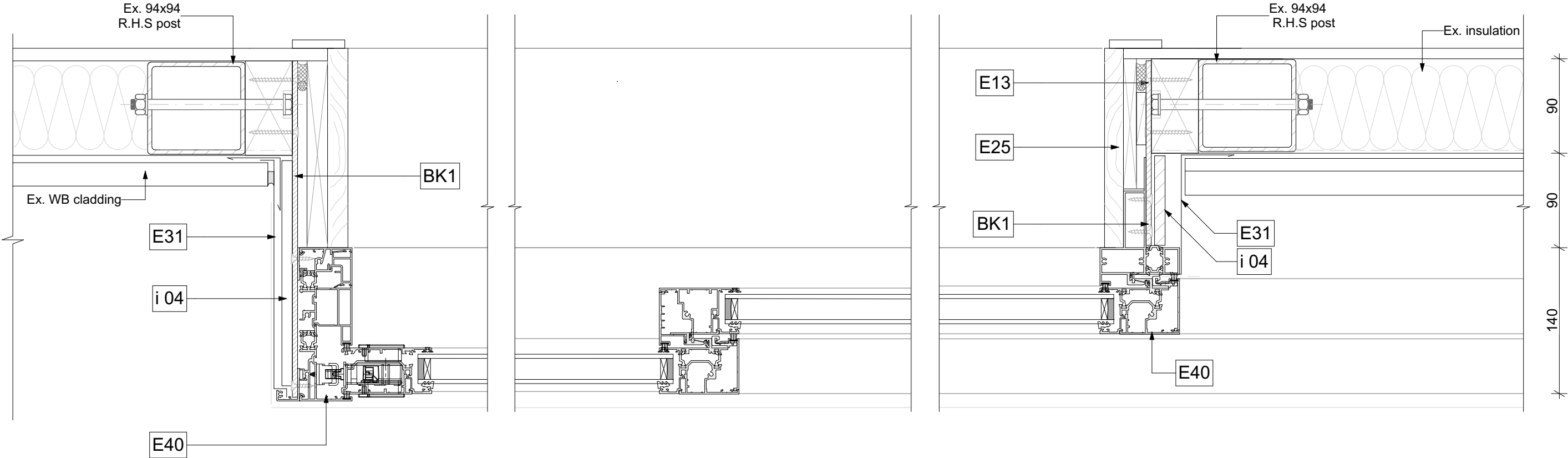
Drawn By
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Checked By

Drawing Title
Section CC
Drawing issue
Building Consent

Drawing
Scale:
**1:50
@A3**

Drawing Number
A302

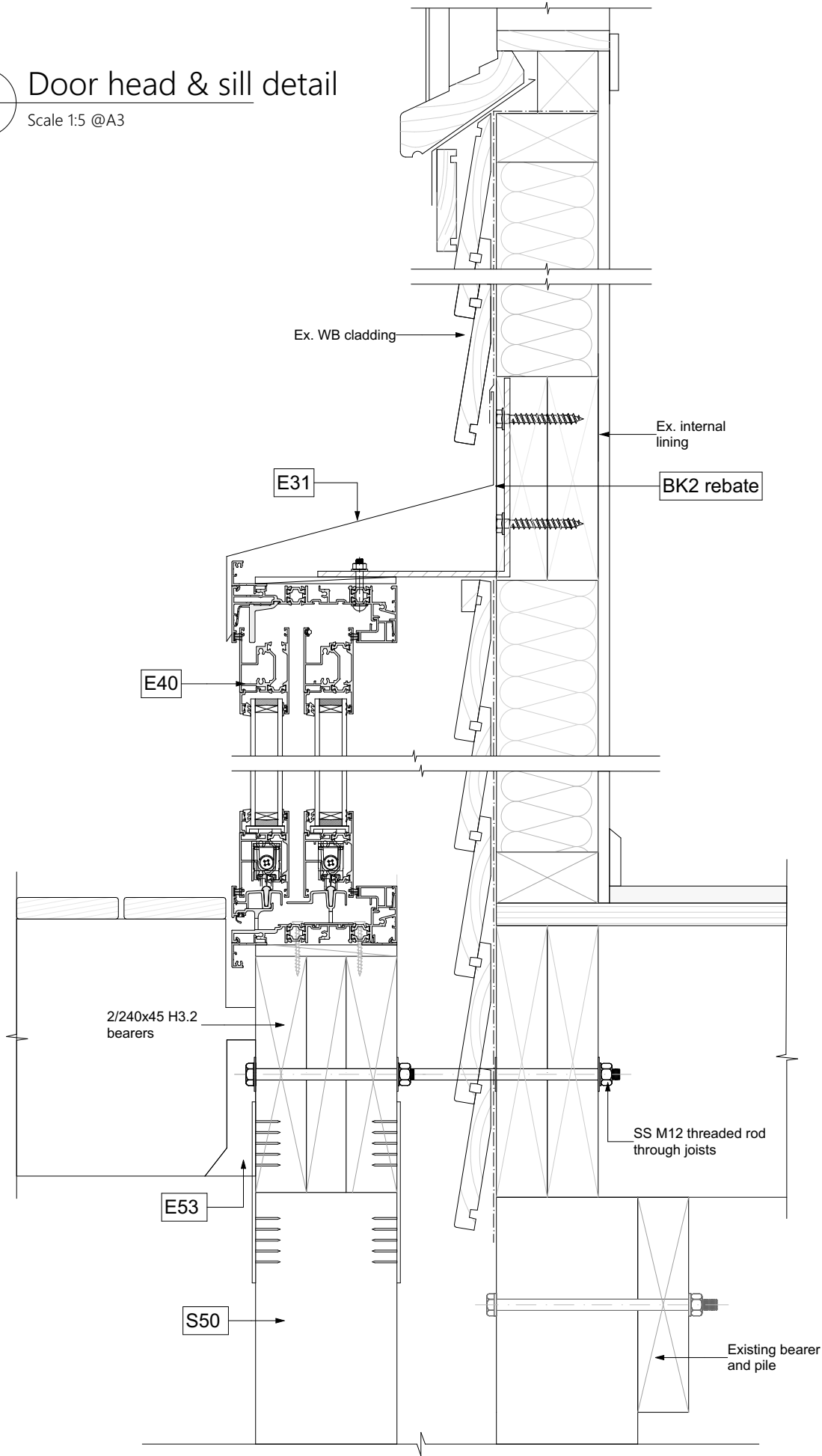
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B	10/10/2024...	BC RFI
A	17/09/2024...	BC RFI



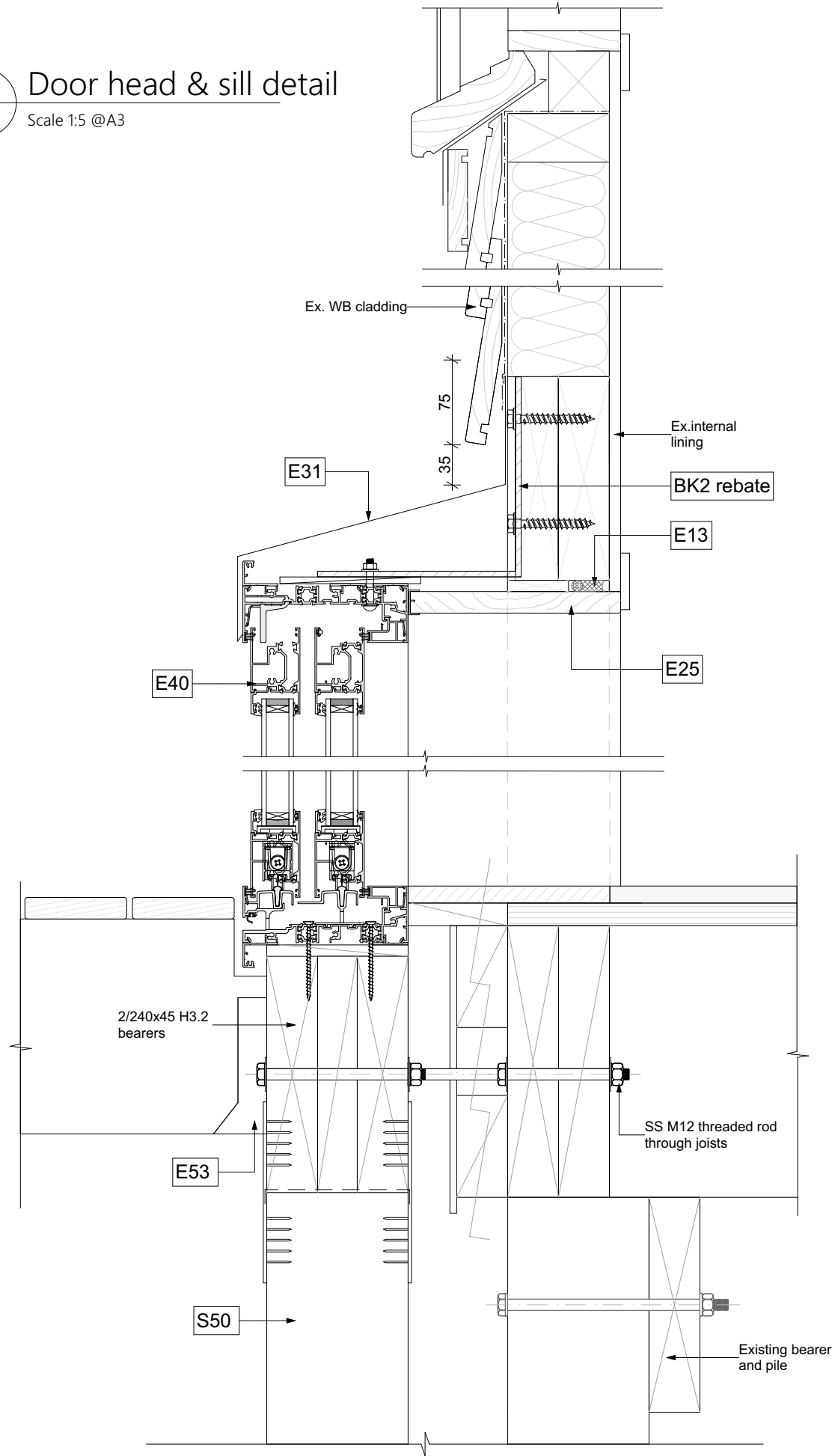
1 Door Jamb Detail
Scale 1:4 @A3

Rev	Date	Title
D	4/11/2024 ...	BC RFI
C	14/10/2024...	BC RFI
B	10/10/2024...	BC RFI
A	17/09/2024...	BC RFI

1 Door head & sill detail
Scale 1:5 @A3



2 Door head & sill detail
Scale 1:5 @A3



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Project No.
24012
Date
28 AUG 24

Drawn By
#Contact ID
Checked By

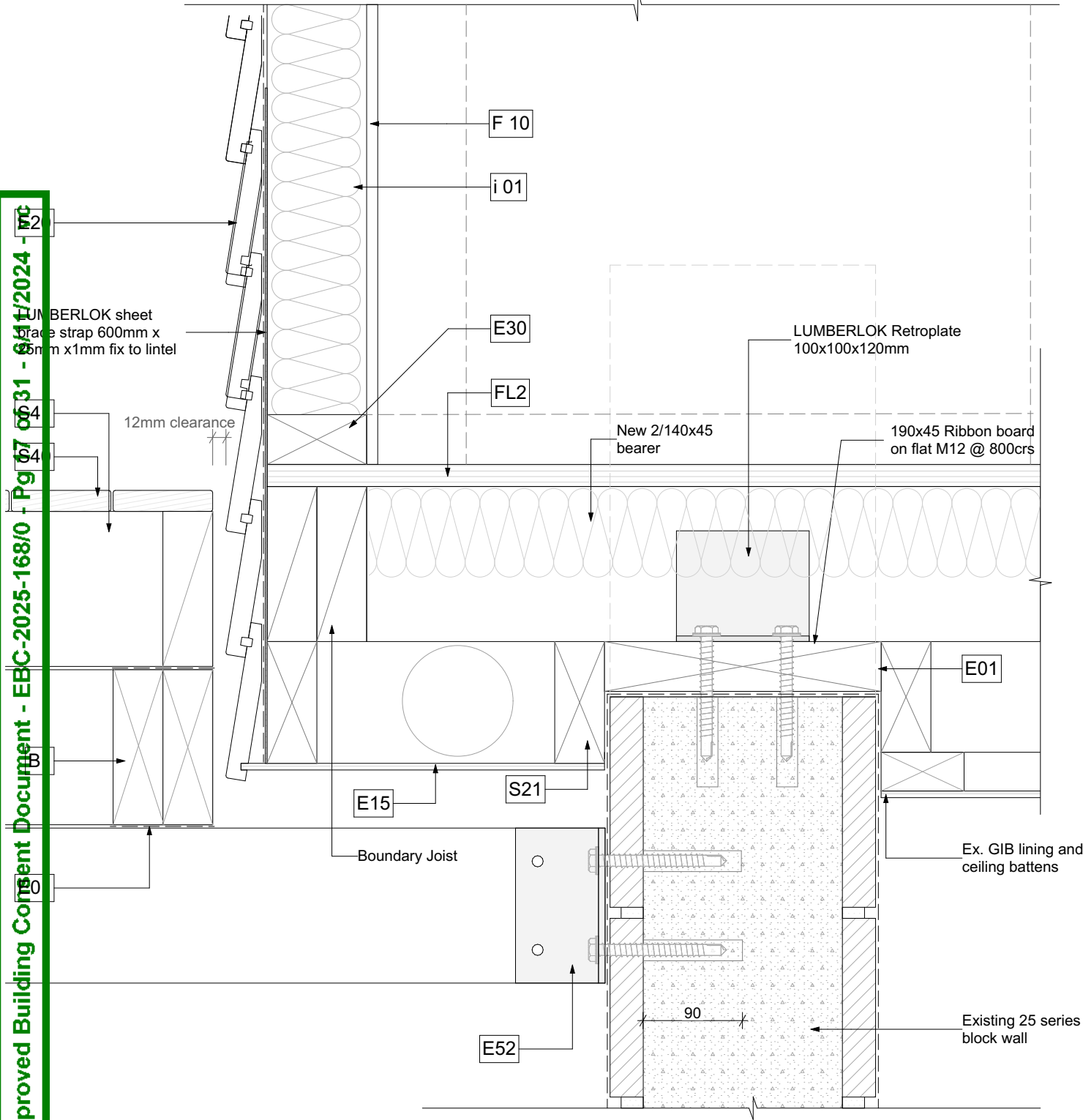
Drawing Title
Sliding door Head & Sill details
Drawing issue
Building Consent

Drawing
Scale:
**1:5
@A3**

Drawing Number
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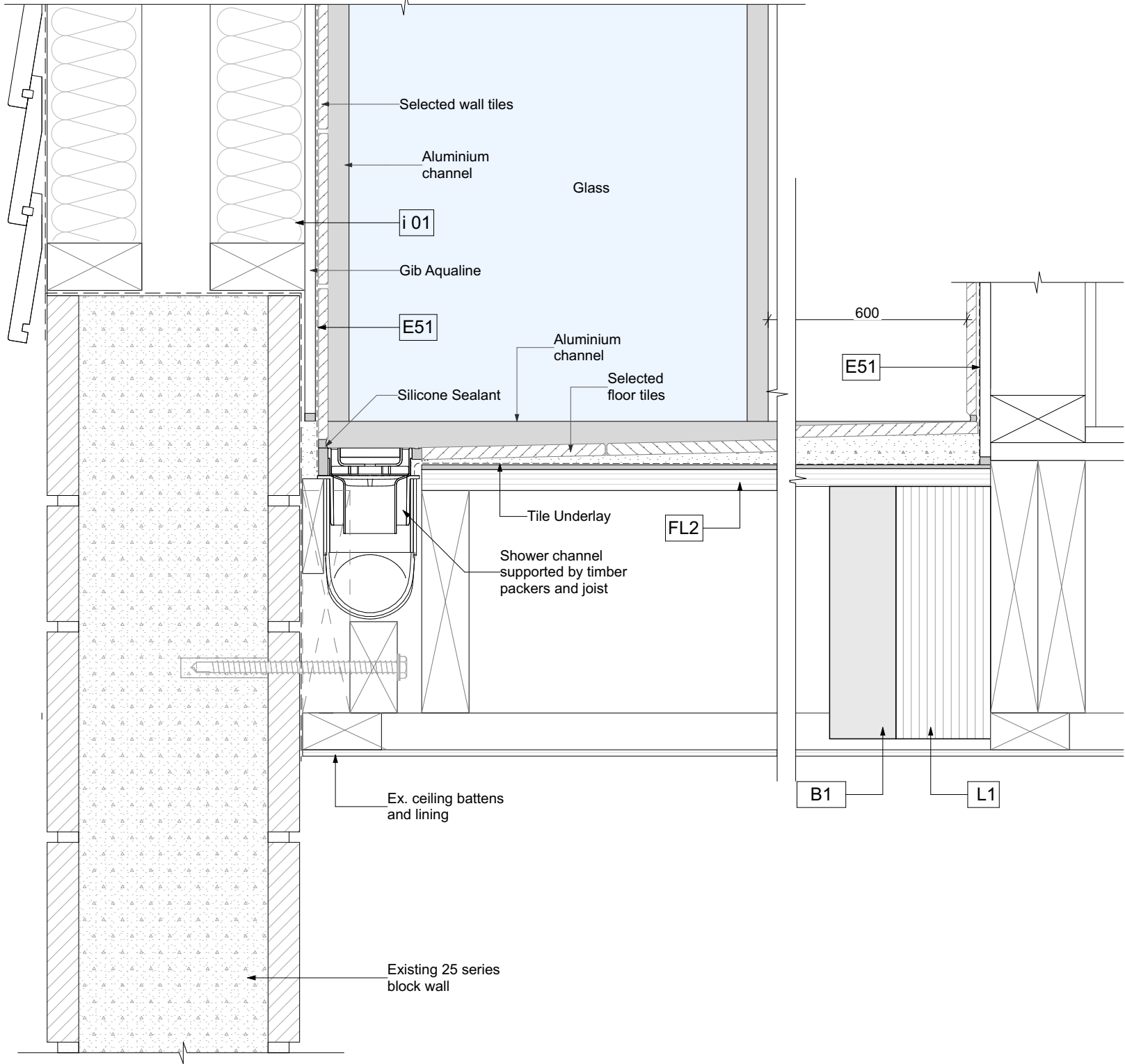
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C	14/10/2024...	BC RFI
B	10/10/2024...	BC RFI
A	17/09/2024...	BC RFI

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Detail

Scale 1:5 @A3



Detail

Scale 1:5 @A3

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Project No.
24012
Date
28 AUG 24

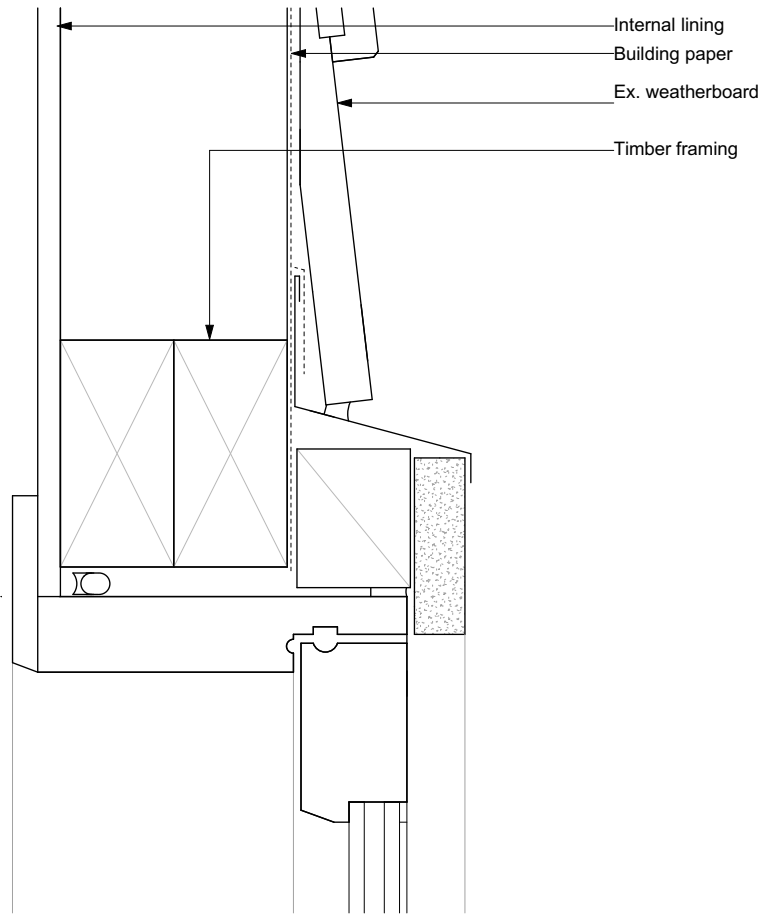
Drawn By
#Contact ID
Checked By

Drawing Title
Details
Drawing issue
Building Consent

Drawing
Scale:
1:5
@A3

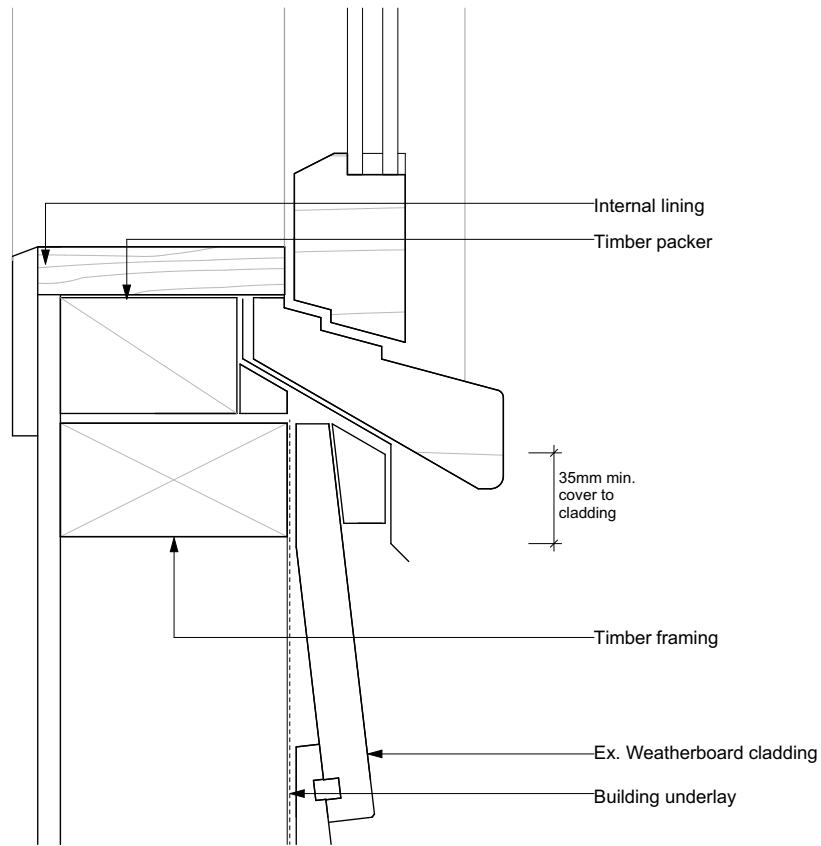
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Rev	Date	Title
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C	14/10/2024...	BC RFI
B	10/10/2024...	BC RFI
A	17/09/2024...	BC RFI



1 Ex. Head Joinery

Scale 1:3 @A3

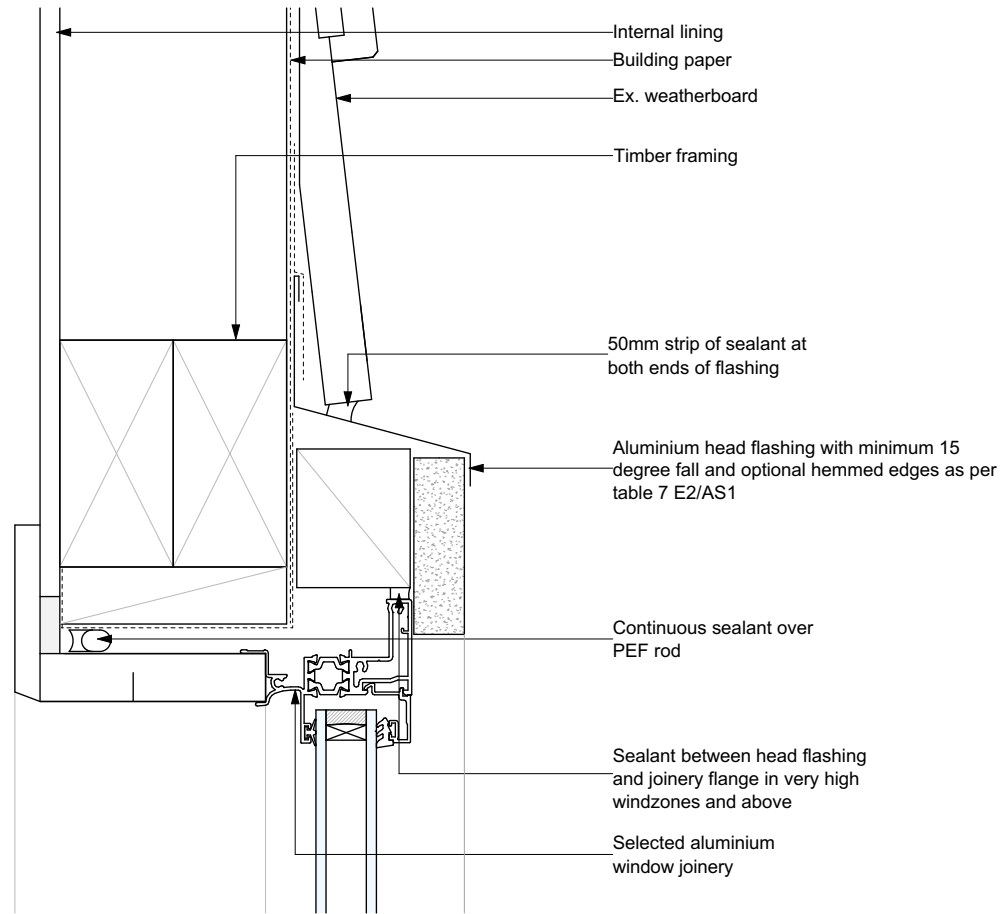


2 Ex. Sill Joinery

Scale 1:3 @A3

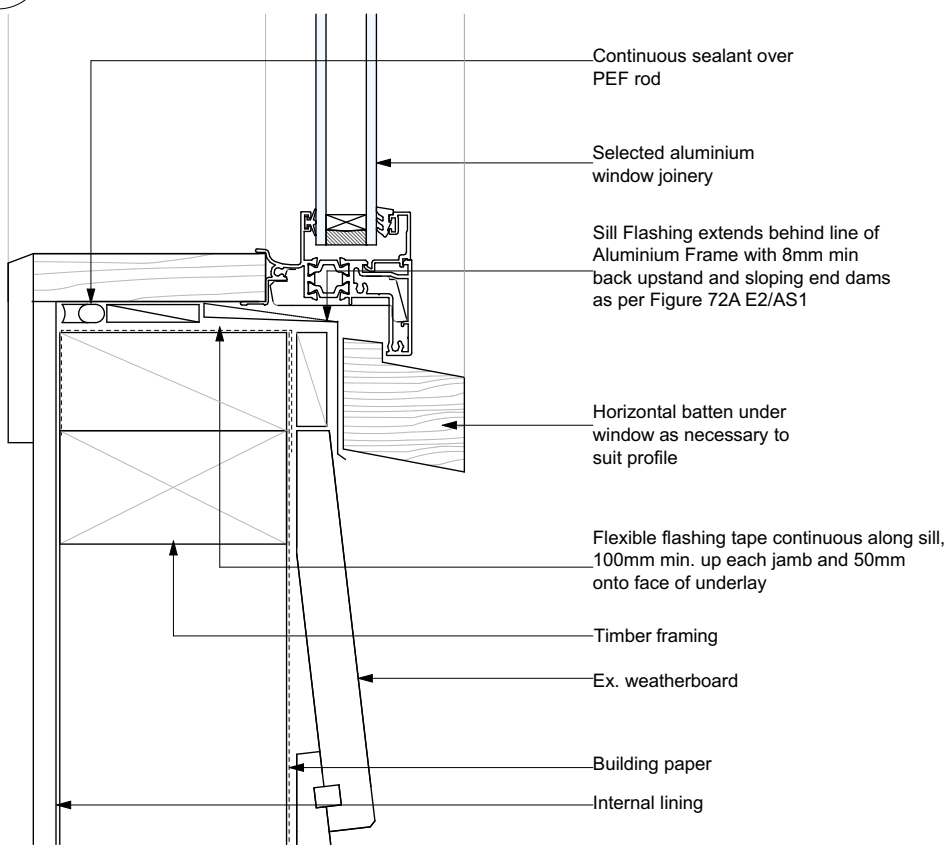
Client
Eady Family
Project
**Additions & Alterations
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3 Head Joinery

Scale 1:3 @A3



4 Sill Joinery

Scale 1:3 @A3

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Project No.
24012
Date
28 AUG 24

Drawn By
#Contact ID
Checked By

Drawing Title
Window Details
Drawing issue
Building Consent

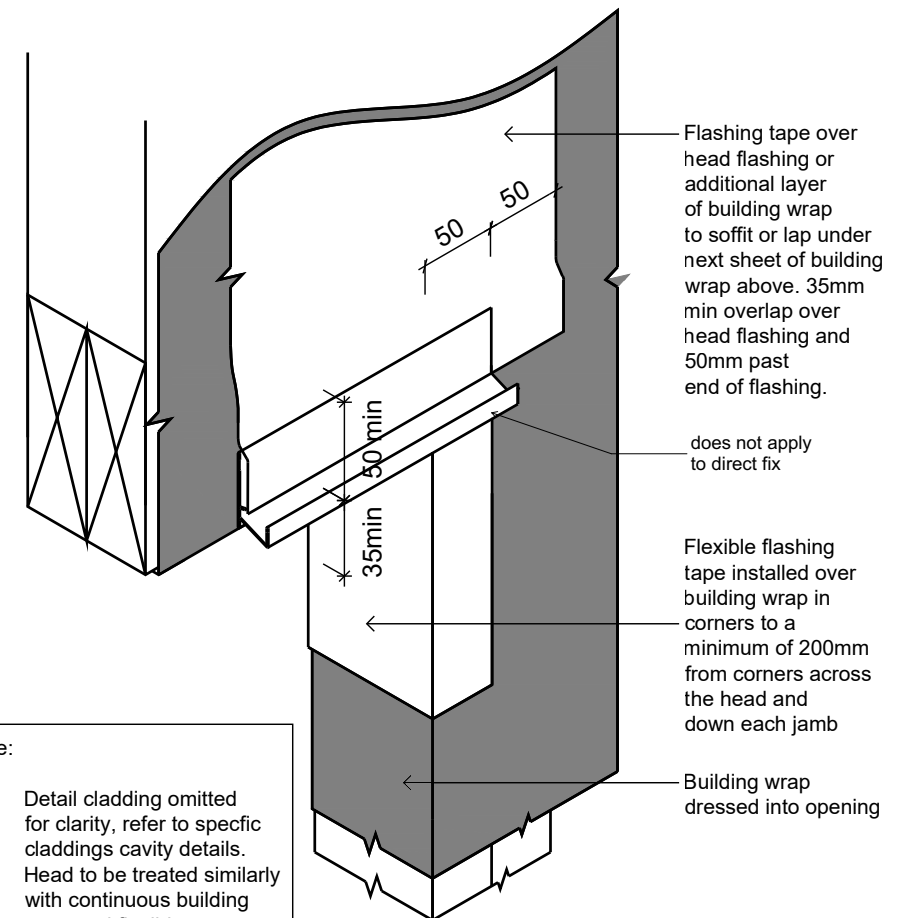
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Drawing Number

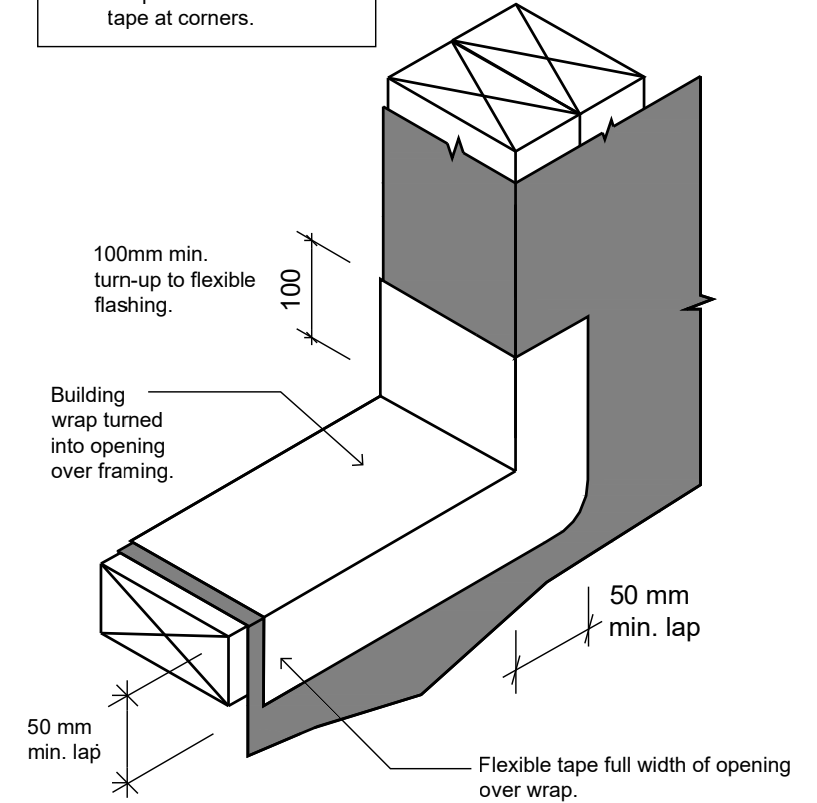
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A	17/09/2024...	BC RFI

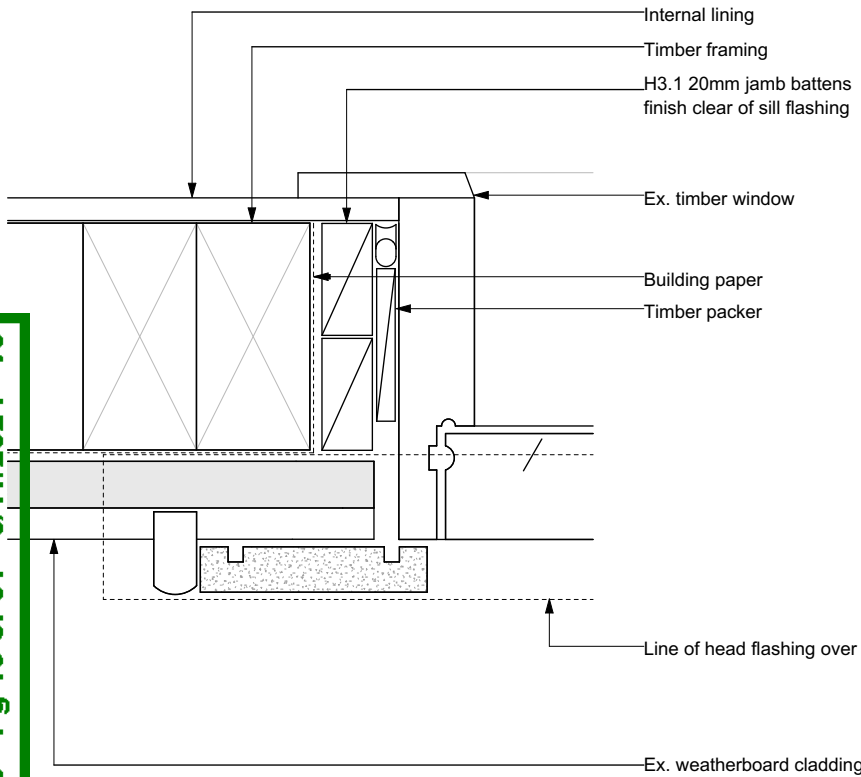
GOODHOUSE



- Note:
- (1) Detail cladding omitted for clarity, refer to specific claddings cavity details.
 - (2) Head to be treated similarly with continuous building wrap and flexible tape at corners.

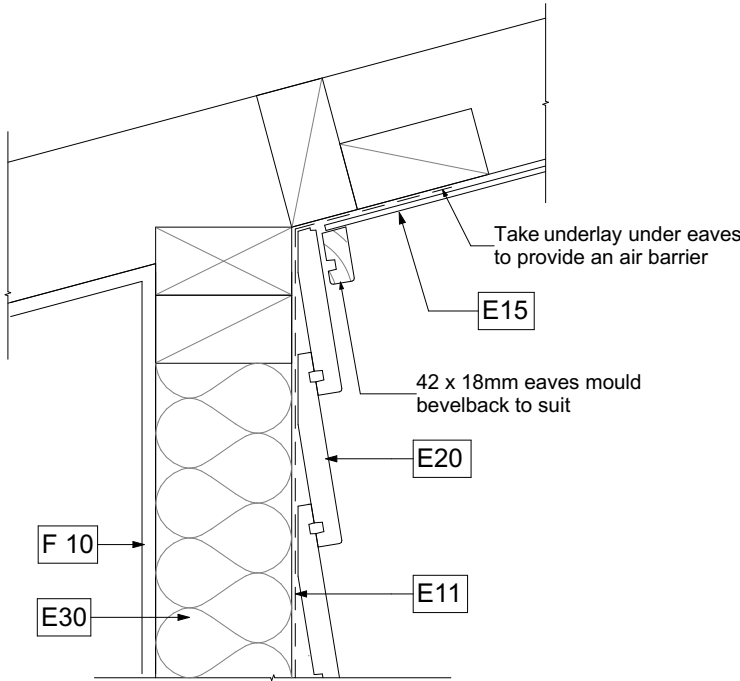


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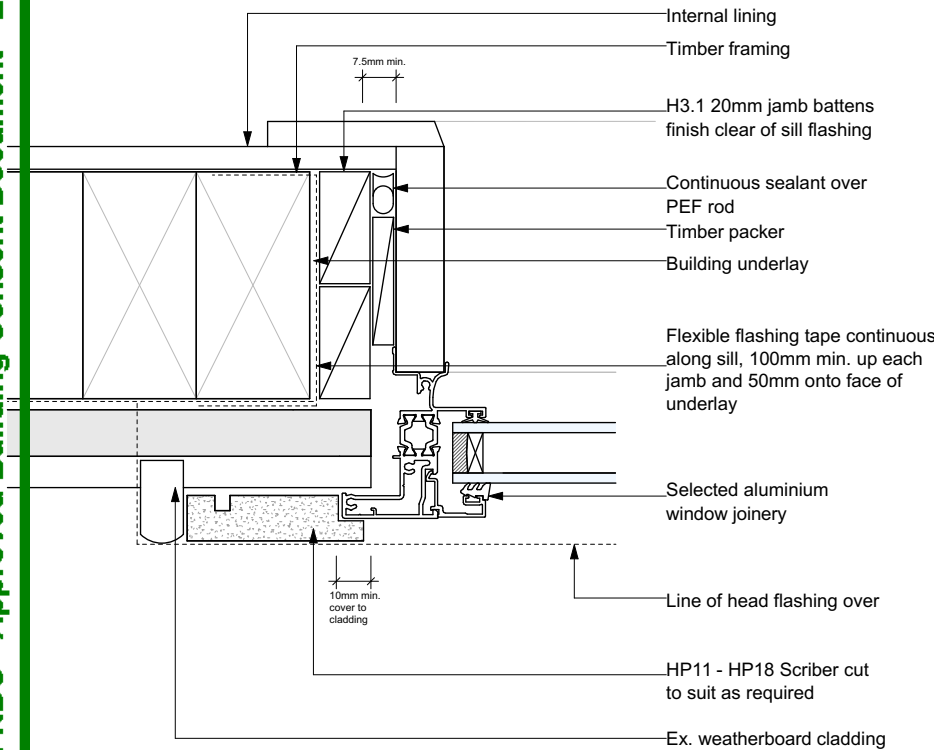
1 Ex. Jamb Joinery

Scale 1:3 @A3



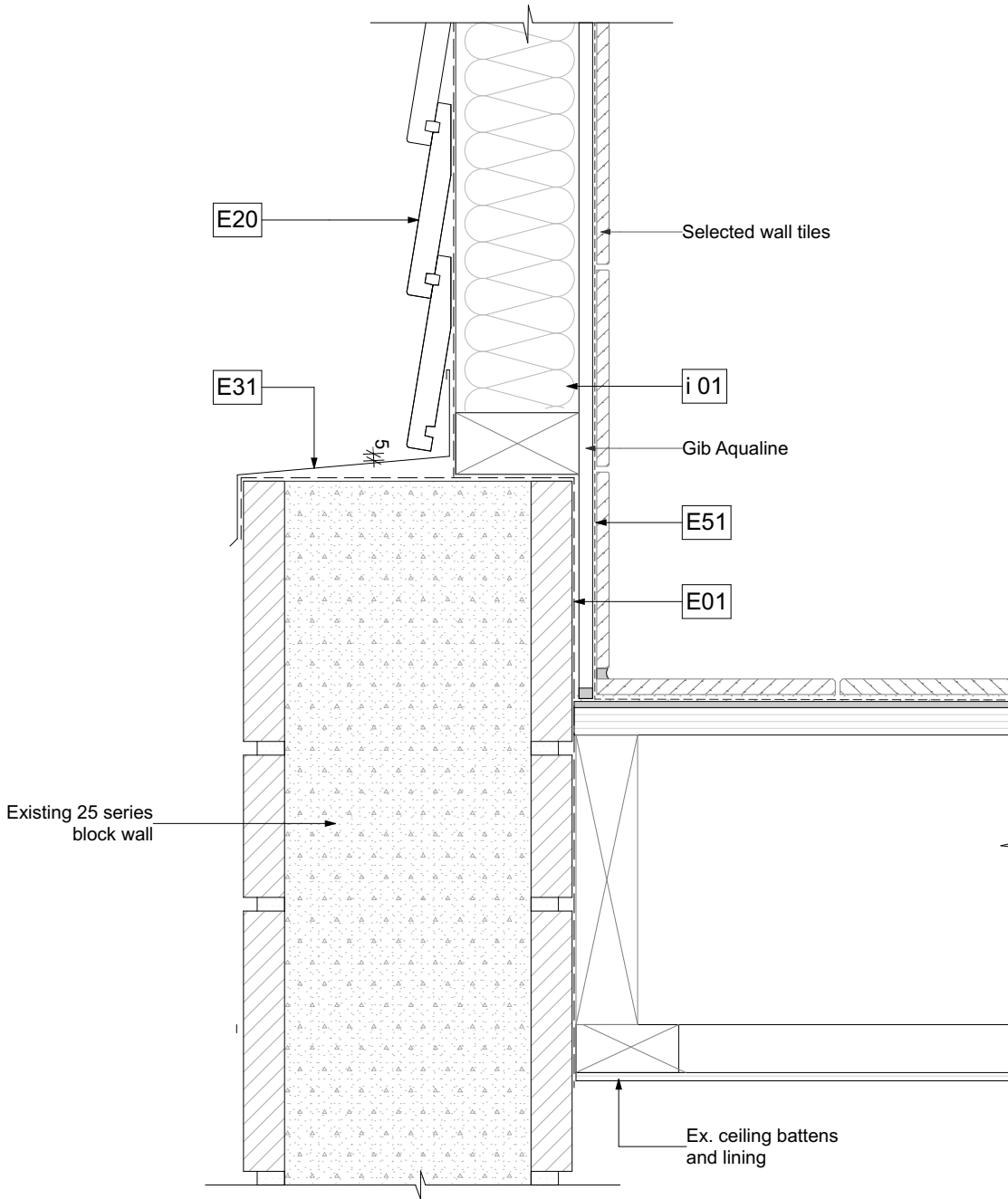
3 Detail

Scale 1:5 @A3



2 Jamb Joinery

Scale 1:3 @A3



4 Detail

Scale 1:5 @A3

Client
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Project No.
24012
Date
28 AUG 24

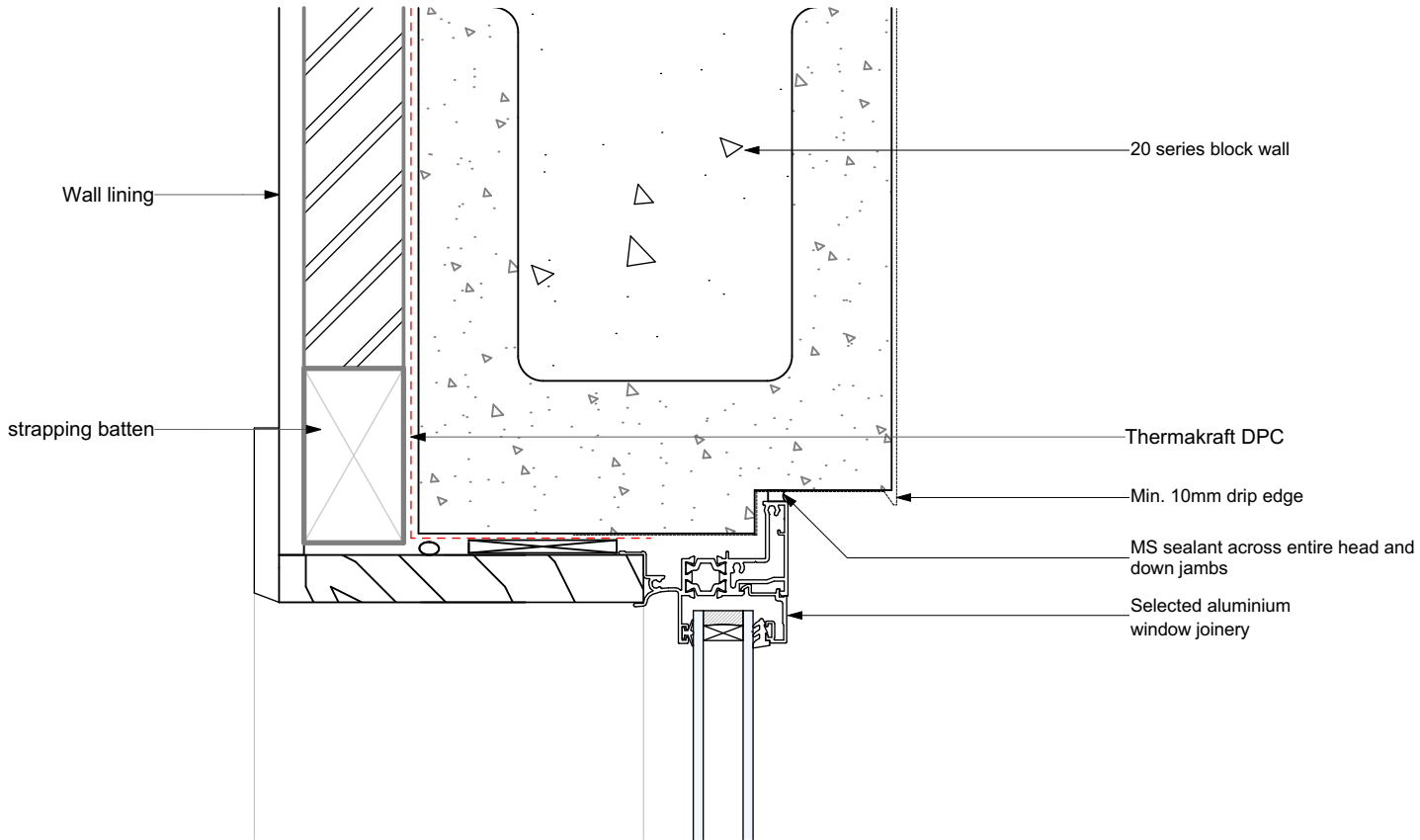
Drawn By
#Contact ID
Checked By

Drawing Title
Window Details
Drawing issue
Building Consent

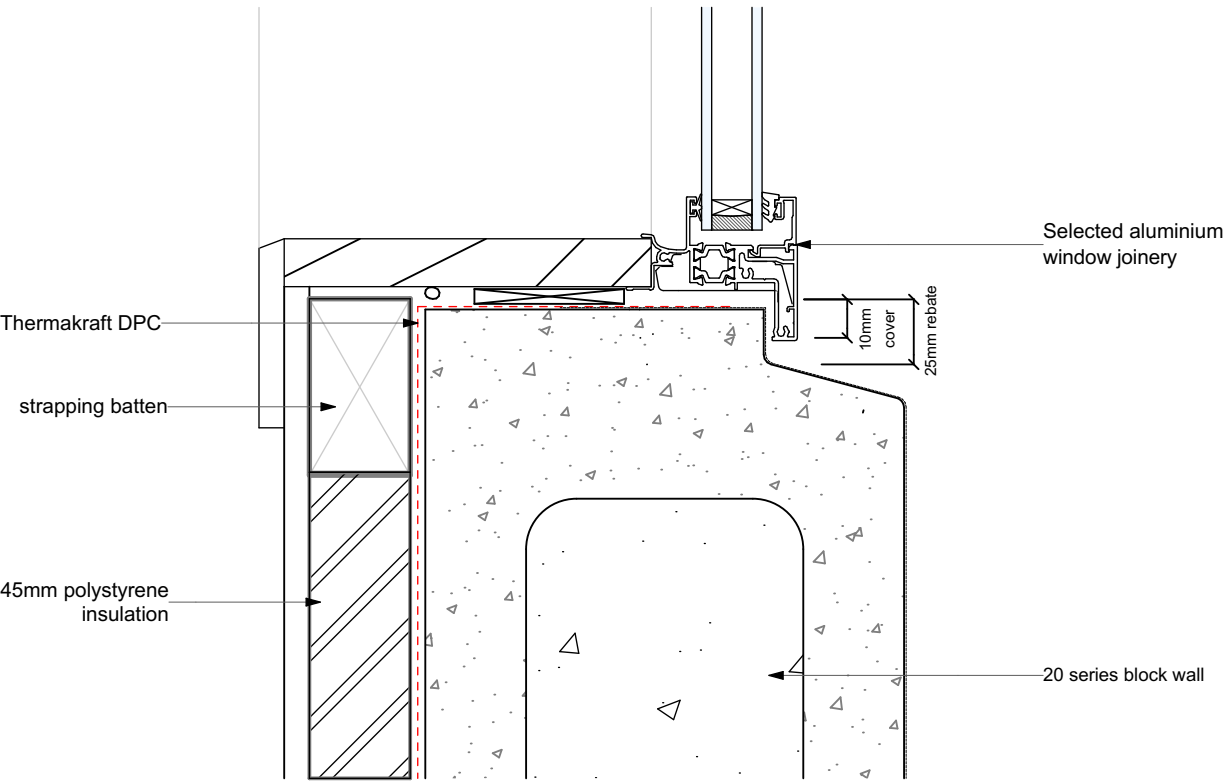
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1:3, 1:5 @A3

Drawing Number
A405

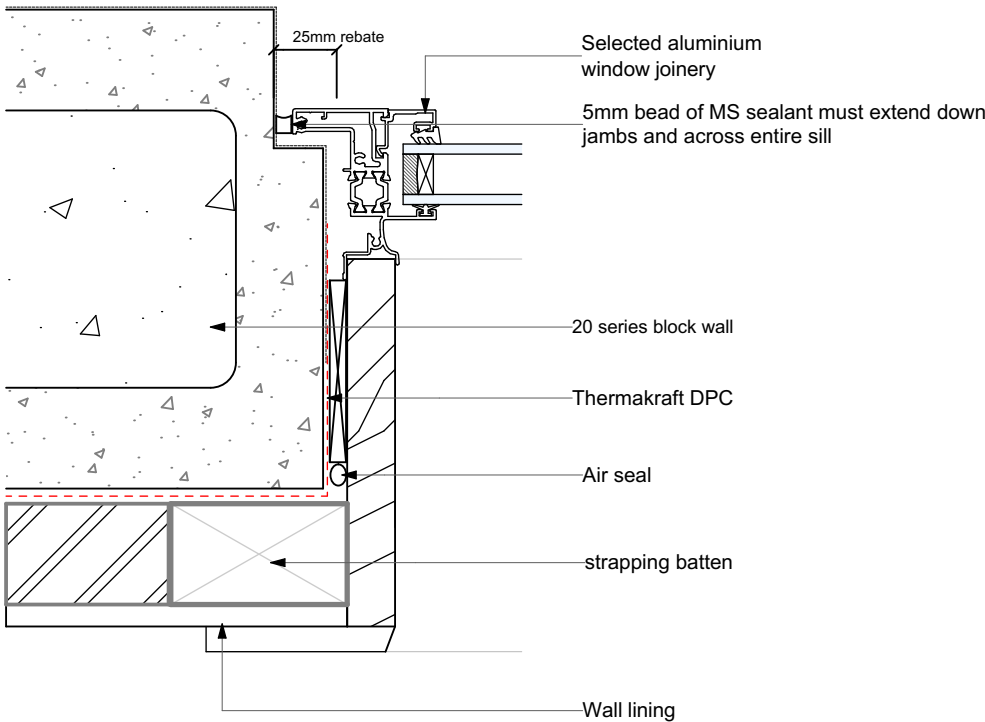
Rev	Date	Title
D	4/11/2024 ...	BC RFI
C	14/10/2024...	BC RFI
B	10/10/2024...	BC RFI
A	17/09/2024...	BC RFI



1 Head Joinery
Scale 1:3 @A3

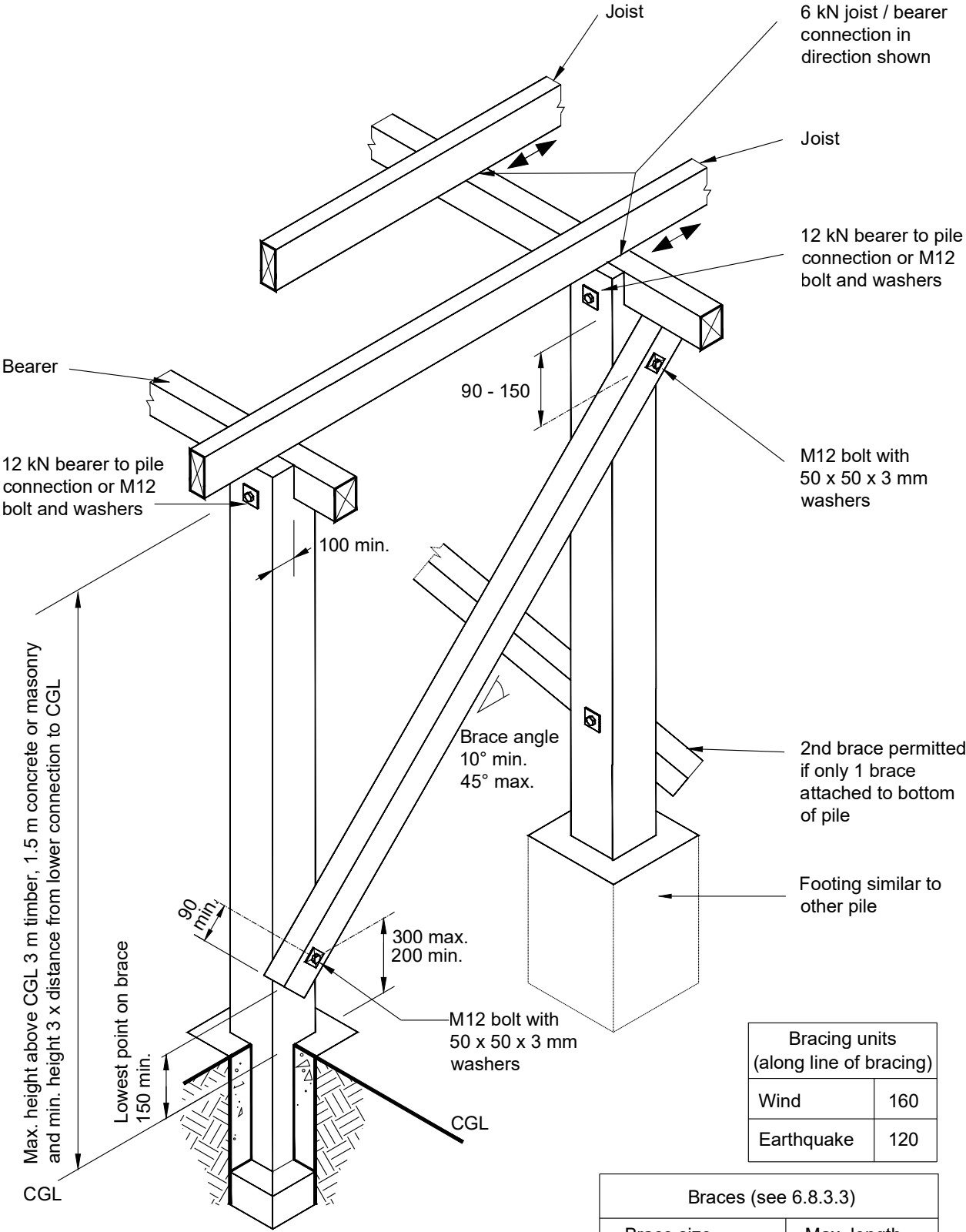


2 Sill Joinery
Scale 1:3 @A3



3 Jamb Joinery
Scale 1:3 @A3

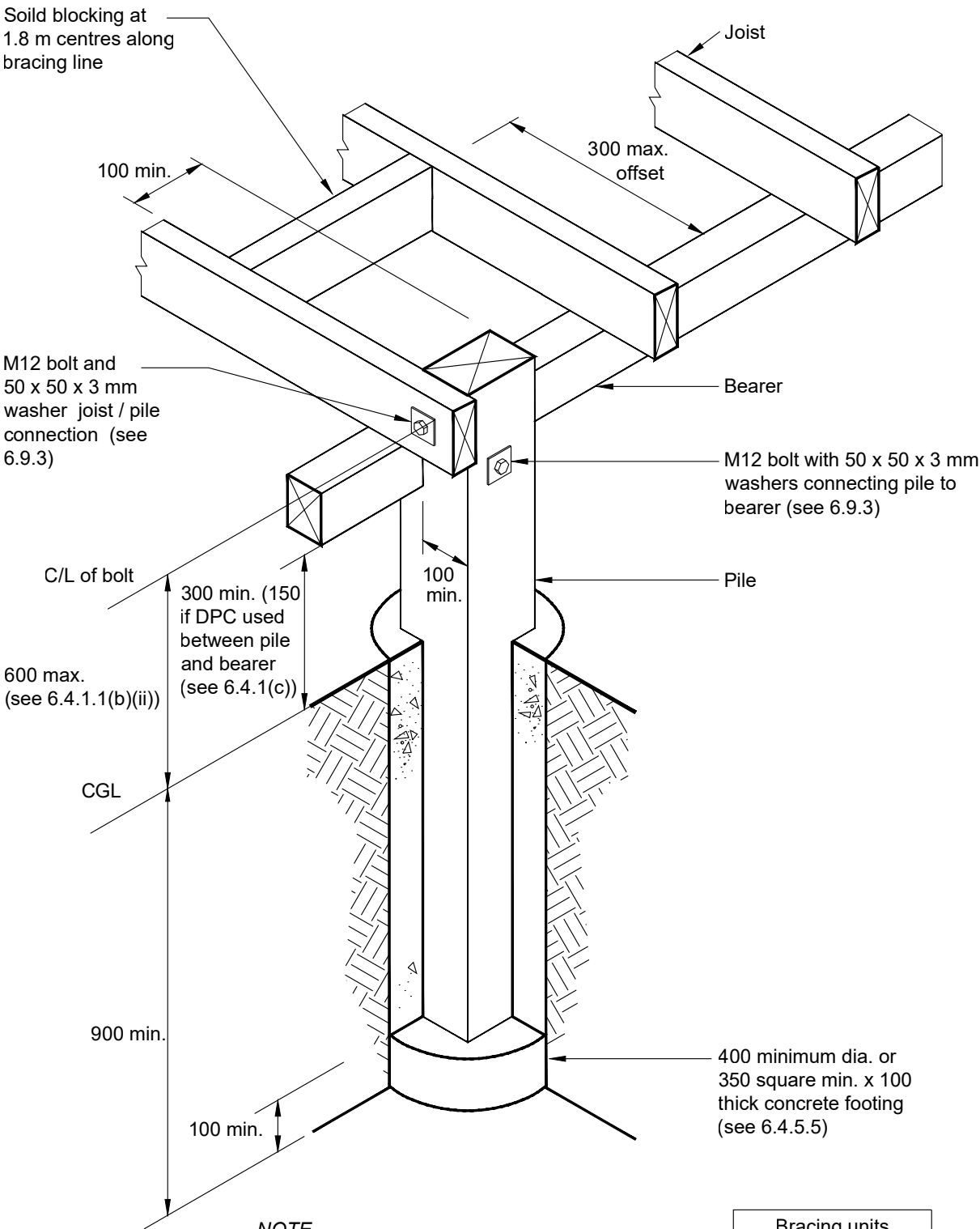
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D	4/11/2024 ...	BC RFI
C	14/10/2024...	BC RFI
B	10/10/2024...	BC RFI
A	17/09/2024...	BC RFI



NOTE -
(1) Both piles are braced piles.
(2) CGL = Cleared ground level.
(3) See section 4 for durability requirements.

Bracing units (along line of bracing)	
Wind	160
Earthquake	120

Braces (see 6.8.3.3)	
Brace size	Max. length
100 x 75	3.0 m
2 / 100 x 50	4.5 m
100 x 100	5.0 m



NOTE -
(1) Bearers must not be joined at an anchor pile.
(2) CGL = Cleared ground level.
(3) See section 4 for durability requirements.

Bracing units	
Wind	160
Earthquake	120

Rev	Date	Title
D	4/11/2024 ...	BC RFI
C	14/10/2024...	BC RFI
B	10/10/2024...	BC RFI
A	17/09/2024...	BC RFI

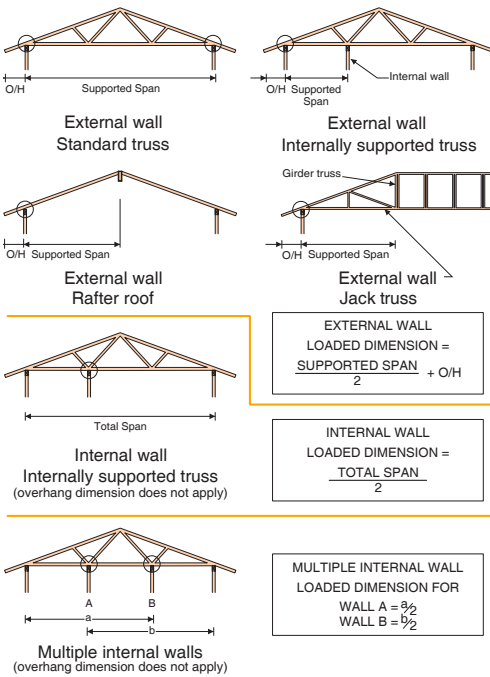


STUD TO TOP PLATE FIXING SCHEDULE
ALTERNATIVE TO TABLE 8.18 NZS 3604:2011

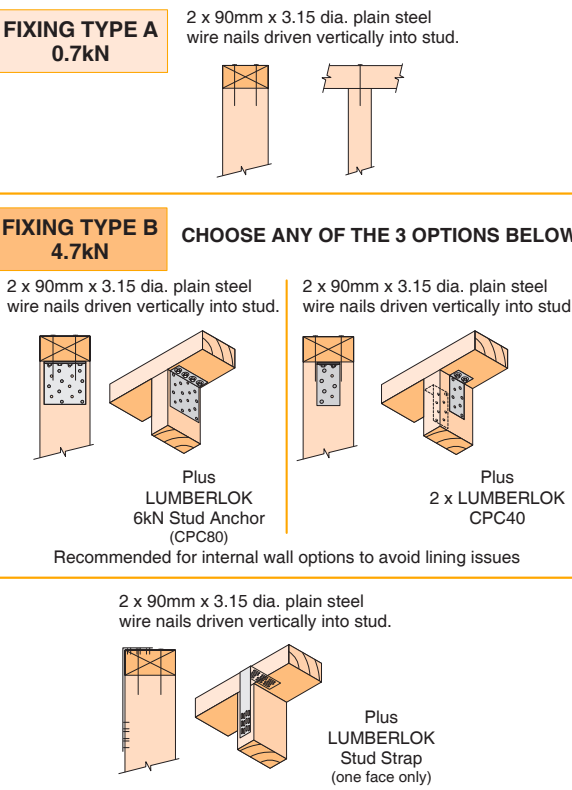
NOTE:

- ★ All fixings are designed to resist vertical loads only. Dead loads include the roof weight and standard ceiling weight of 0.20kPa.
- ★ Refer to Table 8.19 NZS 3604:2011 for nailing schedule to resist lateral loads.
- ★ These fixings assume the correct choice of rafter/truss to top plate connections have been made.
- ★ For gable end walls where the adjacent rafter/truss is located within 1200mm and with a maximum verge overhang of 750mm, select stud to top plate fixing using a loaded dimension of 1.5m.
- ★ All fixings assume top plate thickness of 45mm maximum.
- ★ Wall framing arrangements under girder trusses are not covered in this schedule.
- ★ All timber selections are as per NZS 3604:2011.

LOADED DIMENSION DEFINITION



FIXING OPTIONS



NOTE:
To calculate the number of B type fixings required, divide the wall length by the stud centres, add 1 to this figure and locate this number of fixings as evenly as possible along the wall length. This figure includes the start and end studs in each wall length.



SCAN FOR
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VIDEO

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FIXING SELECTION CHART

(Suitable for walls supporting roof members at 600, 900 or 1200mm crs.)
Wind Zones L, M, H, VH, EH, as per NZS 3604:2011

Loaded Dimension (m) Stud Centres			Light Roof Wind Zone					Heavy Roof Wind Zone				
300mm	400mm	600mm	L	M	H	VH	EH	L	M	H	VH	EH
3.0	2.3	1.5	A	A	B	B	B	A	A	B	B	B
4.0	3.0	2.0	A	A	B	B	B	A	A	B	B	B
5.0	3.8	2.5	A	B	B	B	B	A	A	B	B	B
6.0	4.5	3.0	A	B	B	B	B	A	A	B	B	B
7.0	5.3	3.5	A	B	B	B	B	A	A	B	B	B
8.0	6.0	4.0	A	B	B	B	B	A	A	B	B	B
9.0	6.8	4.5	B	B	B	B	B	A	A	B	B	B
10.0	7.5	5.0	B	B	B	B	B	A	A	B	B	B
11.0	8.3	5.5	B	B	B	B	B	A	A	B	B	B
12.0	9.0	6.0	B	B	B	B	B	A	A	B	B	B

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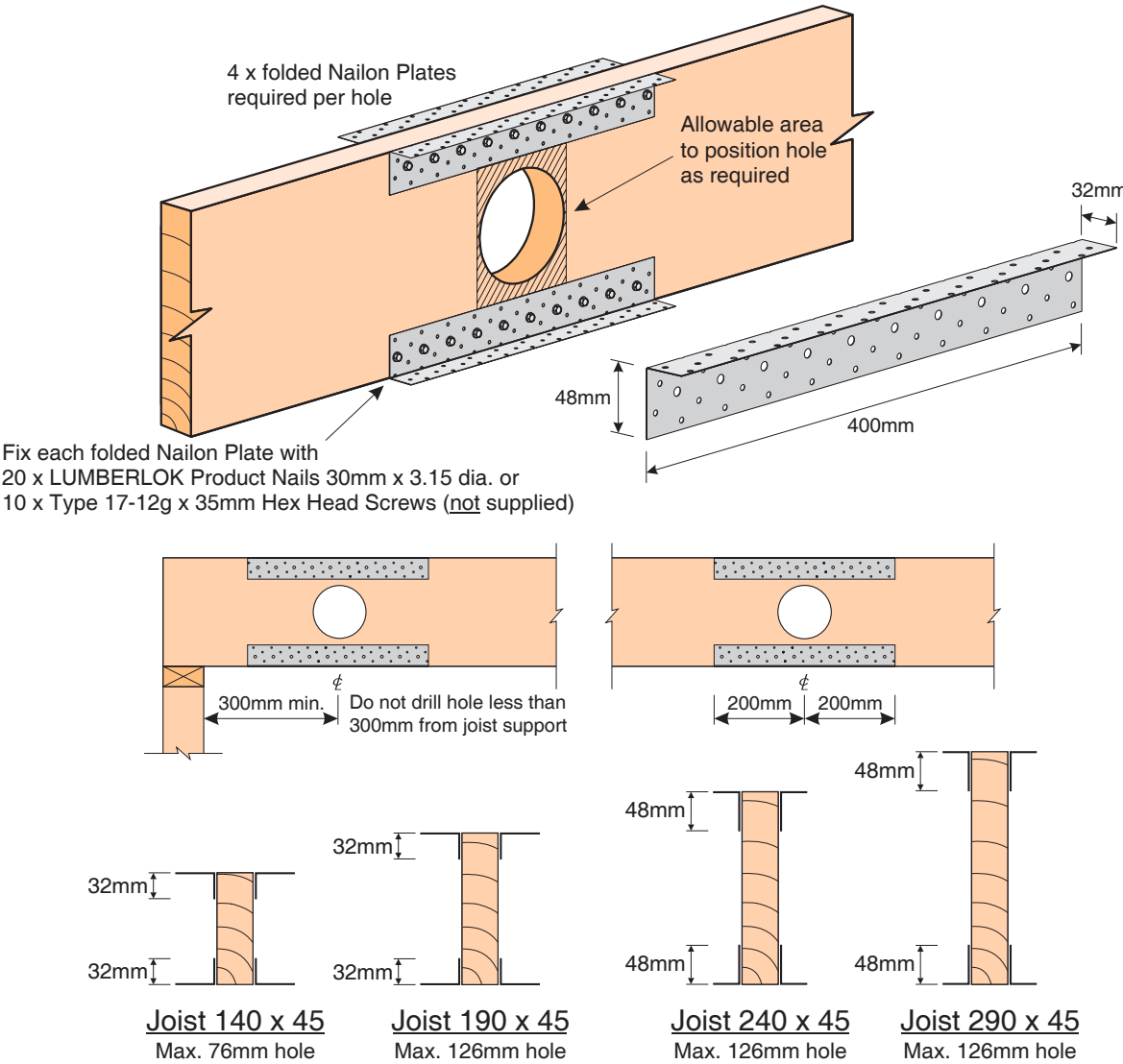
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FLOOR JOIST STIFFENER

- ★ Suitable for running pipes/ducting through joists
- ★ Maintains timber joist strength and stiffness
- ★ Allows flexibility of hole location within specific areas
- ★ Able to be retro fitted after pipes/ducting are installed
- ★ One stock item for all floor joist sizes

NOT TO BE USED IN
EXTERIOR SITUATIONS



Code: FJS
Material: 1.55mm G300 Z275 Galvanised Steel
Packed: 8 x Folded Nail Plate per Carton

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Project No.
24012
Date
28 AUG 24

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Drawing Title
LUMBERLOK Joist Stiffener & Top Plate Fixing
Drawing issue
Building Consent

Drawing Scale:
@A3

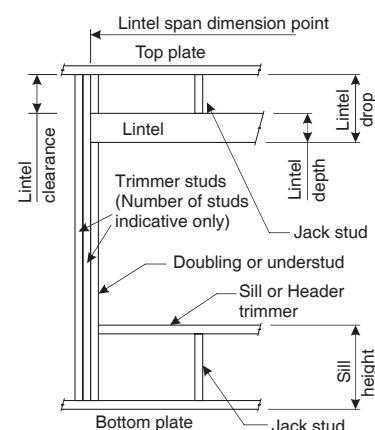
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C	14/10/2024...	BC RFI
B	10/10/2024...	BC RFI
A	17/09/2024...	BC RFI

NOTE:

- ★ All fixings are designed for vertical loads only. Dead loads include the roof weight and standard ceiling weight of 0.20kPa.
- ★ Refer to Table 8.19 NZS 3604:2011 for nailing schedule to resist horizontal loads.
- ★ These fixings assume the correct choice of rafter/truss to top plate connections have been made.
- ★ All fixings assume bottom plate thickness of 45mm maximum. Note: TYLOK options on timber species.
- ★ Wall framing arrangements under girder trusses are not covered in this schedule.
- ★ All timber selections are as per NZS 3604:2011.

DEFINITIONS



Lintel Supporting Girder Trusses						
Roof Tributary Area	Light Roof			Heavy Roof		
	Wind Zone			Wind Zone		
	L, M, H	VH	EH	L, M, H	VH	EH
8.6m ²	G	G	H	G	G	H
11.6m ²	G	H	H	G	G	H
12.1m ²	G	H	H	G	H	H
15.3m ²	H	H	-	G	H	H
19.1m ²	H	-	-	G	H	-
20.9m ²	H	-	-	H	H	-
21.8m ²	H	-	-	H	-	-
34.3m ²	-	-	-	H	-	-

NOTES:

1. Roof Tributary Area = approx. $1/2 \times$ (Total roof area on girder and rafter trusses supported by lintel)
2. Assumed girder truss is at mid-span or middle third span of lintel
3. Use similar fixings for both ends of lintel
4. All other cases require specific engineering design

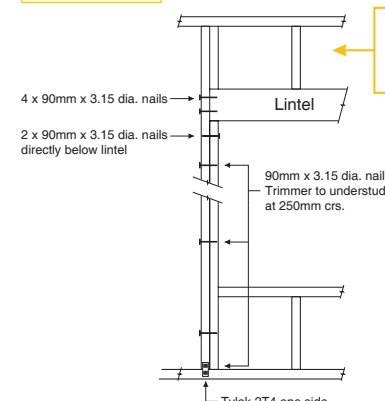
Lintel Span (m)	Loaded Dimension (m) (See Fig. 3 NZS 3604:2011)	Light Roof Wind Zone					Heavy Roof Wind Zone					
		L	M	H	VH	EH	L	M	H	VH	EH	
1.0	2.0	E	E	E	F	F	F	E	E	E	E	F
	3.0	E	E	F	F	F	F	E	E	F	F	F
	4.0	E	F	F	F	F	G	E	E	F	F	F
	5.0	E	F	F	G	G	G	E	E	F	F	G
	6.0	E	F	F	G	G	E	E	E	F	F	G
1.2	2.0	E	E	F	F	F	F	E	E	E	F	F
	3.0	E	E	F	F	F	E	E	E	F	F	F
	4.0	E	F	F	G	G	E	E	E	F	F	G
	5.0	E	F	F	G	G	E	E	E	F	F	G
1.5	6.0	F	F	G	G	H	E	E	E	F	G	G
	2.0	E	E	F	F	F	F	E	E	E	F	F
	3.0	E	F	F	F	G	E	E	E	F	F	F
	4.0	E	F	F	G	G	E	E	E	F	F	G
	5.0	F	F	G	G	H	E	E	E	F	G	G
2.0	6.0	F	F	G	H	H	E	E	E	F	G	H
	2.0	E	F	F	F	G	E	E	E	F	F	F
	3.0	E	F	F	F	G	E	E	E	F	F	G
	4.0	F	F	G	G	H	E	E	E	F	G	G
2.4	5.0	F	G	H	H	-	E	F	G	H	H	-
	6.0	F	G	H	H	-	E	F	G	H	H	-
	2.0	E	F	F	G	G	E	E	E	F	F	G
	3.0	F	F	G	G	H	E	E	E	F	G	H
	4.0	F	F	G	H	H	E	E	E	F	G	H
3.0	5.0	F	G	H	H	-	E	F	G	H	H	-
	6.0	F	G	H	H	-	E	F	G	H	H	-
	2.0	F	F	G	G	H	E	E	E	F	G	H
	3.0	F	F	G	H	H	E	E	E	F	G	H
	4.0	F	G	H	H	-	E	F	G	H	H	-
3.6	5.0	F	G	H	H	-	E	F	G	H	H	-
	6.0	G	H	H	-	-	E	F	H	-	-	-
	2.0	F	F	G	G	H	E	E	E	F	G	G
	3.0	F	F	G	H	H	E	E	E	F	G	H
	4.0	F	G	H	-	-	E	F	G	H	-	-
4.2	5.0	G	H	-	-	-	E	F	H	-	-	-
	6.0	G	H	-	-	-	E	F	H	-	-	-
	2.0	F	F	G	G	H	E	E	E	F	G	G
	3.0	F	G	H	H	-	E	F	G	H	H	-
	4.0	F	G	H	-	-	E	F	G	H	-	-
4.5	5.0	G	H	-	-	-	E	F	H	-	-	-
	6.0	G	H	-	-	-	E	F	H	-	-	-
	2.0	F	F	G	H	H	E	E	E	F	G	H
	3.0	F	G	H	H	-	E	F	G	H	H	-
	4.0	F	G	H	-	-	E	F	G	H	-	-
4.8	5.0	G	H	-	-	-	E	F	H	-	-	-
	6.0	G	H	-	-	-	E	F	H	-	-	-
	2.0	F	F	G	H	H	E	E	E	F	G	H
	3.0	F	G	H	H	-	E	F	G	H	H	-
	4.0	F	G	H	-	-	E	F	G	H	-	-
5.1	5.0	G	H	-	-	-	E	F	H	-	-	-
	6.0	G	H	-	-	-	E	G	H	-	-	-
	2.0	F	F	G	H	H	E	E	E	F	G	G
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	2.0	F	F	G	H	H	E	E	E	F	G	G
	3.0	F	G	H	-	-	E	F	G	H	-	-
	4.0	G	H	-	-	-	E	F	H	-	-	-

8. WALLS

3. WALLS

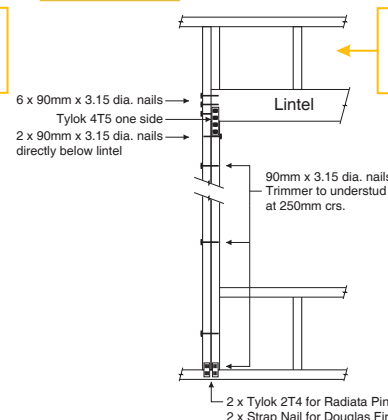
LINTEL FIXING OPTIONS

TYPE E
1.4kN



For fixing of jack studs to lintel & top plate, refer to Stud to Top Plate Fixing Schedule

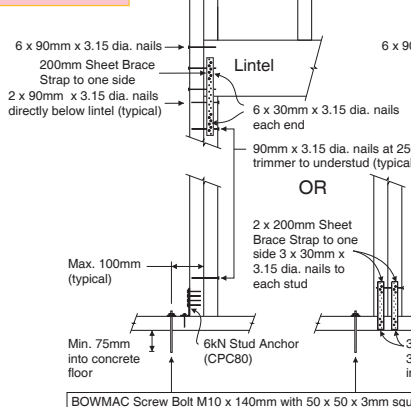
TYPE F
4.0kN



For fixing of jack studs to lintel & top plate, refer to Stud to Top Plate Fixing Schedule

Stud numbers
indicative only.
Refer Table 8.5
NZS 3604:2011

TYPE G
7.5kN



OR

0mm x 3.15 dia. nails →

Tylok 10T10 to one side

0mm crs.

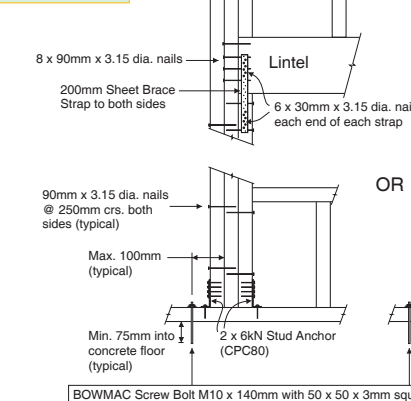
Lintel

60mm (Two n into un

For fixing of jack studs to lintel & top plate, refer to Stud to Top Plate Fixing Schedule.

Stud numbers
indicative only.
Refer Table 8.5
NZS 3604:2011

TYPE H
13.5kN



OR

8 x 90mm x 3.15 dia. nails →

Tylok 10T10 to both sides →

For fixing of jack studs to lintel & top plate, refer to Stud to Top Plate Fixing Schedule.

Stud numbers
indicative only.
Refer Table 8.5
NZS 3604:2011





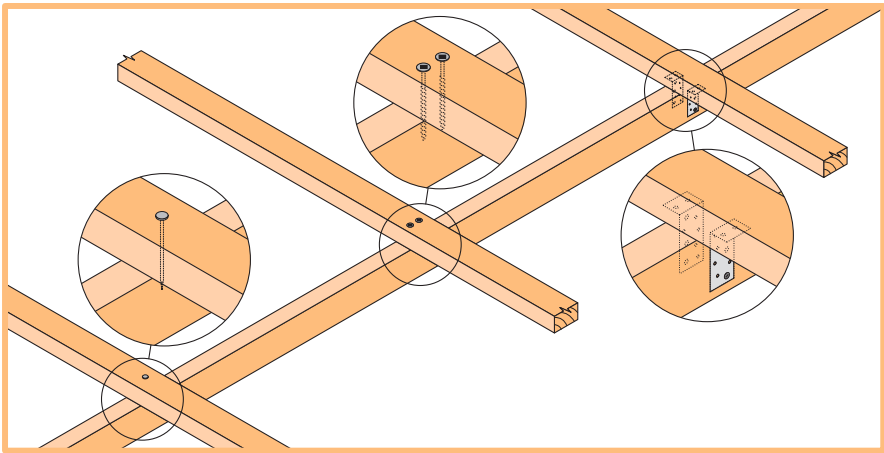
07/2011



PURLIN & BATTEN FIXING CHART
ALTERNATIVE SOLUTION TO
NZS 3604:2011 TABLES 10.10 & 10.12

NOTE:

- ★ All purlin and batten sizes are as per NZS 3604:2011.
- ★ All fixings assume that the purlin and battens are installed on their flat over the top of the rafter or truss.
- ★ The minimum fixing requirements apply to all purlin locations within the roof area.
- ★ The LUMBERLOK BLUE SCREW where specified requires a minimum of 30mm penetration into rafter or truss i.e. it is suitable for rough sawn timber up to 50mm thick at 18% moisture content.



SELECTION CHART FIXING OPTIONS

(minimum fixing requirements)

ROOF WEIGHT	MAX. PURLIN SPAN (mm)	MAX. PURLIN CRS. (mm)	WIND ZONE				
			L	M	H	VH	EH
HEAVY ROOF Tile Battens	900	370	A	A	A	A	A
	1200	370	A	B	C	C	C
LIGHT ROOF Purlins	900	900	C	C	C	C	D
	1200	900	C	C	C	D	D
	1200	1200	C	C	D	E	E

Wind Zone:
As per NZS 3604:2011

- L = Low Wind
- M = Medium Wind
- H = High Wind
- VH = Very High Wind
- EH = Extra High Wind



SCAN FOR
INSTALLATION
VIDEO

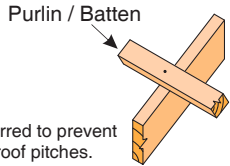
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STANDARD FIXING OPTIONS

FIXING TYPE A
0.55kN

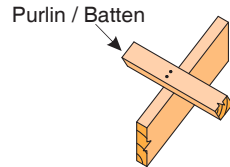
1 NAIL

Note: Two nails maybe preferred to prevent batten rolling over with high roof pitches.



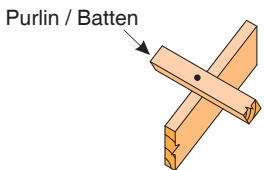
FIXING TYPE B
0.8kN

2 NAILS



FIXING TYPE C
2.4kN

1 BLUE SCREW

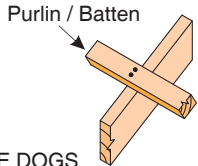


FIXING TYPE D
3.45kN

2 BLUE SCREWS

OR

2 SKEW NAILS plus 2 WIRE DOGS
(for purlin on edge)

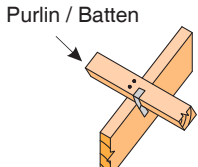
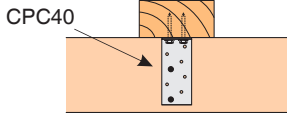


FIXING TYPE E
5.5kN

2 NAILS plus 1 CT200

OR

1 PAIR of CPC40



FIXING DEFINITIONS

NAIL = Either 90mm x 3.15 dia. power-driven nail or 100mm x 3.75 dia. hand-driven nail

BLUE SCREW = 80mm x 10 gauge LUMBERLOK BLUE SCREW

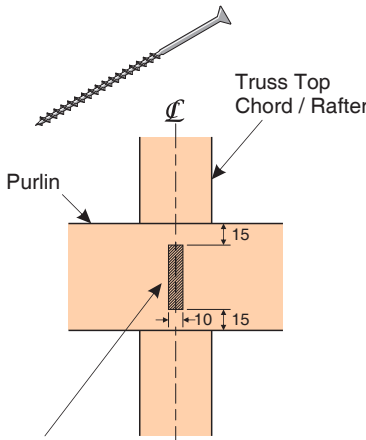
WIRE DOG = LUMBERLOK WIRE DOG either LH or RH

CT200 = LUMBERLOK Ceiling Tie CT200 bend over purlin, 4 x LUMBERLOK Product Nails 30mm x 3.15 dia. each end

CPC40 = LUMBERLOK CPC40 with 2 x Type 17 - 14g x 35mm Hex Head Screws per flange

FIXING TOLERANCES

LUMBERLOK BLUE SCREW

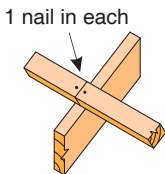


NOTE:

Locate fixings within the shaded area. Care to be taken to avoid over tightening of screws.

PURLIN / BATTEN SPLICE
FIXING OPTIONS

FIXING TYPE
A & B OVER
PURLIN SPLICE

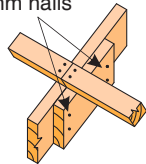


NOTE:

Skew nail when fixing to 35mm rafter or truss

FIXING TYPE
C, D or E OVER
PURLIN SPLICE

90 x 35mm block fixed to chord or rafter with 4 x 75mm nails



- TYPE C
1 SCREW to each purlin

- TYPE D & E
1 NAIL plus 1 SCREW to each purlin



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Project No.
24012
Date
28 AUG 24

Drawn By
#Contact ID
Checked By

Drawing Title
LUMBERLOK Purlin & Batten
Fixing Detail
Drawing issue
Building Consent

Drawing
Scale:

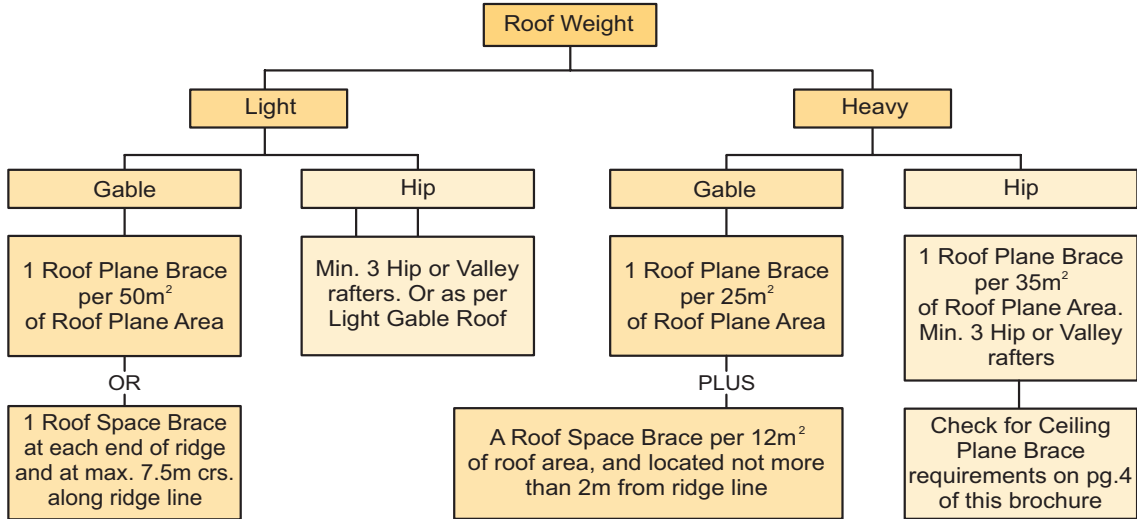
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Drawing Number

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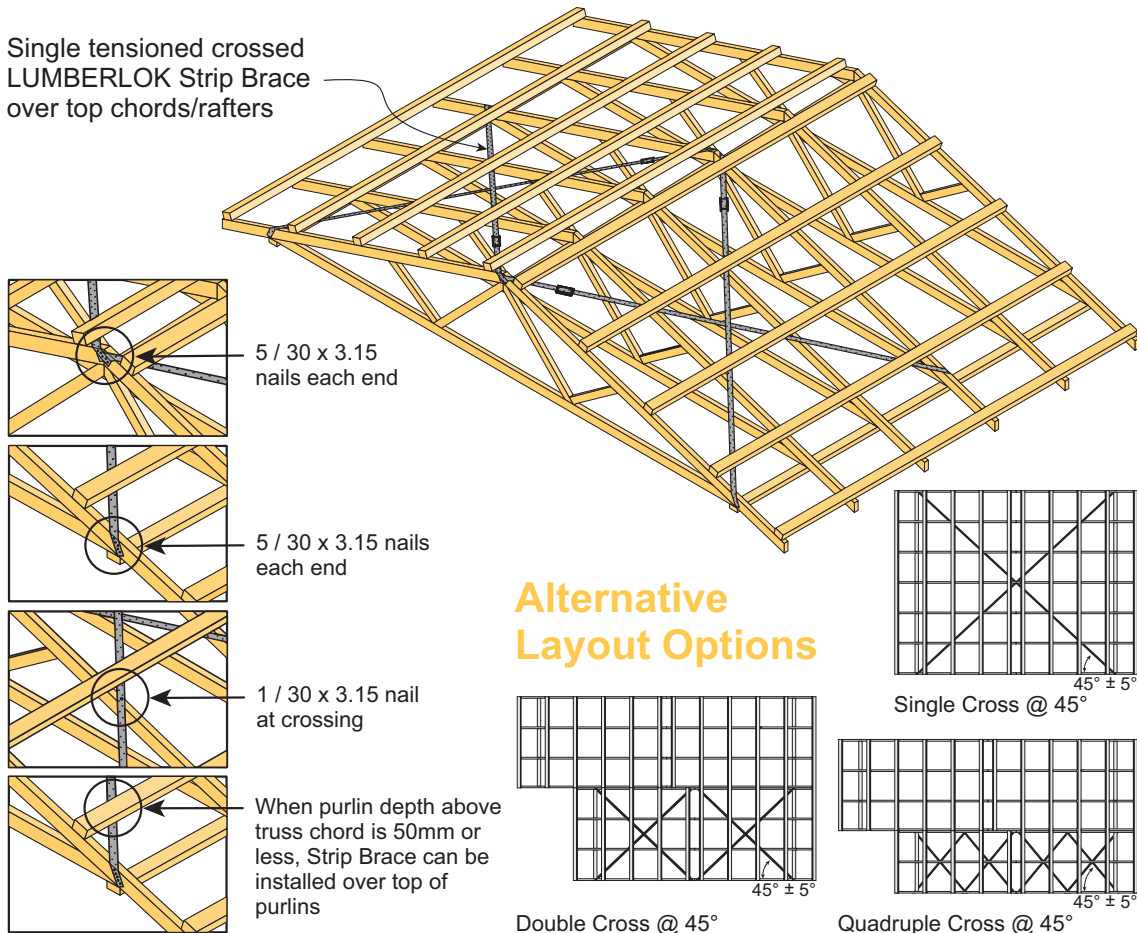
Rev	Date	Title
D	4/11/2024 ...	BC RFI
C	14/10/2024...	BC RFI
B	10/10/2024...	BC RFI
A	17/09/2024...	BC RFI

Roof Plane & Roof Space Brace Requirements
Flow Chart

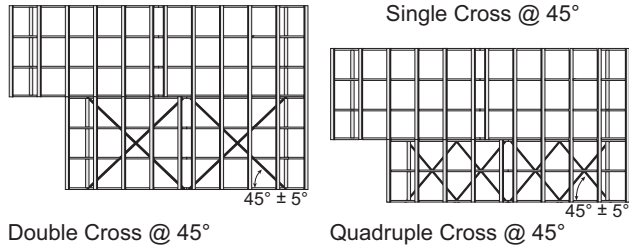


Roof Plane Brace & Installation

Single tensioned crossed LUMBERLOK Strip Brace over top chords/rafters



Alternative Layout Options



SECTION 4 – DURABILITY

NZS 3604:2011

Table 4.1 – Protection required for steel fixings and fastenings excluding nails and screws⁽¹⁾ (see 4.4.1)

ZONES	FIXING FASTENING	ENVIRONMENT		MATERIAL
ALL ZONES	Nail plates	CLOSED AND ROOF SPACES		Continuously coated galvanized steel ⁽²⁾
	Wire dogs & bolts			Hot-dipped galvanized steel ⁽²⁾
	All other structural fixings	CLOSED		Mild steel (uncoated, non-galvanized) ⁽³⁾
ZONE D	All structural fixings	SHELTERED ⁽⁴⁾ AND EXPOSED		Type 304 stainless steel ⁽⁵⁾
ZONES B AND C	Treated timber pile connections more than 600 mm from the ground and all subfloor connections	Subfloors vented 7000 mm ² or less	SHELTERED ⁽⁴⁾	Hot-dipped galvanized steel ⁽²⁾
		Subfloors vented more than 7000 mm ²	EXPOSED	Type 304 stainless steel ⁽⁵⁾
	Treated timber pile connections within 600 mm of the ground	SHELTERED ⁽⁴⁾ AND EXPOSED		Type 304 stainless steel ⁽⁵⁾
	All other structural fixings, except fabricated brackets ⁽⁶⁾	SHELTERED ⁽⁴⁾		Hot-dipped galvanized steel ⁽²⁾
		EXPOSED		Type 304 stainless steel ⁽⁵⁾

(1) Items described in this table are steel fasteners required to last not less than 50 years, used for joining timber, such as nail plates, bolts, brackets, wire dogs and similar, but not including nails or screws (which are described in table 4.3).

(2) All galvanizing weights to steel shall be as given in table 4.2.

(3) Steel fixings in timber treated with copper-based timber preservatives shall be as per 4.4.4.

(4) "Sheltered" shall be that above a 45° line drawn from the lower edge of a projecting weathertight structure such as a floor, roof or deck. "Exposed" shall be below that 45° line. See figure 4.3(a) and (b).

(5) Type 304 stainless steel is sufficient to comply with NZBC requirements, but may have surface rust. Type 316 may be used where appearance is a consideration but exceeds the requirements of the NZBC.

(6) "Fabricated brackets" shall be made from 5 mm (minimum thickness) mild steel and shall be hot-dipped galvanized.

4.4.2

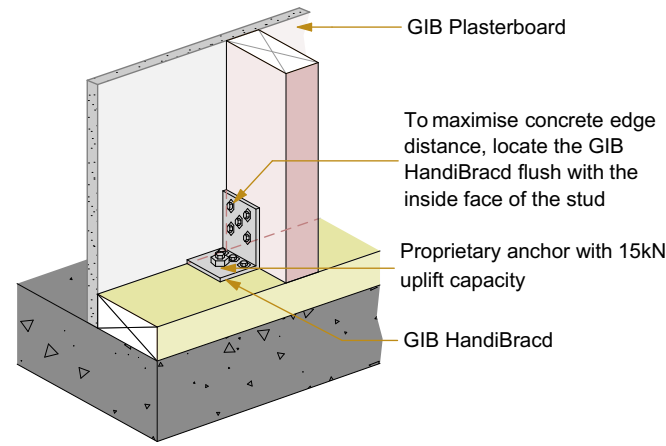
Galvanized steel components shall have galvanized coating masses in accordance with table 4.2.



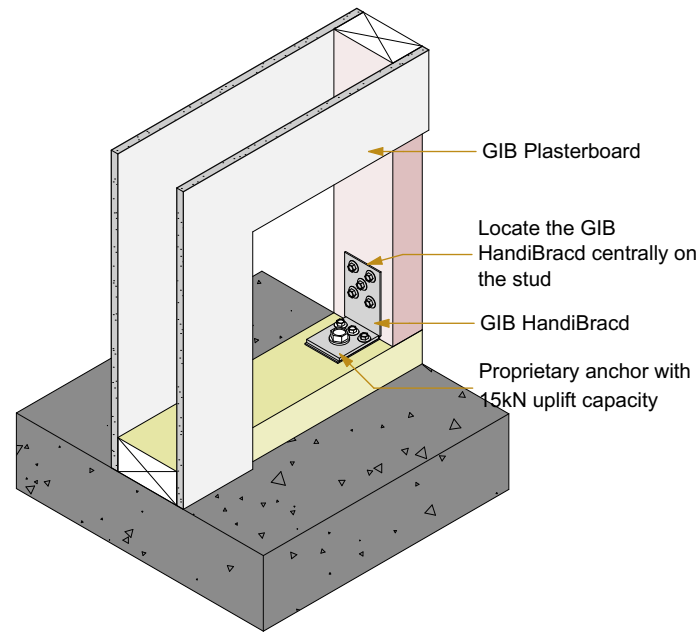
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Rev	Date	Title
D	4/11/2024 ...	BC RFI
C	14/10/2024...	BC RFI
B	10/10/2024...	BC RFI
A	17/09/2024...	BC RFI

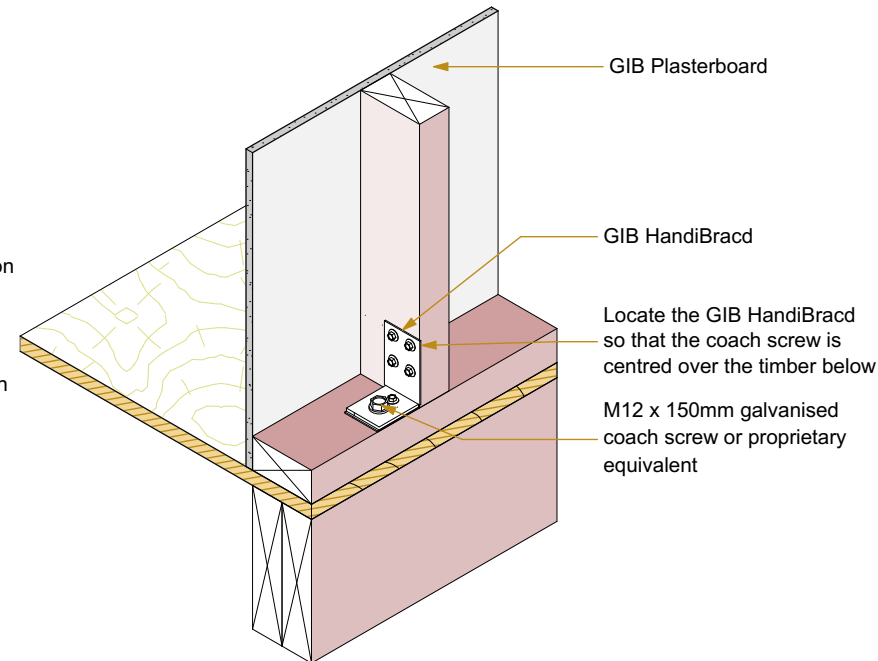
FNDC - Approved Building Consent Document - EBC-2025-168/0 - Pg 26 of 31 - 6/11/2024 - vc



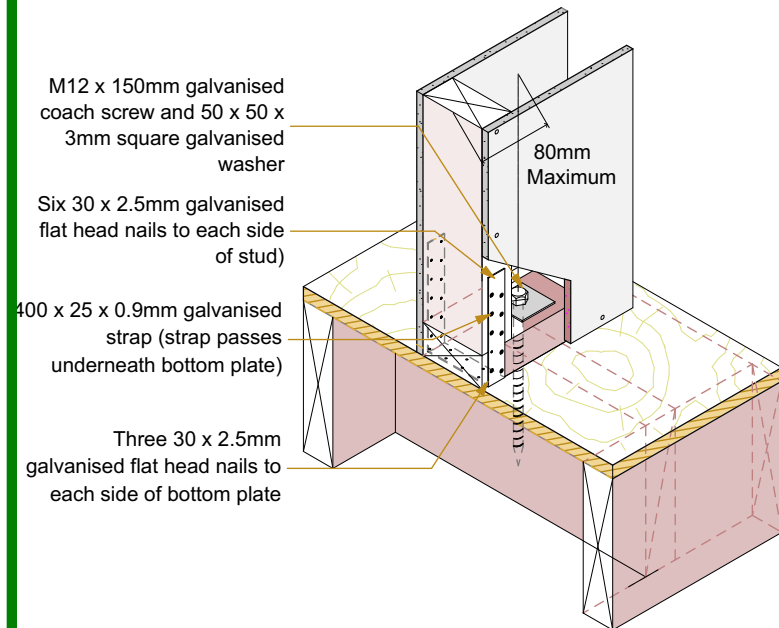
Concrete floor- external wall detail



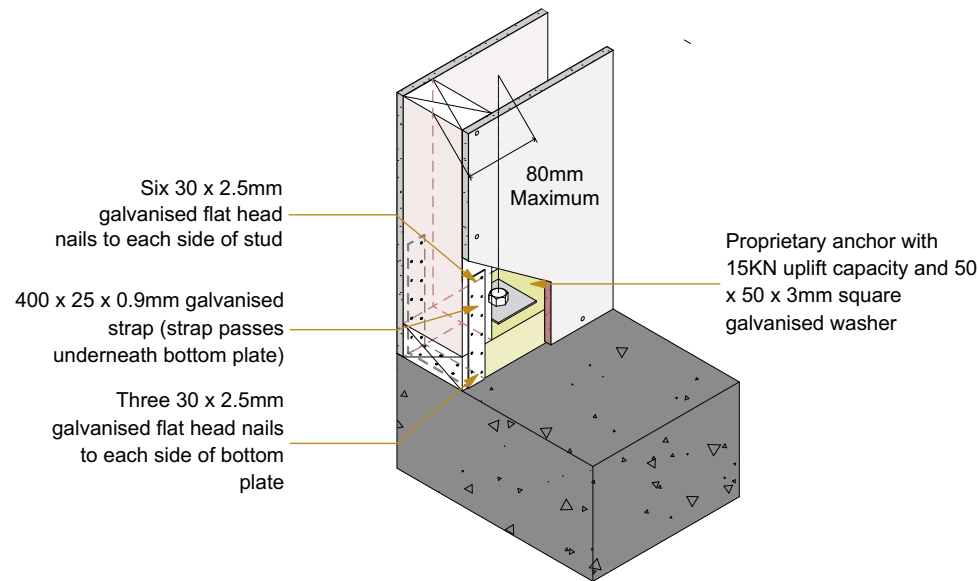
Concrete floor- Internal wall detail



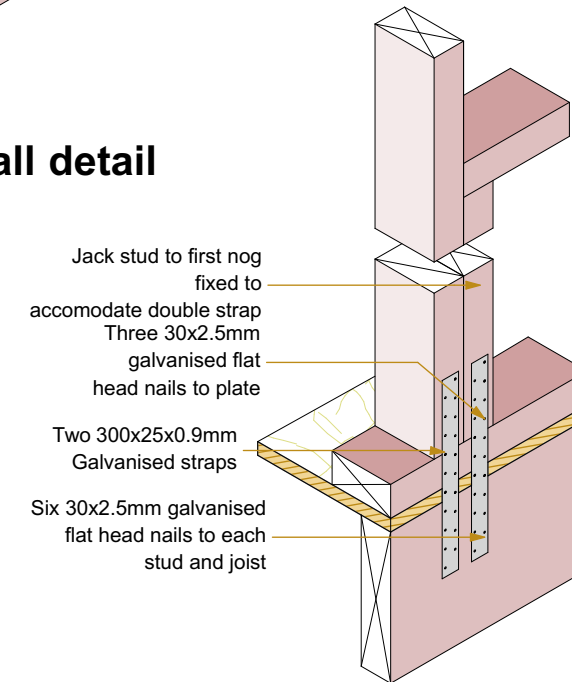
Timber floor - external wall detail



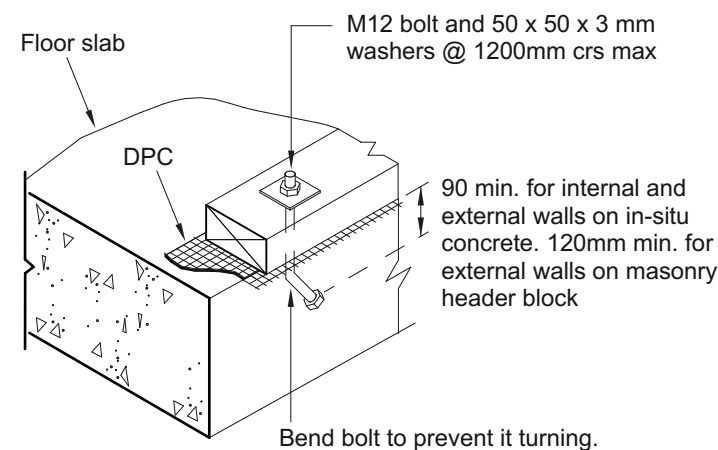
Timber floor - Internal detail



Hold Down Concrete Floor

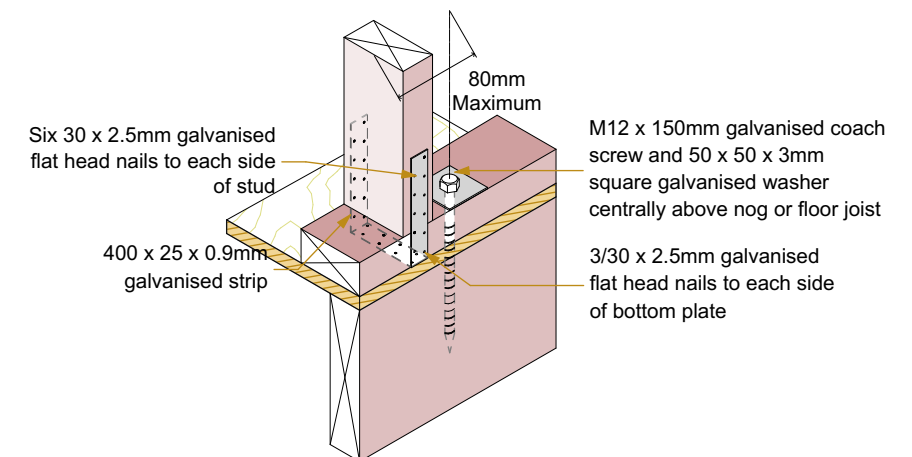


Timber floor - External wall Option detail



Concrete Floor - Bottom Plate Fixing

Bottom plate to floor fanning at:	Power-driven nails	
	Length(mm) x diameter (mm) and type	Number / Location
External walls and internal wall bracing elements	90 x 3.15	3 at 600 mm centres
Internal walls (may be nailed to floor decking)	90 x 3.15	1 at 600 mm centres
Trimmer not exceeding 4.2m long	90 x 3.15	6 (end nailed)



Timber floor - External wall Option detail

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Project No.
24012
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28 AUG 24

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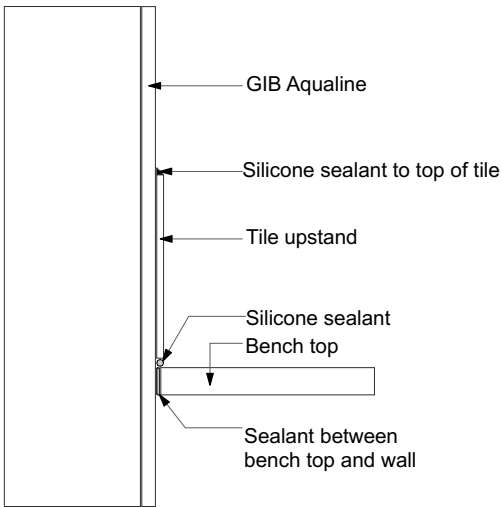
Drawing Title
Framing Fixing Detail
Drawing issue
Building Consent

Drawing Scale:
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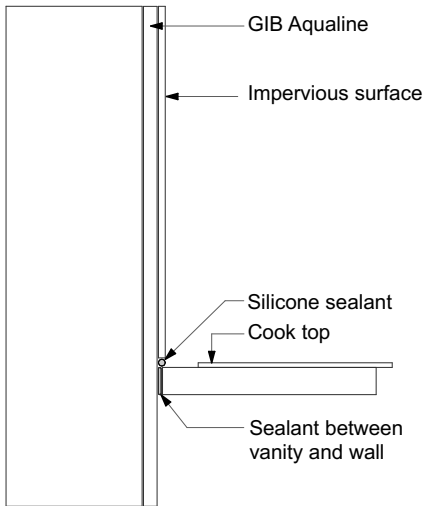
Drawing Number
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Rev	Date	Title
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C	14/10/2024...	BC RFI
B	10/10/2024...	BC RFI
A	17/09/2024...	BC RFI

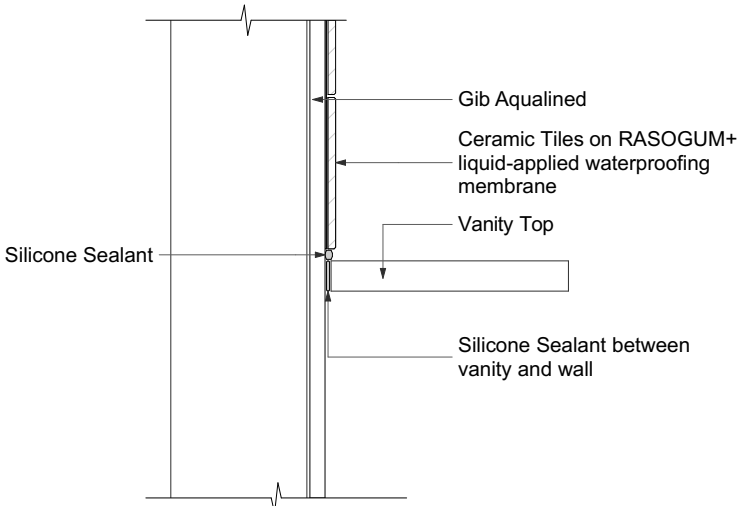
FNDC - Approved Building Consent Document - EBC-2025-168/0 - Pg 27 of 31 - 6/11/2024 - vc



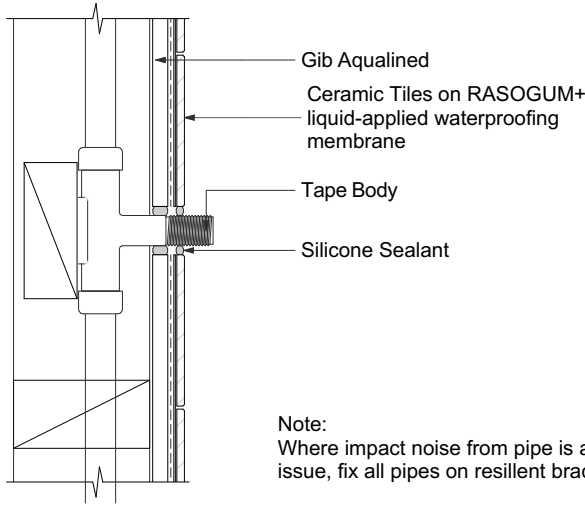
Bench Top/Wall Detail
Kitchen and Laundry



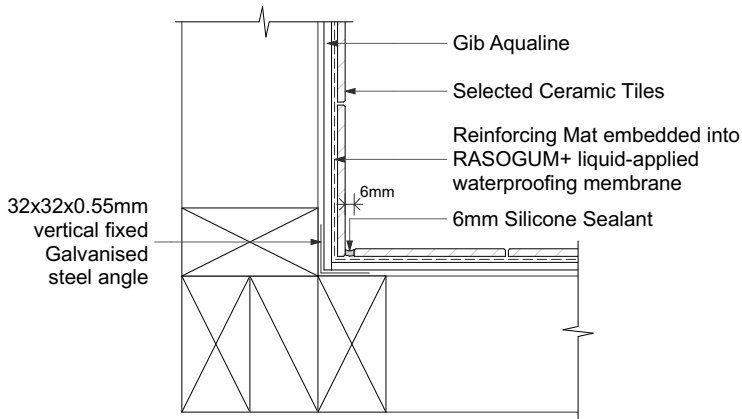
Cook Top/Wall Detail
Kitchen and Laundry



Vanity / Tub to Wall
Bath-Tiled Upstand

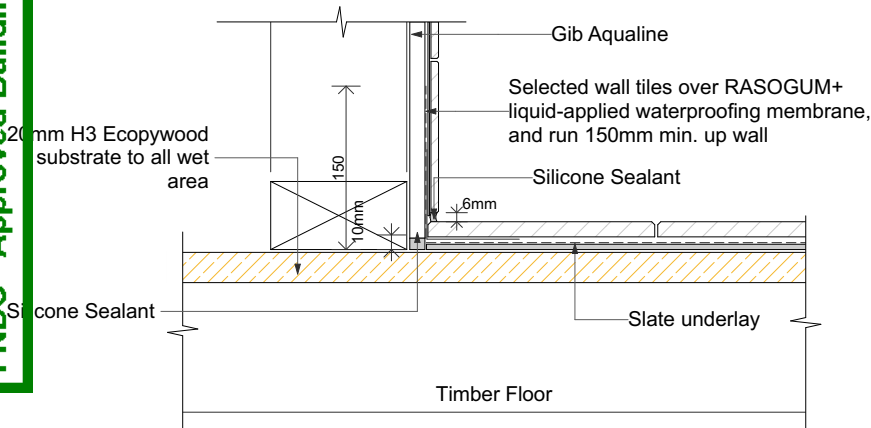


Tiled Shower Penetration



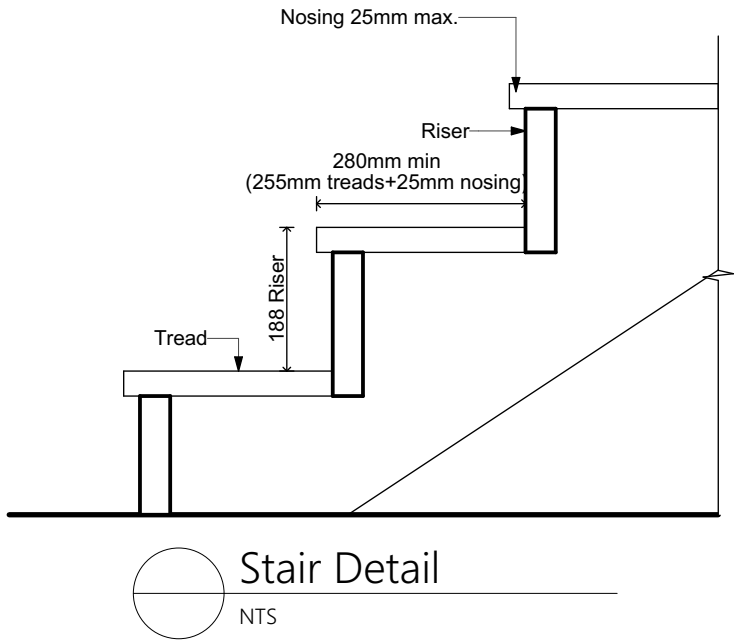
Tiled Shower Corner - Plan

Note:
Gib Aqualine to wet areas, studs @ 400 Ctrs and nogs @ 600 Ctrs with Enamel paint.



Tiled Floor and Wall - Timber Floor

Note:
- Gib Aqualine to wet areas, studs @ 400 ctrs and nogs @ 600 ctrs with Enamel paint finish.
- Protecto Wrap AFM-WM membrane under tiles on 10mm villaboard tile underlay in showers and large areas of wall tiles.
- James Hardie 6mm tile underlay as floor substrate under membrane



Stair Detail

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Project No.
24012
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Drawing Title
Wet Area Detail
Drawing issue
Building Consent

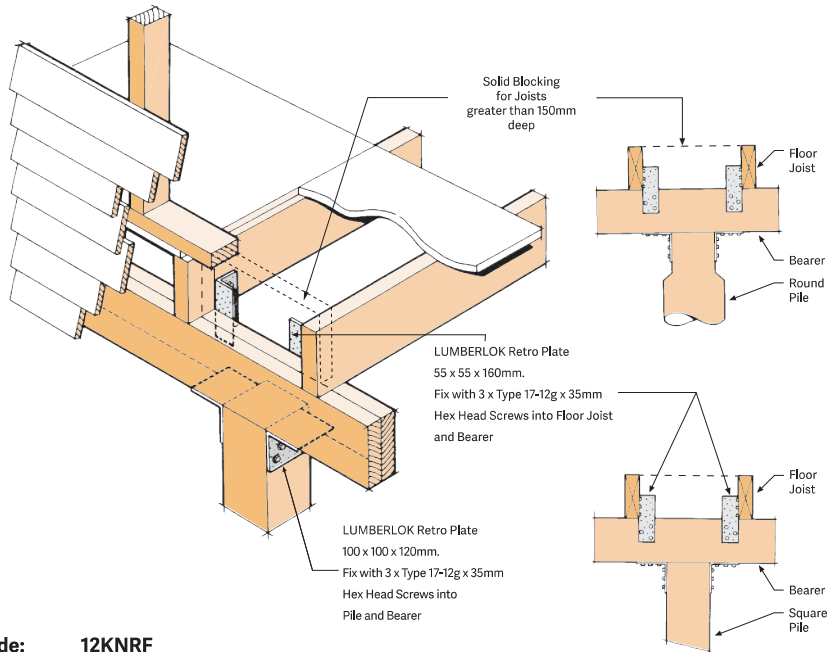
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Drawing Number
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Rev	Date	Title
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C	14/10/2024...	BC RFI
B	10/10/2024...	BC RFI
A	17/09/2024...	BC RFI

12kN RETRO SUBFLOOR FIXING

- Fixing to be used when the outside face of the bearer is not accessible
e.g. fixing relocatable houses to piles
- Hot Dip Galvanised or Stainless Steel options available for required corrosive zone



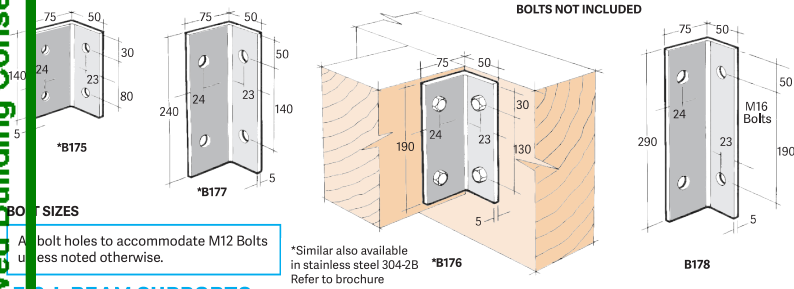
6. FOUNDATION/SUBFLOOR

Code: 12KNRF
Material: 0.91mm G300 Z275 (Hot Dip Galvanised Steel)

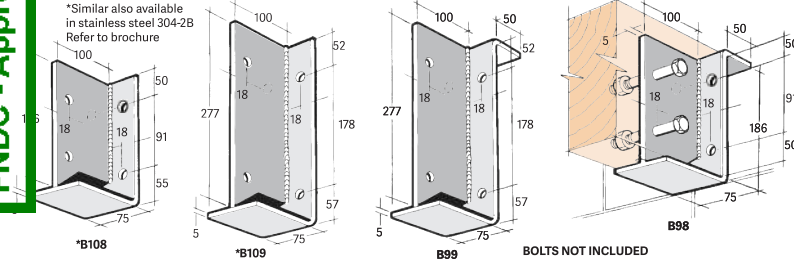
Code: 12KNRFH
Material: 0.9mm Stainless Steel 304-2B

Packed: 8 x Retro Plate 55 x 55 x 160mm
8 x Retro Plate 100 x 100 x 120mm
100 x Type 17-12g x 35mm Hex Head Screws

ANGLES

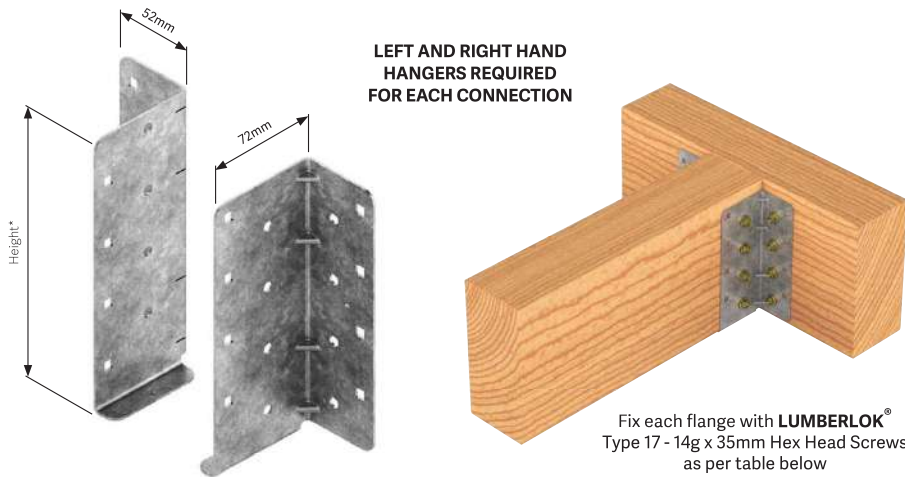


Z & L BEAM SUPPORTS



SPLIT HANGERS FOR LARGER TIMBER WIDTHS OR DOUBLE MEMBER CONNECTIONS

- Always used in pairs
- Fill all round holes with screws first. If greater loads are required, fill all secondary square holes in addition to round holes with screws as per the table below
- Shear capacity of timber must not be less than the applied loading to hangers
- When both round and square holes are filled the supported beam must be a minimum of double 45mm or 90mm wide
- Stainless Steel Screws to be used with Stainless Steel Hangers, Galvanised Screws to be used with Galvanised Hangers



7. FLOOR

Characteristic Loads per pair of Split Hangers

Hanger Type	Number of Screws per Flange	ULS Capacities [seasoned timber] Strength Reduction factor $\phi = 0.7$			Characteristic Strength in kN
		k1 = 0.6	k1 = 0.8	k1 = 1	
SPH140 & SSSPH140	3	5 kN	6.7 kN	8.4 kN	12 kN
	6	10 kN	13.4 kN	16.8 kN	24 kN
SPH180 & SSSPH180	4	7.1 kN	9.5 kN	11.9 kN	17 kN
	8	14.2 kN	19 kN	23.8 kN	34 kN
SPH220 & SSSPH220	5	9.2 kN	12.3 kN	15.4 kN	22 kN
	10	18.4 kN	24.6 kN	30.8 kN	44 kN

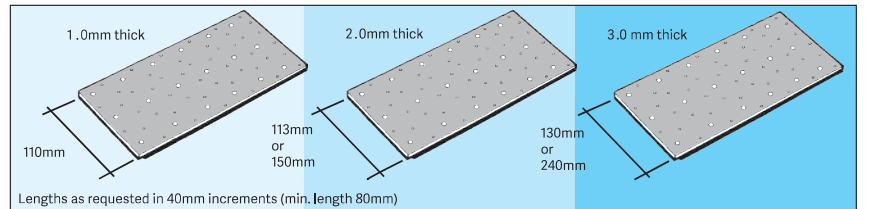
*Split Hangers are available in heights of:
SPH140 - 137mm
SPH180 - 177mm
SPH220 - 217mm

Material: 1.55 G300 Z275 Galvanised Steel or 1.5mm Stainless Steel 304-2B

USE STAINLESS STEEL OPTION IN EXTERIOR SITUATIONS.
GREEN TIMBER FACTORS IF APPLICABLE TO BE APPLIED TO PUBLISHED CAPACITIES

Nailon Plate Dimensions

Nailon is manufactured from steel coil and is available in 1mm, 2mm and 3mm nominal thicknesses of widths shown. LUMBERLOK Nailon is a very versatile steel plate with many applications in timber construction, providing a very strong jointing system. Nailon is easily applied by filling the pre-punched holes with LUMBERLOK Product Nails 30mm x 3.15mm dia. or Type 17 Hex Head Screws. Flat Nailon Plate can be used for splicing trusses and beams, or as a moment joint when a pair of plates are used. 3mm Nailon can also be welded to form special brackets supporting portal frames, trusses, etc.



Specification

1.0mm x 110mm - 0.91mm G300 Z275 Galvanised Steel
2.0mm x 113mm or 150mm - 1.55mm G300 Z275 Galvanised Steel
3.0mm x 130mm or 240mm - Black Steel NZCC-SD ungalvanised
1.0mm and 2.0mm Nailon is zinc coated prior to punching
3.0mm Nailon is generally supplied ungalvanised, however all Nailon is available hot dipped galvanised on request
Nailon is available in 0.9mm x 110mm Stainless Steel 304-2B.

Nails and Screws

1.0mm x 110mm and 2.0mm x 113mm Nailon, 8 nails or 3 screws per 40mm length
2.0mm x 150mm Nailon, 11 nails or 4 screws per 40mm length
3.0mm x 130mm Nailon, 10 nails or 3 screws per 40mm length
3.0mm x 240mm Nailon, 19 nails or 5 screws per 40mm length

NOTE:

1.0mm and 2.0mm galvanised Nailon - use Type 17-14g Hex Head Screws
3.0mm galvanised and 1.0mm stainless steel Nailon - use Type 17-12g Hex Head Screws
Stainless Steel Nails and Screws are also available.

Availability

As many Nailon products are not stock items, a lead time is sometimes required when ordering. Flat Nailon Plate can be cut to any length, in multiples of 40mm. All folded and special Nailon products are made to order. Order your Nailon requirements through your local LUMBERLOK merchant. Orders directed to us will be charged via your local merchant.

Order to Specify

1. LUMBERLOK Nailon Plate - thickness, width and length in 40mm increments (min. 80mm, max. 2.4m length)
2. Special requirements, preferably accompanied by a sketch
3. Quantity
4. Nail and screw quantity required

Note: Made to order items are non-returnable.

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Project No.
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Date
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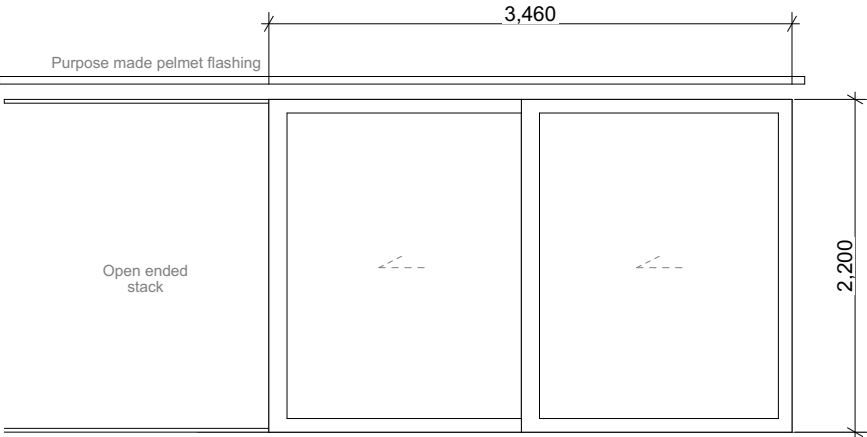
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Mitek fixings
Drawing issue
Building Consent

Drawing
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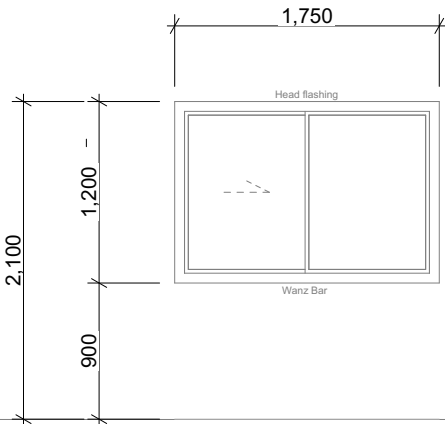
Drawing Number

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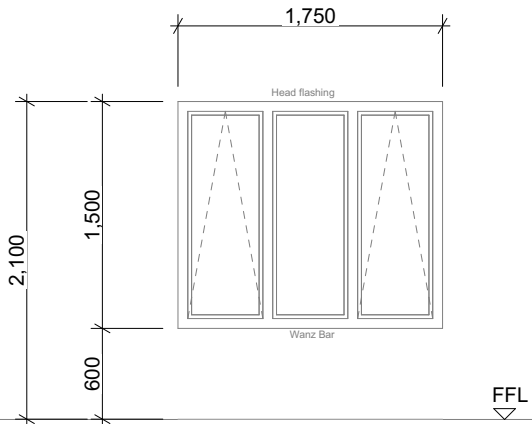
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C	14/10/2024...	BC RFI
B	10/10/2024...	BC RFI
A	17/09/2024...	BC RFI



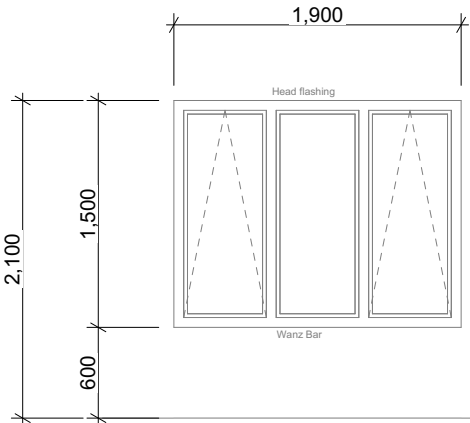
unit #	W101
system	APL Aluminium Joinery
suite	Architectural SERIES
finish	Anodised
jamb	20mm FJ RP grooved for GIB paint finish
glazing	Clear DGU
h. flashing	Purpose made
hardware	selected snib lock



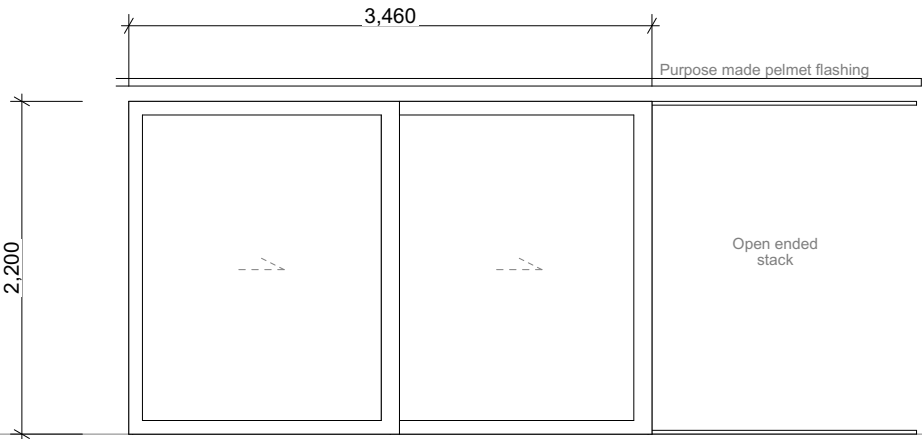
unit #	W102
system	APL Aluminium Joinery
suite	Metro SERIES
finish	Anodised
jamb	20mm FJ RP grooved for GIB paint finish
glazing	Clear DGU
h. flashing	Proprietary
hardware	selected snib lock



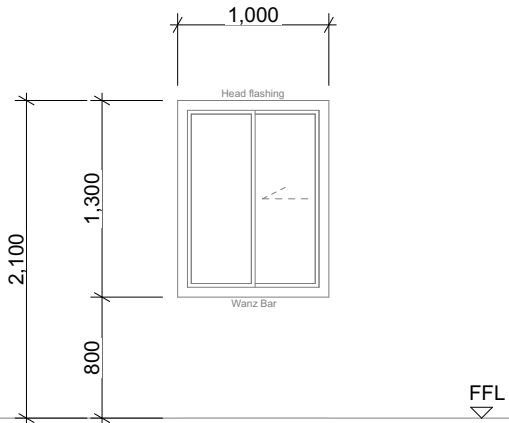
unit #	W103
system	APL Aluminium Joinery
suite	Metro SERIES
finish	Anodised
jamb	20mm FJ RP grooved for GIB paint finish
glazing	Clear DGU
h. flashing	Proprietary
hardware	selected with restrictor



unit #	W104
system	APL Aluminium Joinery
suite	Metro SERIES
finish	Anodised
jamb	20mm FJ RP grooved for GIB paint finish
glazing	Clear DGU
h. flashing	Proprietary
hardware	selected with restrictor



unit #	W105
system	APL Aluminium Joinery
suite	Architectural SERIES
finish	Anodised
jamb	20mm FJ RP grooved for GIB paint finish
glazing	Clear DGU
h. flashing	Purpose made
hardware	selected snib lock



unit #	W106
system	APL Aluminium Joinery
suite	Metro SERIES
finish	Anodised
jamb	20mm FJ RP grooved for GIB paint finish
glazing	Clear DGU
h. flashing	Proprietary
hardware	selected with restrictor

Note: All window and door opening dimensions to structural framing.

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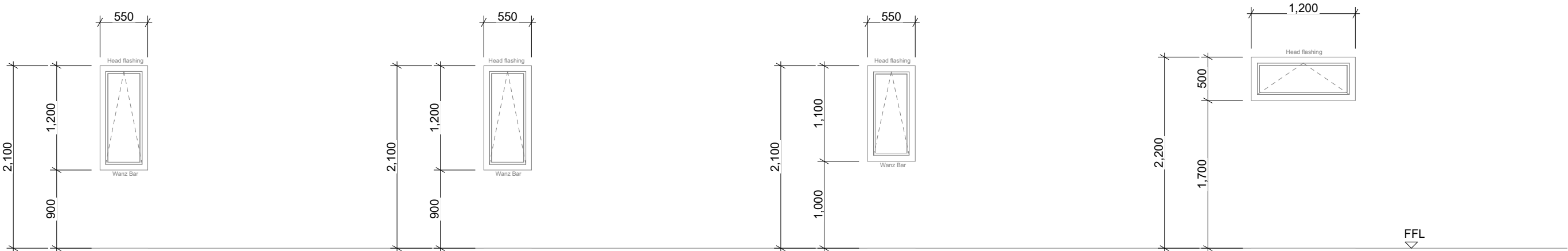
Drawing Title
Window / Door Schedule

Drawing issue
Building Consent

Drawing Scale:

1:1, 1:50 @A3

Drawing Number		
A601		
Rev	Date	Title
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C	14/10/2024...	BC RFI
B	10/10/2024...	BC RFI
A	17/09/2024...	BC RFI

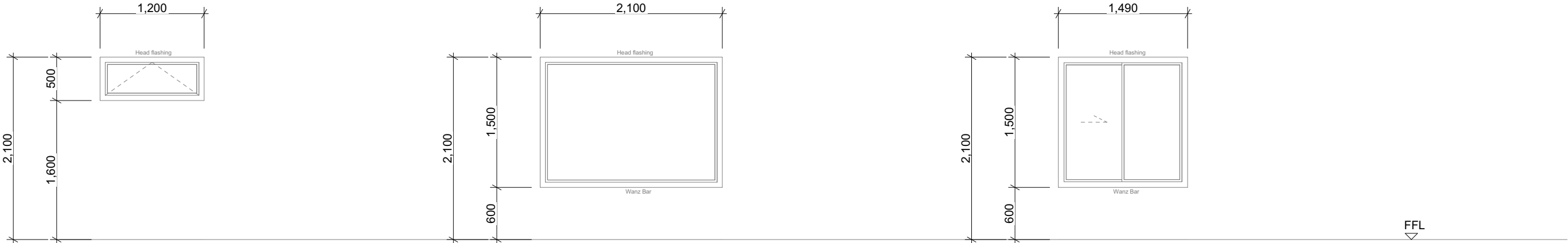


unit #	W107
system	APL Aluminium Joinery
suite	Metro SERIES
finish	Anodised
jamb	20mm FJ RP grooved for GIB paint finish
glazing	Clear DGU
h. flashing	Proprietary
hardware	selected with restrictor

unit #	W108
system	APL Aluminium Joinery
suite	Metro SERIES
finish	Anodised
jamb	20mm FJ RP grooved for GIB paint finish
glazing	Clear DGU
h. flashing	Proprietary
hardware	selected with restrictor

unit #	W109
system	APL Aluminium Joinery
suite	Metro SERIES
finish	Anodised
jamb	20mm FJ RP grooved for GIB paint finish
glazing	Clear DGU
h. flashing	Proprietary
hardware	selected with restrictor

unit #	W110
system	APL Aluminium Joinery
suite	Metro SERIES
finish	Anodised
jamb	20mm FJ RP grooved for GIB paint finish
glazing	Clear DGU
h. flashing	Proprietary
hardware	selected with restrictor



unit #	W111
system	APL Aluminium Joinery
suite	Metro SERIES
finish	Anodised
jamb	20mm FJ RP grooved for
glazing	Clear DGU
h. flashing	Proprietary
hardware	selected with restrictor

unit #	W112
system	APL Aluminium Joinery
suite	Metro SERIES
finish	Anodised
jamb	20mm FJ RP grooved for
glazing	Clear DGU
h. flashing	Proprietary
hardware	selected with restrictor

unit #	W113
system	APL Aluminium Joinery
suite	Metro SERIES
finish	Anodised
jamb	20mm FJ RP grooved for
glazing	Clear DGU
h. flashing	Proprietary
hardware	selected with restrictor

Note: All window and door opening dimensions to structural framing.

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24012
Date
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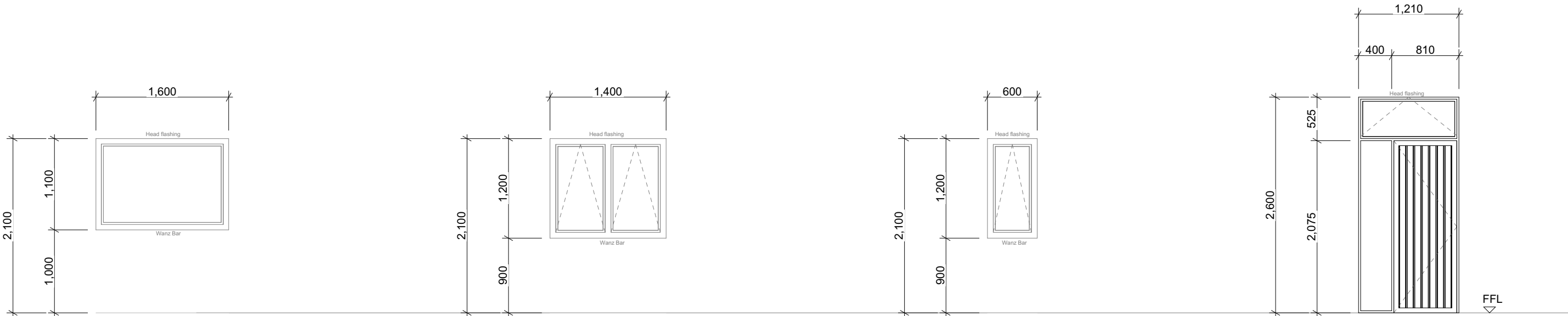
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#Contact ID
Checked By

Drawing Title
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Drawing issue
Building Consent

Drawing Scale:
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Drawing Number
A602

Rev	Date	Title
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A	17/09/2024...	BC RFI

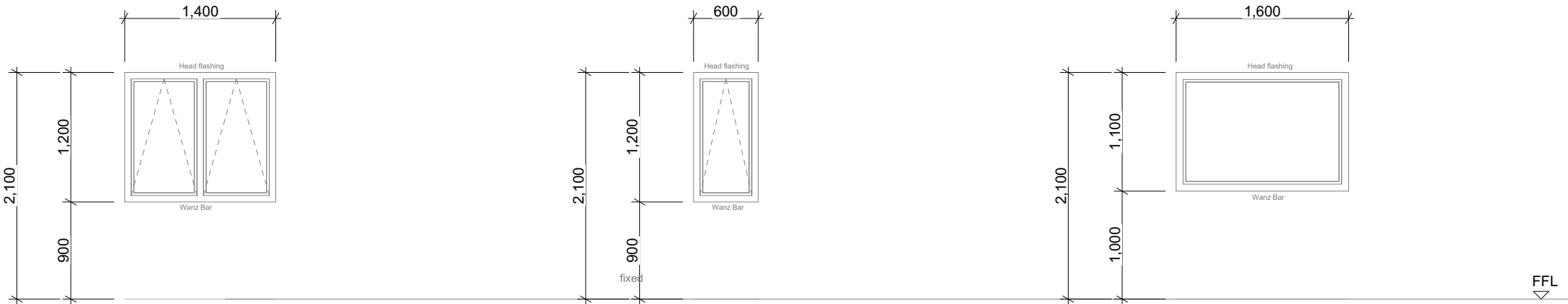


unit #	W114
system	APL Aluminium Joinery
suite	Metro SERIES
finish	Anodised
jams	20mm FJ RP grooved for
glazing	Clear DGU
h. flashing	Proprietary
hardware	selected with restrictor

unit #	W115
system	APL Aluminium Joinery
suite	Metro SERIES
finish	Anodised
jams	20mm FJ RP grooved for
glazing	Clear DGU
h. flashing	Proprietary
hardware	selected with restrictor

unit #	W116
system	APL Aluminium Joinery
suite	Metro SERIES
finish	Anodised
jams	20mm FJ RP grooved for
glazing	Clear DGU
h. flashing	Proprietary
hardware	selected with restrictor

unit #	W117
system	APL Aluminium Joinery
suite	Metro SERIES
finish	Anodised
jams	20mm FJ RP grooved for
glazing	Clear DGU
h. flashing	Proprietary
hardware	selected with restrictor



unit #	W119
system	APL Aluminium Joinery
suite	Metro SERIES
finish	Anodised
jams	20mm FJ RP grooved for
glazing	Clear DGU
h. flashing	Proprietary
hardware	selected with restrictor

unit #	W119
system	APL Aluminium Joinery
suite	Metro SERIES
finish	Anodised
jams	20mm FJ RP grooved for
glazing	Clear DGU
h. flashing	Proprietary
hardware	selected with restrictor

unit #	W120
system	APL Aluminium Joinery
suite	Metro SERIES
finish	Anodised
jams	20mm FJ RP grooved for
glazing	Clear DGU
h. flashing	Proprietary
hardware	selected with restrictor

Note: All window and door opening dimensions to structural framing.

Client
Eady Family
Project
Additions & Alterations
at Oruruhoa Bay, Rawhiti Northland 0184

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Project No.
24012
Date
28 AUG 24

Drawn By
#Contact ID
Checked By

Drawing Title
Window/ Door Schedule
Drawing issue
Building Consent

Drawing
Scale:
1:50
@A3

Drawing Number
A603

Rev	Date	Title
D	4/11/2024 ...	BC RFI
C	14/10/2024...	BC RFI
B	10/10/2024...	BC RFI
A	17/09/2024...	BC RFI