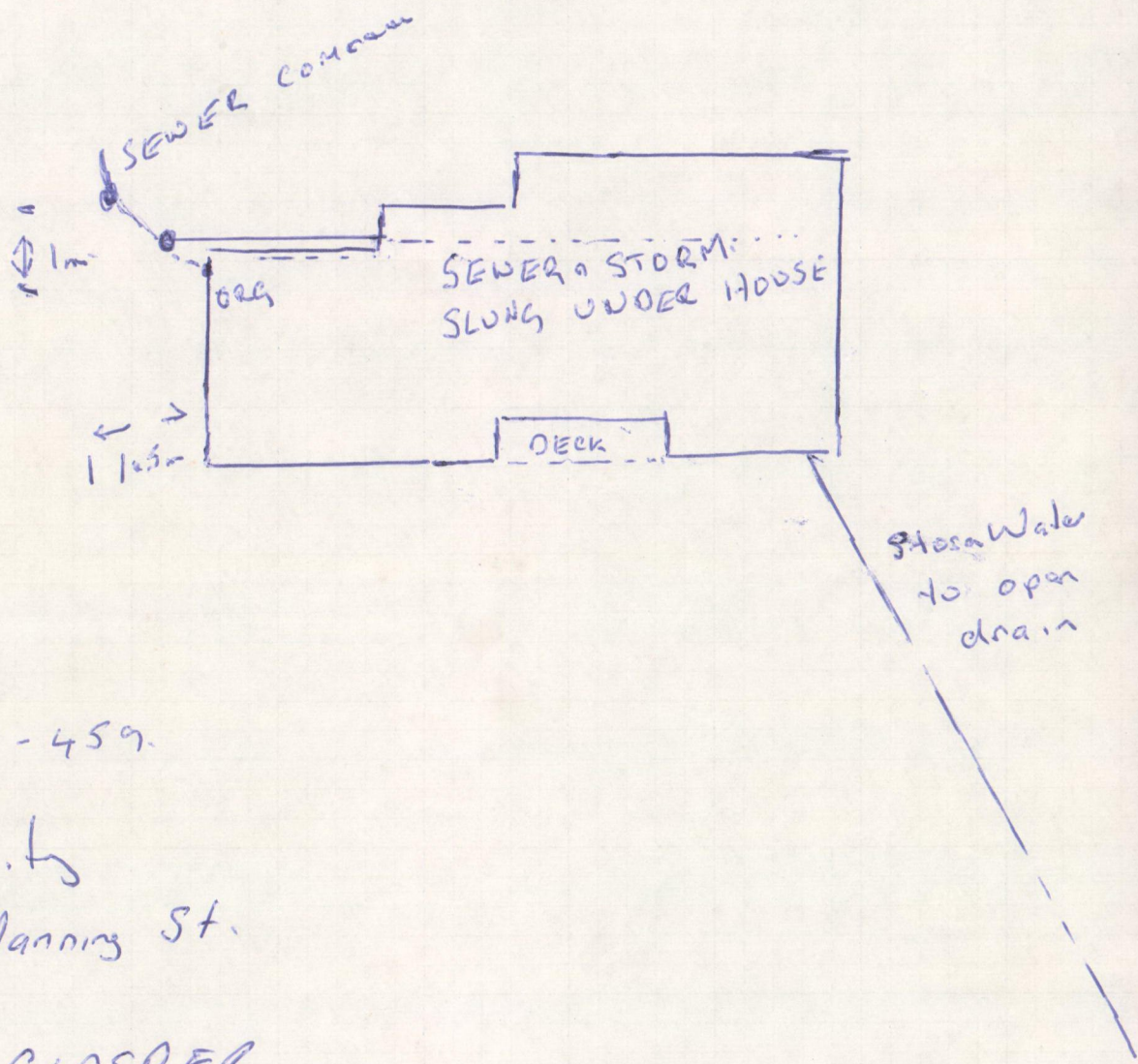




BCPLA



Consent No 2012 - 459.

Owner. M^cGarity

Address 5 B. Manning St.

Plumber
Regulatory A. R. GLASPER
04619

PDF Created with deskPDF PDF Writer - Trial - http://www.deskpdf.com

Sec 113
Town of Rawene

Sec 114
Town of Rawene
SO 13535

07 306
HAIGH WORKMAN
PO Box 89
Kerikeri N.Z.
Ph 09 - 407 8327

W. Haigh
11/7/07

Road - Crown Grant
Legal road not formed

*Firm soil + ground,
but susceptible to
surface erosion by
running water.*

814 m²

Lot 2
814 m²

Cottage
(to be demolished)

House
(to be demolished)

concrete

Manning Street
Legal sealed 20.12m wide

Mariner Street
Legal sealed 20.12m wide

M94 Lid
RL 12.97

Convert Invert
RL 16.93

SM 1016

drop manhole

storm water

*Slumping
caused by stormwater
now controlled*

(RC 2070612)

COPYRIGHT

Local Authority: Far North District Council
Survey Block & District:
Total Area: 1628 m²
Comprised in CT 33A/194 (AU)
Levels in terms of: Mean sea level
SM 1016 RL 23.23
Contour Interval: 0.5m

THIS DRAWING AND DESIGN REMAINS THE
PROPERTY OF VON STURMERS AND MAY
NOT BE REPRODUCED WITHOUT THE WRITTEN
PERMISSION OF VON STURMERS

AREAS AND MEASUREMENTS SUBJECT TO FINAL SURVEY

This plan and accompanying report(s) have been prepared for the purpose of
obtaining a Resource Consent only and for no other purpose. Use of this plan
and/or information on it for any other purpose is at the user's risk.

Prepared For: Ngawha Springs Limited



VON STURMERS
Registered Land Surveyors, Planners &
Land Development Consultants
Ph: (09) 408 6000 117 Commerce St
Fax: (09) 408 6002 P.O. Box 128
Email: kaitiara@surveyandplanning.co.nz Kaitiara

**Lots 1 & 2 Being A Proposed Subdivision
Of Sections 115 & 116 Town Of Rawene**

Name	Date	ORIGINAL SCALE	SHEET SIZE
Survey		1:200	A2
Design			
Drawn	RN June 07		
Approved			
Rev			

Surveyors
Ref. No:
11676
Series
Sheet of

Figure 4: Baluster fixed to boundary joist or end joist
Paragraphs 2.3.2, 2.3.4, 2.3.5, 2.3.6 and 2.4.1

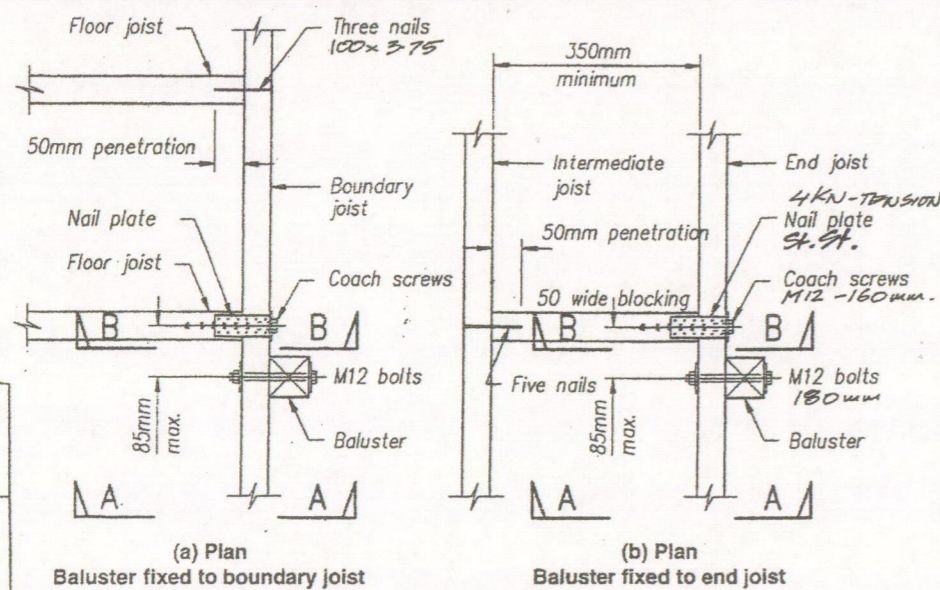


Table 1: Top rail sizes - Type 1 and Type 2
Paragraph 2.2.1 and Figures 1 and 3

Maximum spacing (c-c) of balusters for top rail (mm)	Size of top rail (mm)
Type 1: 1000	75 x 50
1500	100 x 50
1800	125 x 50
2000	150 x 50
Type 2: 1000	75 x 50
1400	100 x 50
1500	125 x 50
1600	150 x 50
1700	200 x 50
1800	225 x 50

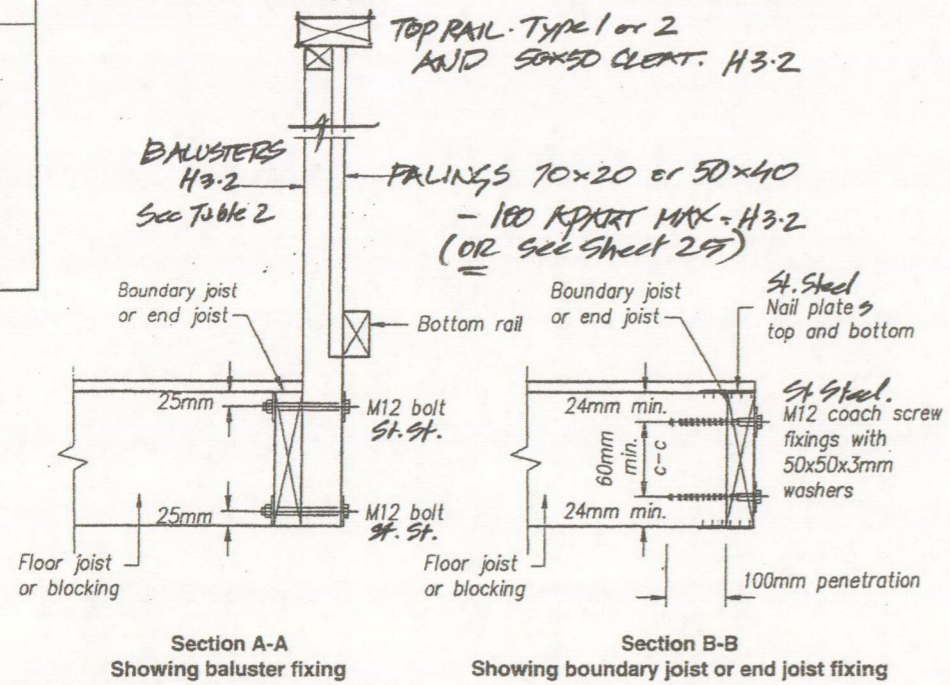
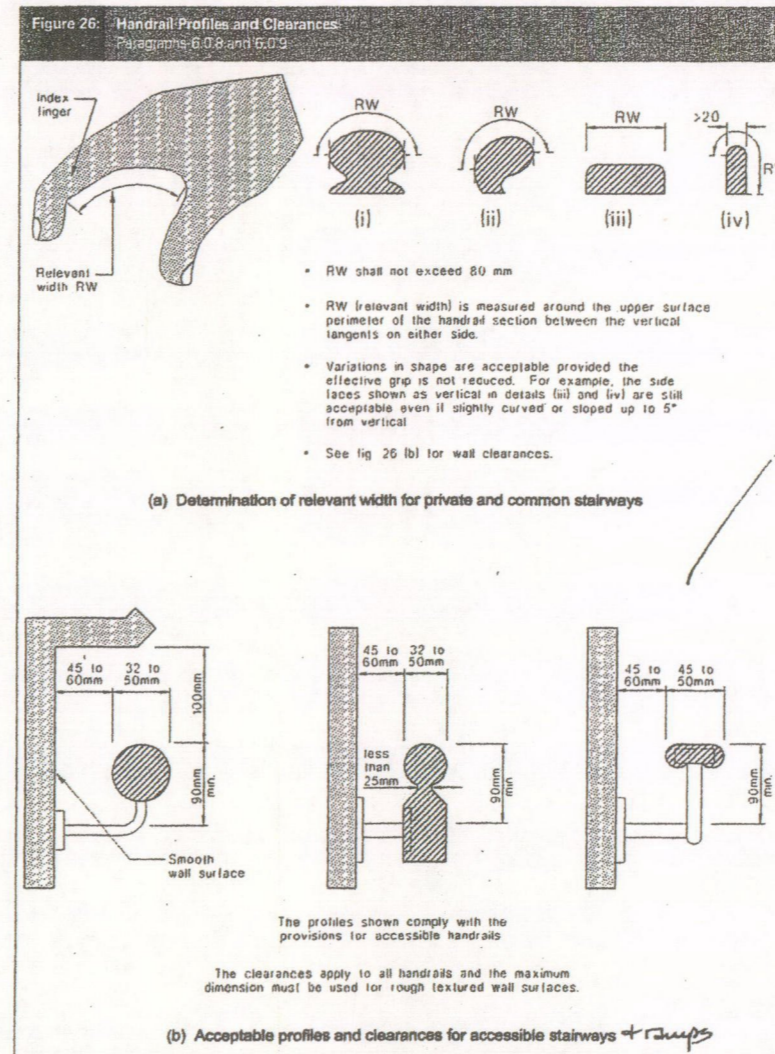


Table 2: Baluster sizes
Paragraph 2.3.1 and Figures 3 and 4

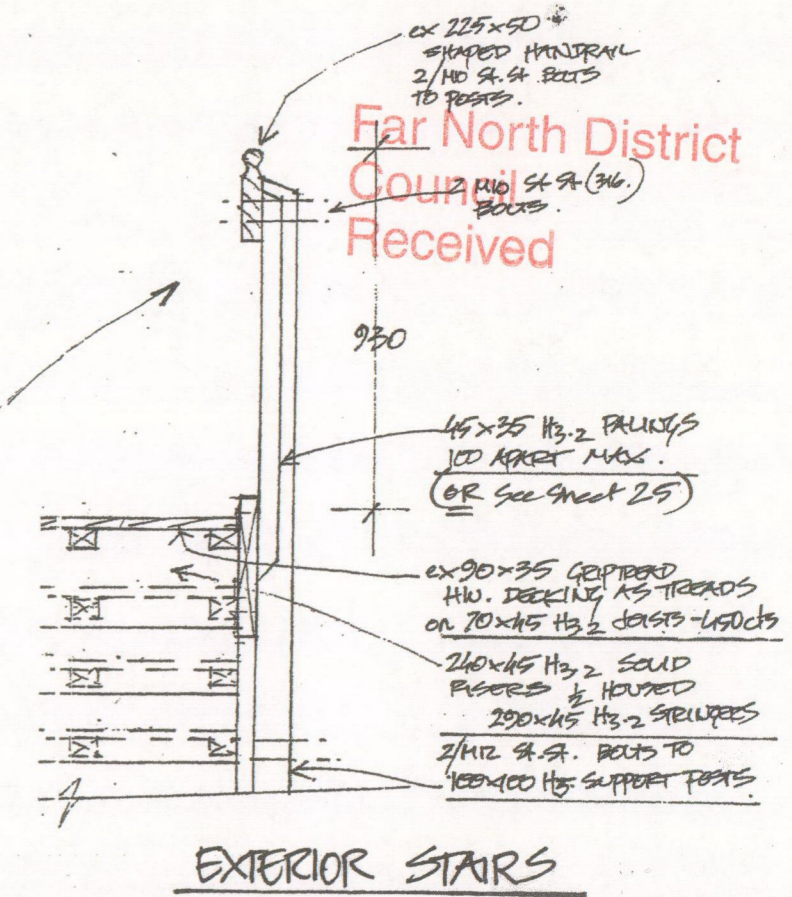
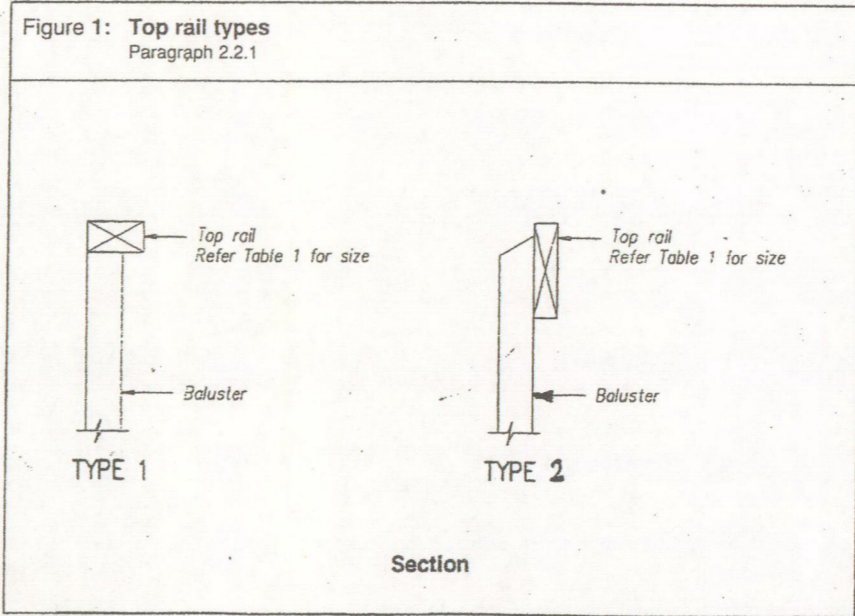
Baluster size (mm)	Maximum baluster spacing (c-c) for top rail (mm)	
	Type 1	Type 2
50 x 100	400	400
75 x 50	600	600
75 x 75	800	800
100 x 50	1200	1200
75 x 100	1200	1200
100 x 75	1800	1700
100 x 100	2000	1800

NOTE:
The first dimension given for the baluster is the depth measured perpendicular to the line of the top rail as shown in Figures 3 and 4.

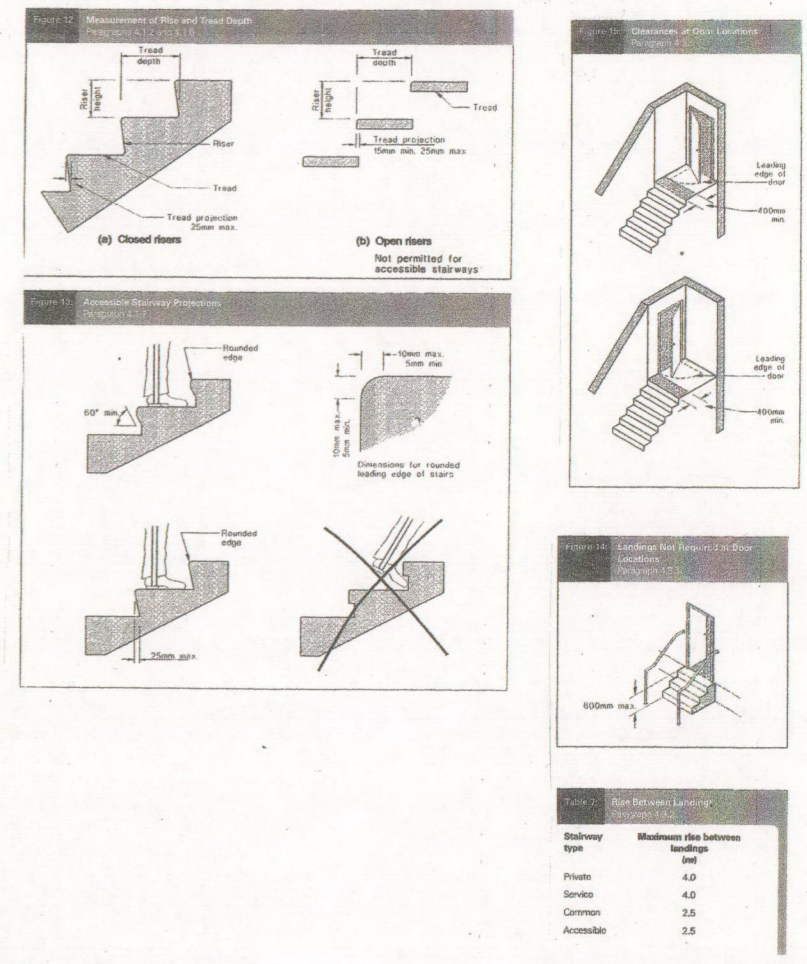
BALUSTRADES



HANDRAILS



EXTERIOR STAIRS



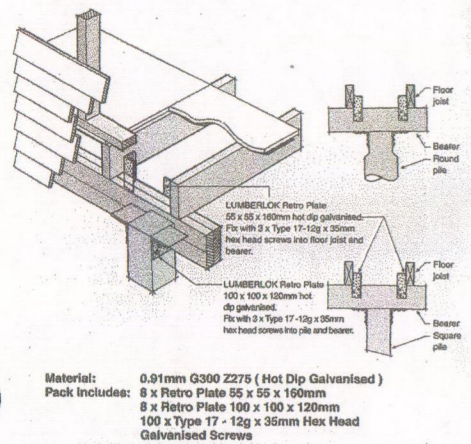
HM DESIGN	Ph: (09) 4054 876, 021 4054 87 or 84 Email: hane_mitt@msn.com	MCCARTHY.
BALUSTRADES/HANDRAILS/STAIRS		Sheet 5

LUMBERLOK®

12kN RETRO SUBFLOOR FIXING

04/2007

* Fixing to be used when the outside face of the bearer is not accessible e.g. fixing relocatable houses to piles.
 * Stainless Steel option available for sea spray (high corrosion) zones.



CORROSION HAZARD USE TABLE

Standard Pack (12kN 6k)	All Areas Hot Dip Galvanized
Medium Corrosion Pack (12kN 6k)	File to Bearer Rings Stainless Steel (SS)
High Corrosion Pack (12kN 6k)	File to Bearer Rings Hot Dip Galvanized

6kN Joint Fixing Schedule

PILE TO BEARER:

- Wire Dog Straps (4 per joint) Stainless Steel
- 4 x 80mm Steel Nails (1 per load) Stainless Steel

JOINT TO BEARER:

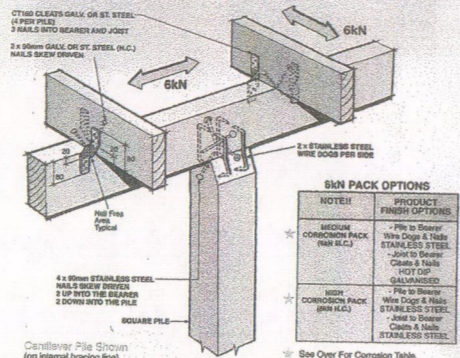
- CT190 Clasp (4 per pile) 150mm long
- 2 Nails per Clasp into Joint
- 2 Nails per Clasp into Bearer
- 2 Shear Nails 50mm (1 per side)
- 2 x 40mm x 3.15 dia. Spiral Nails (for joint to Bearer Rings)
- 4 x 80mm x 4 dia. St. Steel Nails (H.C. Pack only)
- 4 x 80mm x 4 dia. St. Steel Nails (H.C. Pack only)

LUMBERLOK®

6kN PILE FIXING

06/2008

* The 6kN Pile Fixing must be installed in accordance with this brochure
 * Auckland University Tested. Test Ref. 4613
 * All ordinary construction must be in accordance with NZS 3604:1999
 * NZS 3604 requires lines of lateral support to floor joists within 300mm of bearer or bracing lines, refer to Clause 7.1.2



6kN PACK OPTIONS

NOTE:	PRODUCT FINISH OPTIONS:
MECHANICAL CORROSION PACK (MCP)	* File to Bearer Rings Stainless Steel (SS)
HIGH CORROSION PACK (HCP)	* File to Bearer Rings Hot Dip Galvanized

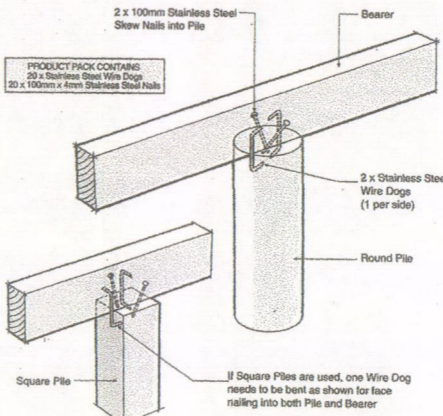
Available from leading Builders Supply Merchants throughout New Zealand

LUMBERLOK®

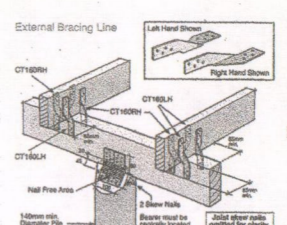
ORDINARY PILE FIXING

08/2007

* Complies with NZS 3604:1999
 * All Fixings Stainless Steel
 * For all Ordinary Piles (Refer Figure 6.3 NZS 3604:1999)

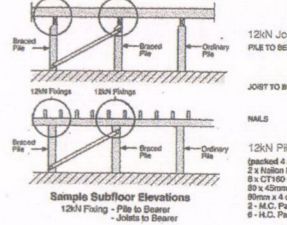


Available from leading Builders Supply Merchants throughout New Zealand



CORROSION HAZARD USE TABLE

Standard Pack (12kN 6k)	All Areas Hot Dip Galvanized
Medium Corrosion Pack (12kN 6k)	File to Bearer Rings Stainless Steel (SS)
High Corrosion Pack (12kN 6k)	File to Bearer Rings Hot Dip Galvanized

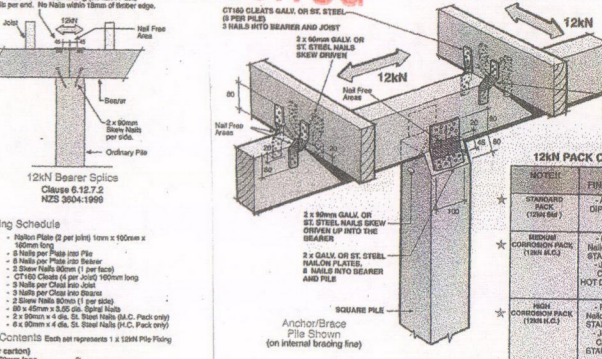


LUMBERLOK®

12kN PILE FIXING FOR BRACED PILES OR ANCHOR PILES

07/20

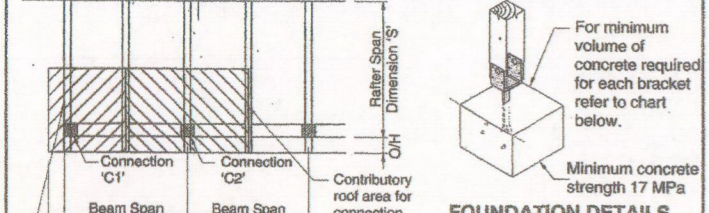
* The 12kN Pile Fixing must be installed in accordance with this brochure
 * Auckland University Tested. Test Ref. 4613
 * All ordinary construction must be in accordance with NZS 3604:1999
 * NZS 3604 requires lines of lateral support to floor joists within 300mm of bearer or bracing lines, refer to Clause 7.1.2



Available from leading Builders Supply Merchants throughout New Zealand

BUILDING WITH BOWMAC®

POST & BEARER BRACKETS



For minimum volume of concrete required for each bracket refer to chart below.

Minimum concrete strength 17 MPa

EXAMPLE AREAS

- Contributory area on connection C1 = (SxH)/4 + (O/HxH)/2 + (O/HxS)/2 + 2x(O/H)
- Contributory area on connection C2 = (S/2 + O/H)xS

LAYOUT & LOAD DIMENSIONS

Bracket Type	Roof Weight	Wind	Snow	Max. Roof Area (m²)			
				Bracket Type 1	Bracket Type 2	Light	Heavy

LOAD TABLE

Roof Weight	Wind	Roof Area Supported (m²)						
		2m²	4m²	6m²	8m²	10m²	12m²	14m²

MAX. CONCRETE FOOTING VOLUME TABLE

Roof Weight	Wind	Roof Area Supported (m²)						
		2m²	4m²	6m²	8m²	10m²	12m²	14m²

NOTE:

Fixing Bottom Plate to Concrete Slab - Cl. 7.5.12 NZS3604/1999
 - Cl. 6.11.9 NZS3604/1999

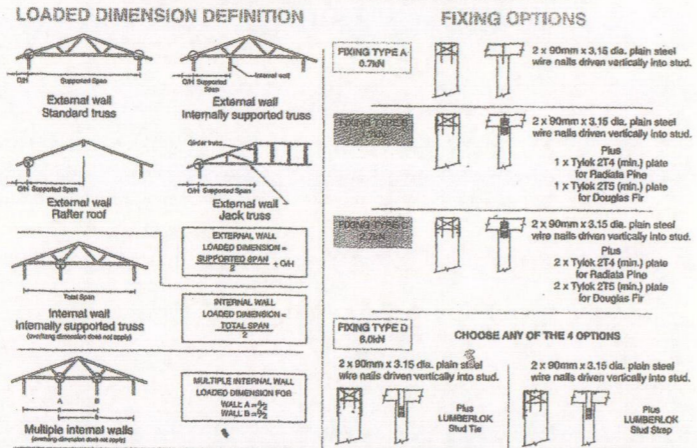
-M12 Bolts - 900ctr
 - min. 300mm from ends.

STUD TO TOP PLATE FIXING SCHEDULE

ALTERNATIVE TO TABLE 8.18 NZS 3604:1999

NOTE:

- All fixings are designed for vertical loads only. Dead loads include the roof weight and standard ceiling weight of 0.20 kPa. Refer to Table 8.19 NZS 3604:1999 for rafter/schedule to resist horizontal loads.
- These fixings assume the correct choice of rafter/truss to top plate connections have been made.
- Gable and wall top plate/stud connections require only 2 x 90mm x 3.15 dia. nails driven vertically into stud through top plate.
- All fixings assume top 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 3604:1999.



FIXING SELECTION CHART

Stud Spacing (mm)	Light Roof Wind Zone	Light Roof				Heavy Roof			
		L	M	H	VH	L	M	H	VH

FIXING BOTTOM PLATE TO FLOOR FRAMING (NZS3604:1999 TABLE 8.19)

JOINT	HAND DRIVEN	POWER DRIVEN
EXTERNAL WALL & INTERNAL WALL BRACING ELEMENTS	2/100x3.75mm@ NAILS @ 600mm CRS MAX.	3/90x3.15mm@ NAILS @ 600mm CRS MAX.
INTERNAL WALL (MAY BE NAILED TO FLOOR DECKING)	1/100x3.75mm@ NAILS @ 600mm CRS MAX.	1/90x3.15mm@ NAILS @ 600mm CRS MAX.
TRIMMER NOT EXCEEDING 4.2m IN LENGTH	4/100x3.75mm@ NAILS END NAILED	6/90x3.15mm@ NAILS END NAILED

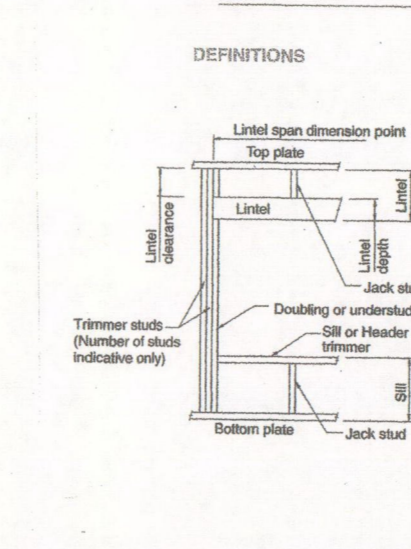
LUMBERLOK®

LINTEL FIXING SCHEDULE

ALTERNATIVE TO TABLE 8.14 & FIGURE 8.12 NZS 3604:1999

NOTE:

- All fixings are designed for vertical loads only. Dead loads include the roof weight and standard ceiling weight of 0.20 kPa. Refer to Table 8.19 NZS 3604:1999 for rafter/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 3604:1999.

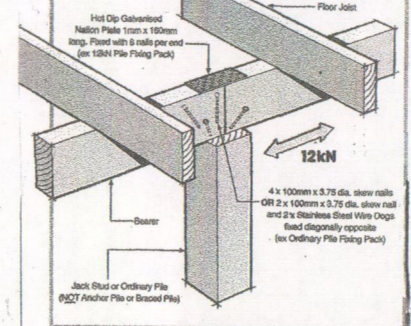


SELECTION CHART FOR LINTEL FIXING

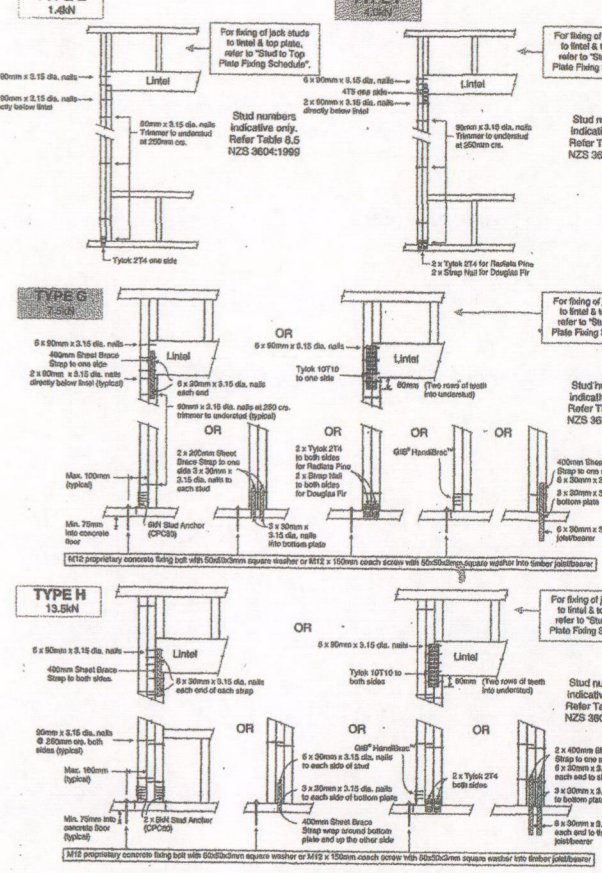
Lintel Span	Loaded Dimension (mm)	Light Roof Wind Zone				Heavy Roof Wind Zone			
		L	M	H	VH	L	M	H	VH

12kN BEARER SPLICE OVER PILE

AS PER CLAUSE 6.12.7 NZS 3604:1999

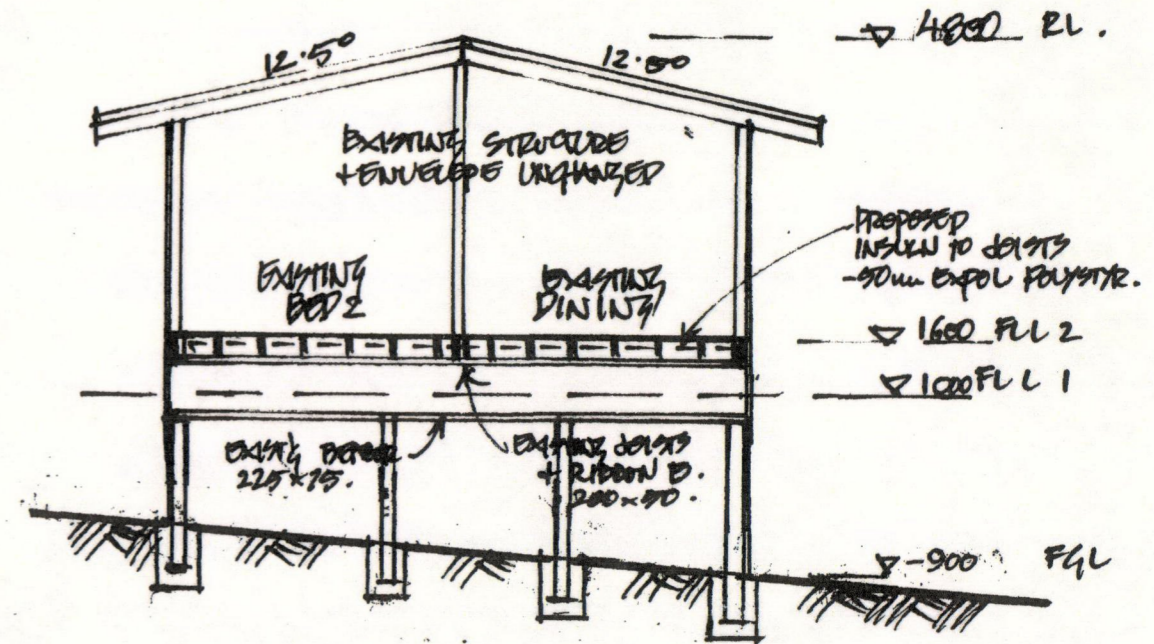
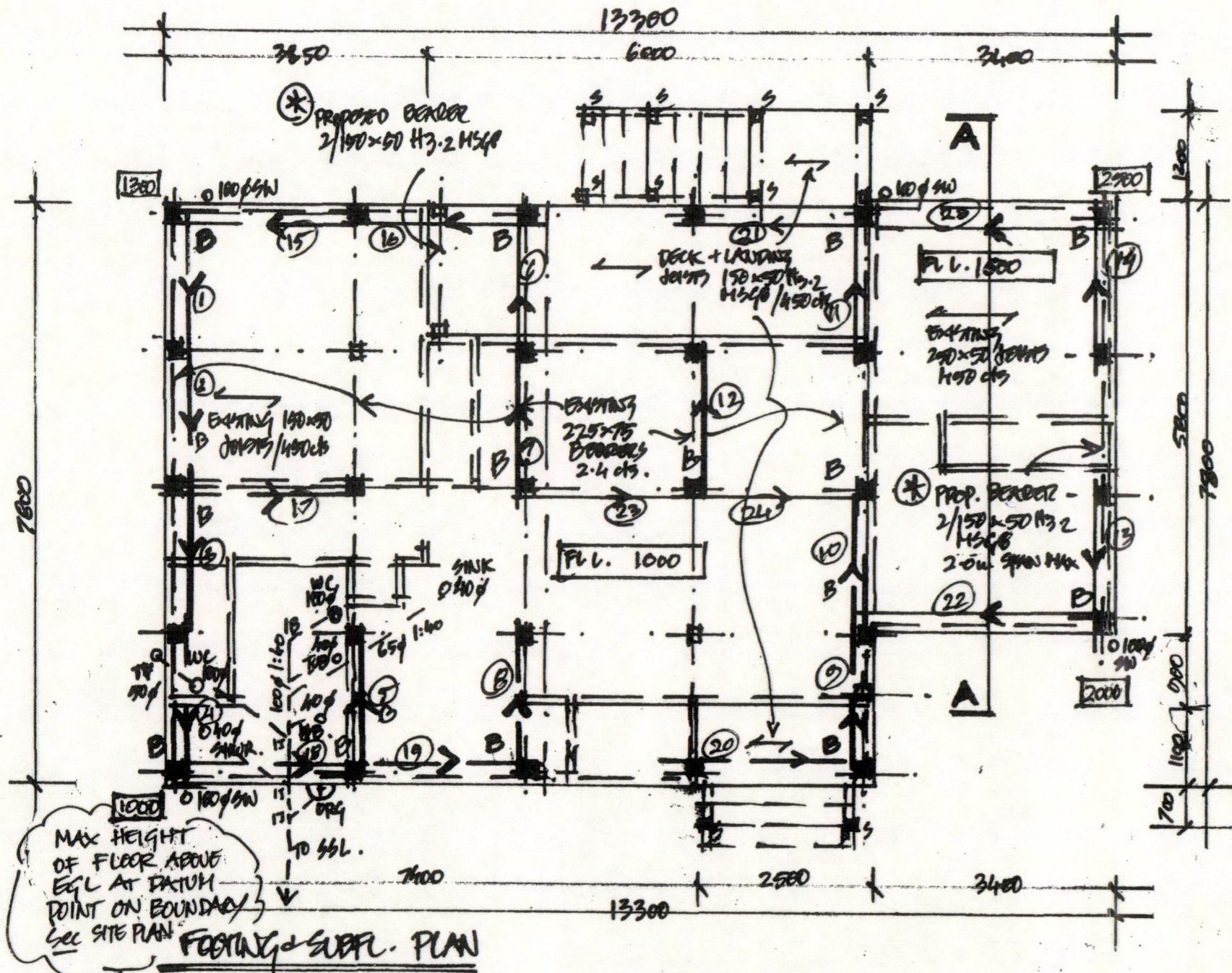


LINTEL FIXING OPTIONS



HM DESIGN Ph: (09) 4054 876, 021 4054 87 or 84, Email: hans_mit@msn.com

MCGARITY Sheet 4



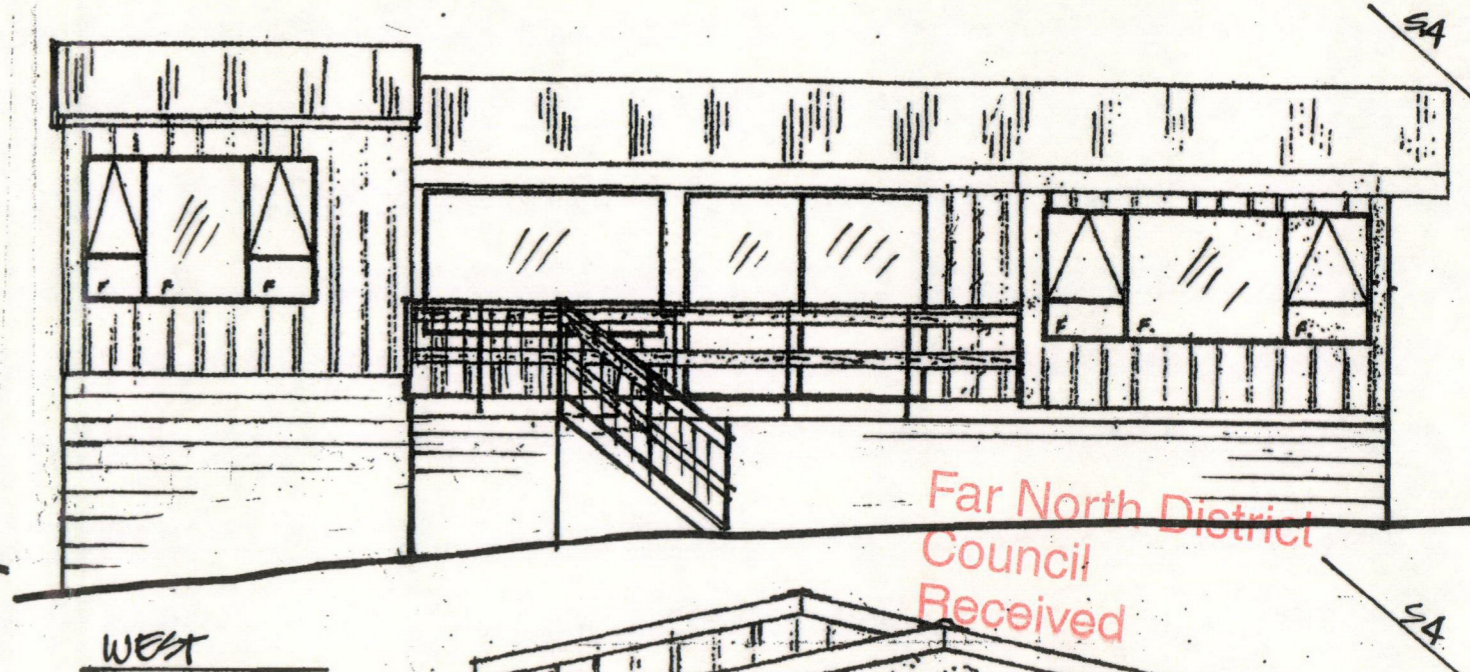
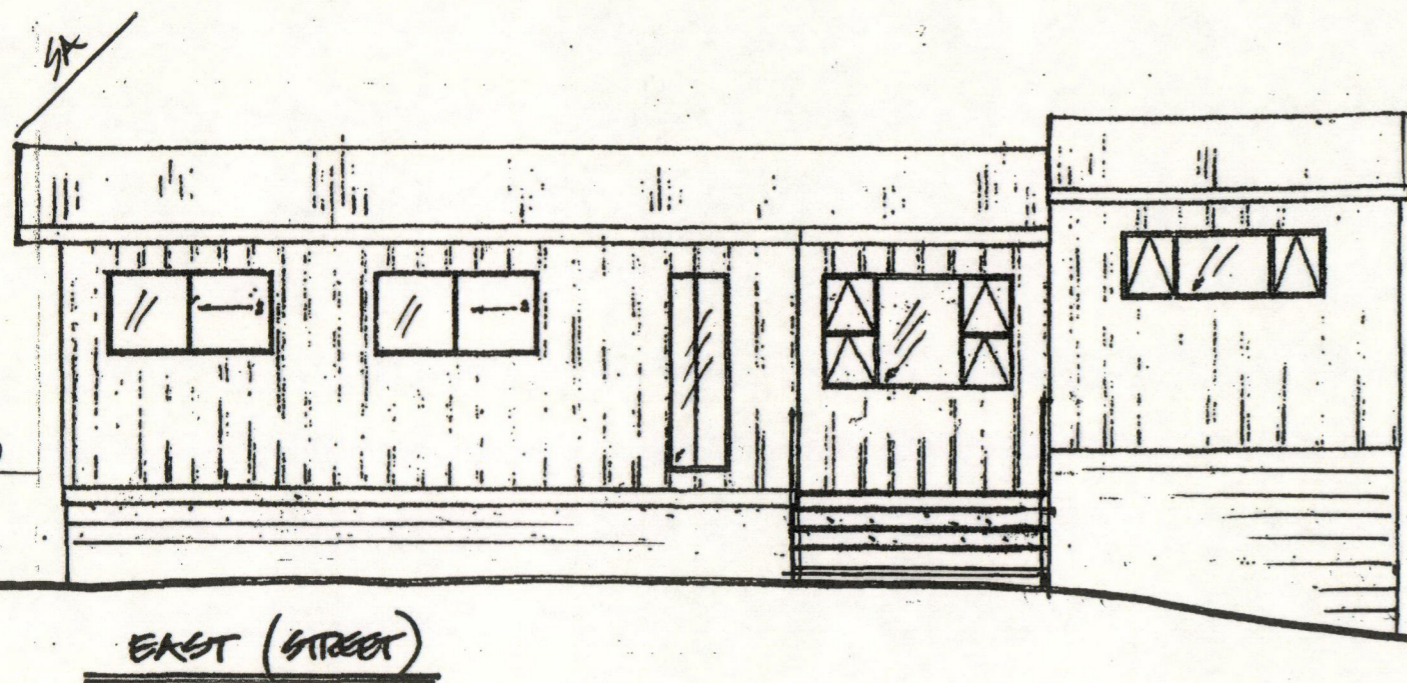
CROSS-SECTION AA

NOTES: ALL SUB-FL. STRUCT. STEEL FIXINGS - ST. STEEL

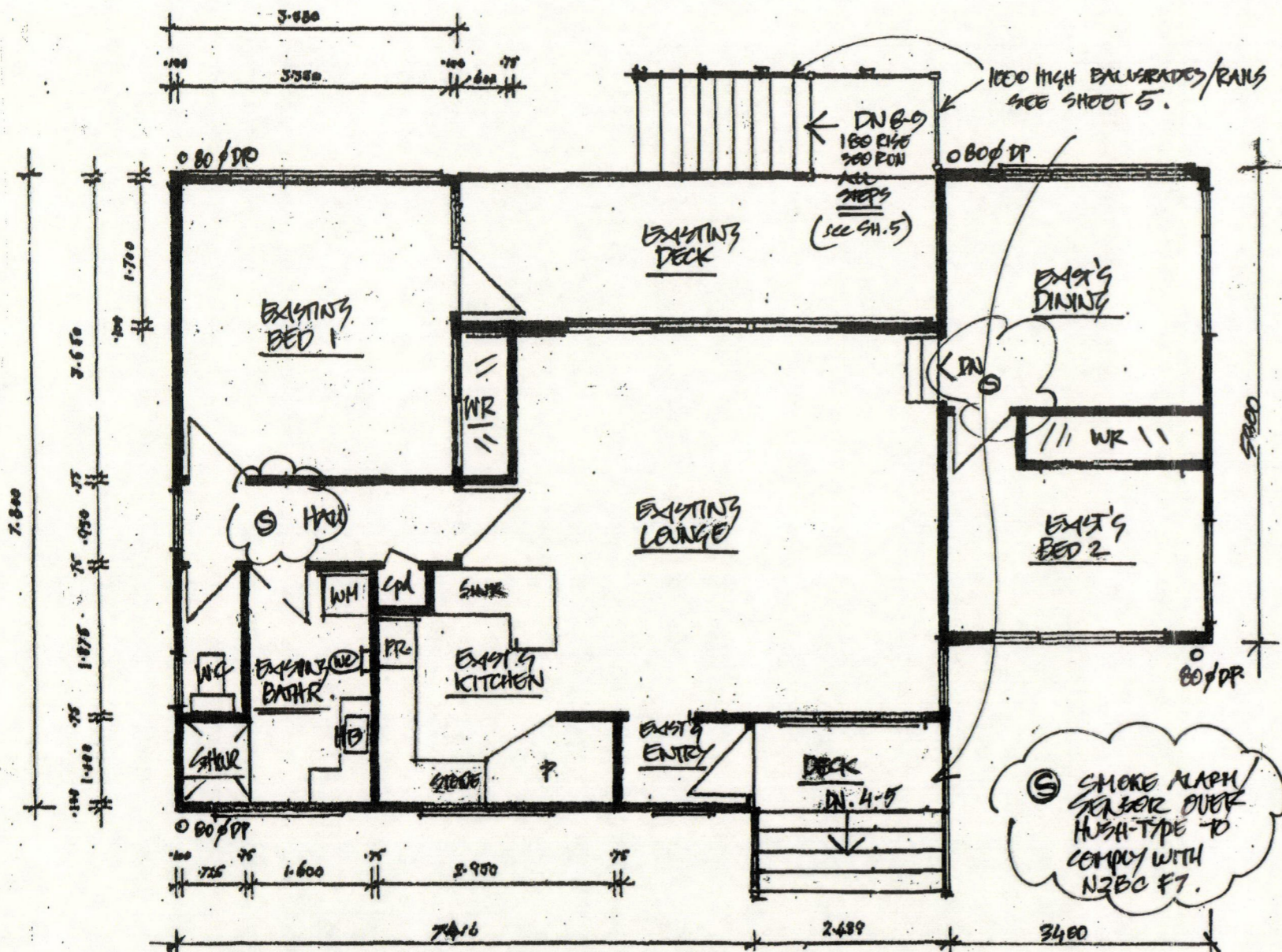
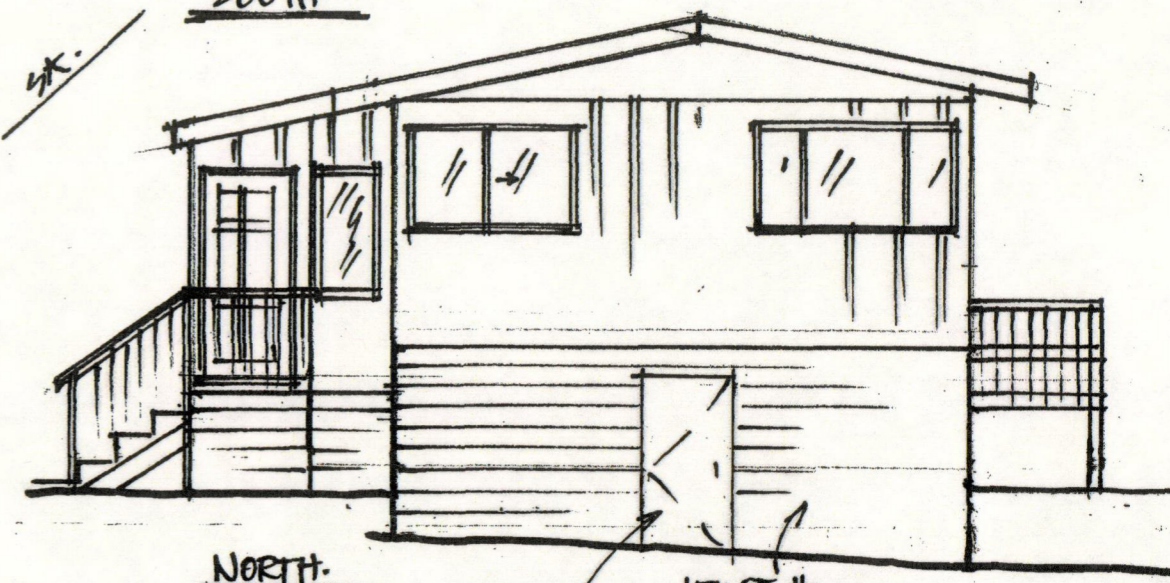
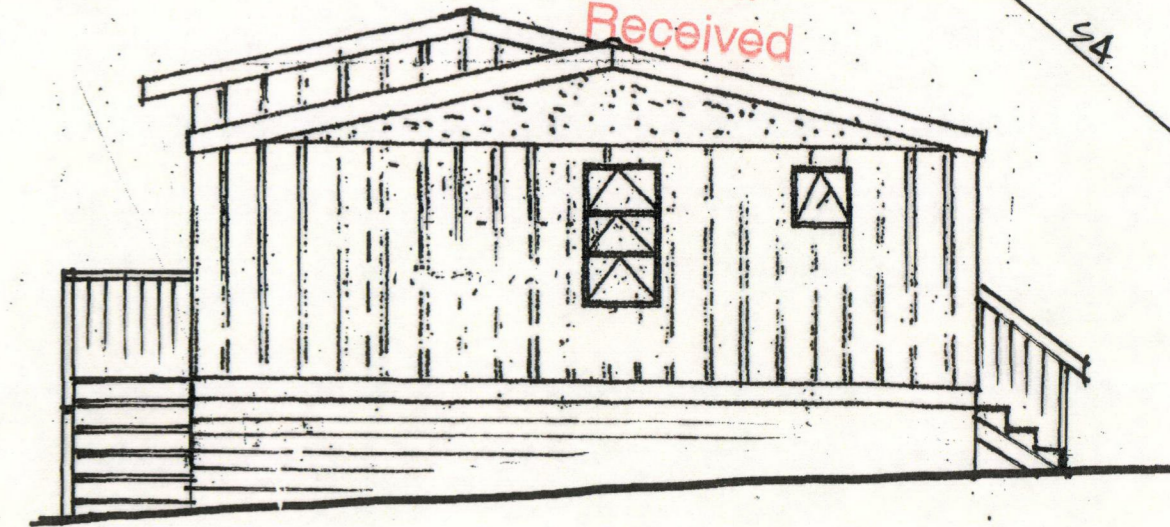
LEGEND:

- * B BRACED PAIR SETS, 125² H₅, 150² x 450 D - 175 NPA / 12 KN.
- - ORDINARY PILES, " - 450² x 450 D " / 3 KN
- ← BRACE - 100x75(100) H₄ 1/2 ST. ST. BOOT. at end.
- * PROPOSED BEAMERS 2/150x50 H_{3.2} HSG6.
- S. STAIR POST - 100x100 H₅ - 300² x 450 D, 175 NPA
- SEE SHEET 4 FOR GEN. FINISH DETAILS
- SHEET 5 FOR STAIR CONST. DETAILS + NEW BALUSTRADES / 4 RAILS.

* 14 BRACED PAIRS ACROSS ① - ⑭
" " " ALONG ⑮ - ⑳



Far North District
Council
Received



FLOOR PLAN (EXISTING)

(NOTE: BUILDER TO ENSURE PLACEMENT OF HOUSE COMPLIES WITH HEIGHT IN RELATION BOUNDARY/SA RULE.) *

PROPOSED RELOCATED HOUSE FOR GREG MCGARTHY
FLOOR PLAN + ELEVATIONS 1275 SHEET 2
HM DESIGN Revised 16/11/11 19/10/11



Far North District Council
Received

3

APPROVED PIM/BC 2012/459.

Date..... 17/11/11

Signed..... *[Signature]*

FAR NORTH DISTRICT COUNCIL

FAR NORTH DISTRICT COUNCIL

CONSENT No: BC 2012 - 459

Date PIM Checked: 7-11-11

Signed: *[Signature]*

Date BC Checked: 17/11/11

Signed: *[Signature]*

CONDITIONS APPLICABLE TO THIS CONSENT

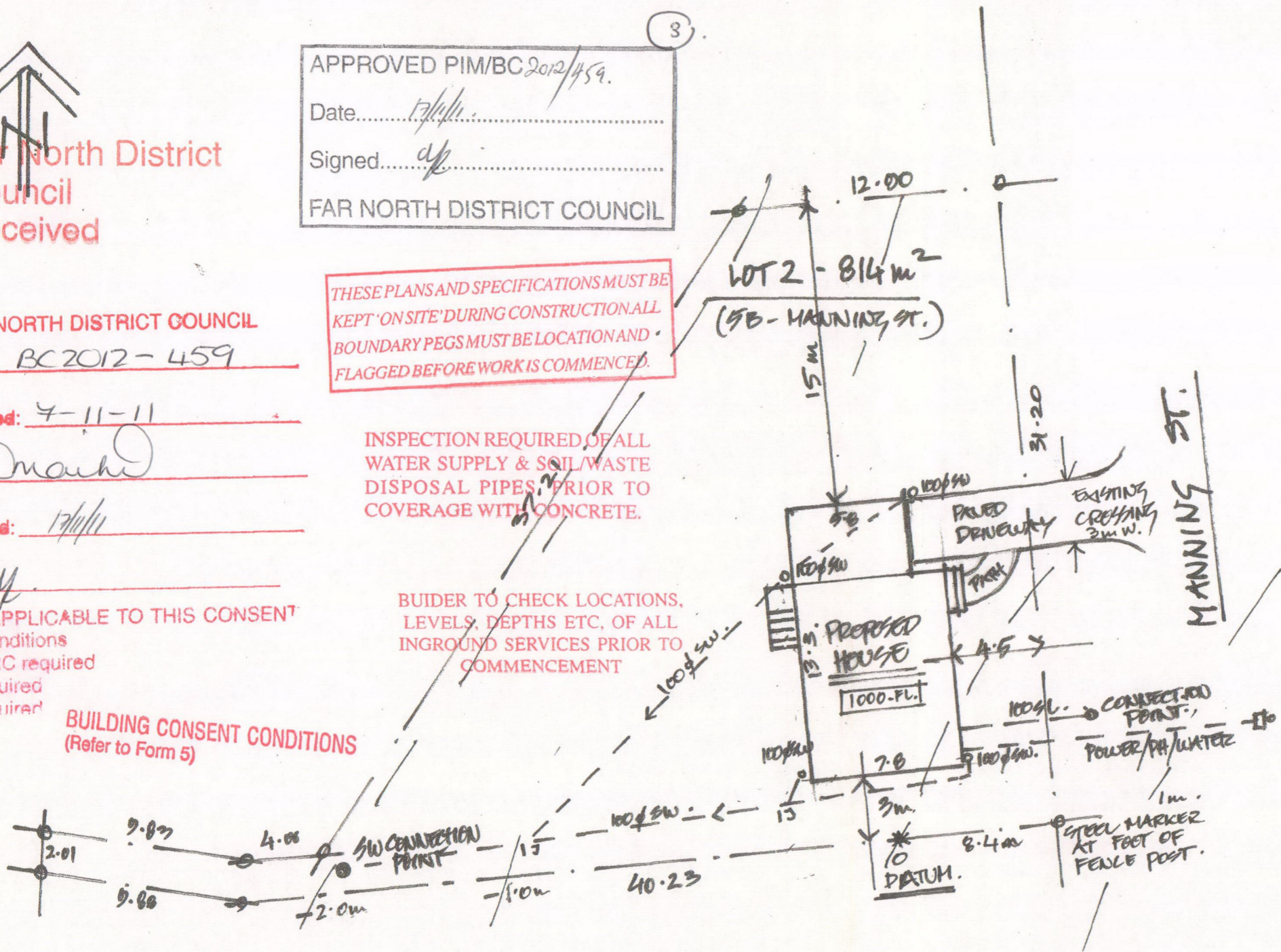
- General conditions
- Form 4a - RC required
- Sec 72 required
- Sec 75 required

BUILDING CONSENT CONDITIONS
(Refer to Form 5)

THESE PLANS AND SPECIFICATIONS MUST BE KEPT 'ON SITE' DURING CONSTRUCTION. ALL BOUNDARY PEGS MUST BE LOCATED AND FLAGGED BEFORE WORK IS COMMENCED.

INSPECTION REQUIRED OF ALL WATER SUPPLY & SOIL/WASTE DISPOSAL PIPES PRIOR TO COVERAGE WITH CONCRETE.

BUILDER TO CHECK LOCATIONS, LEVELS, DEPTHS ETC, OF ALL INGROUND SERVICES PRIOR TO COMMENCEMENT



NOTES:

ZONE - RESIDENTIAL

WIND - VERY HIGH

IMPERMEABLE SURFACES -

EARTHWORKS - 0 - TURF ONLY.

1m ONTOURS TO SITE DATUM.

PROPOSED RELOCATED HOUSE FOR G. MCCARTHY

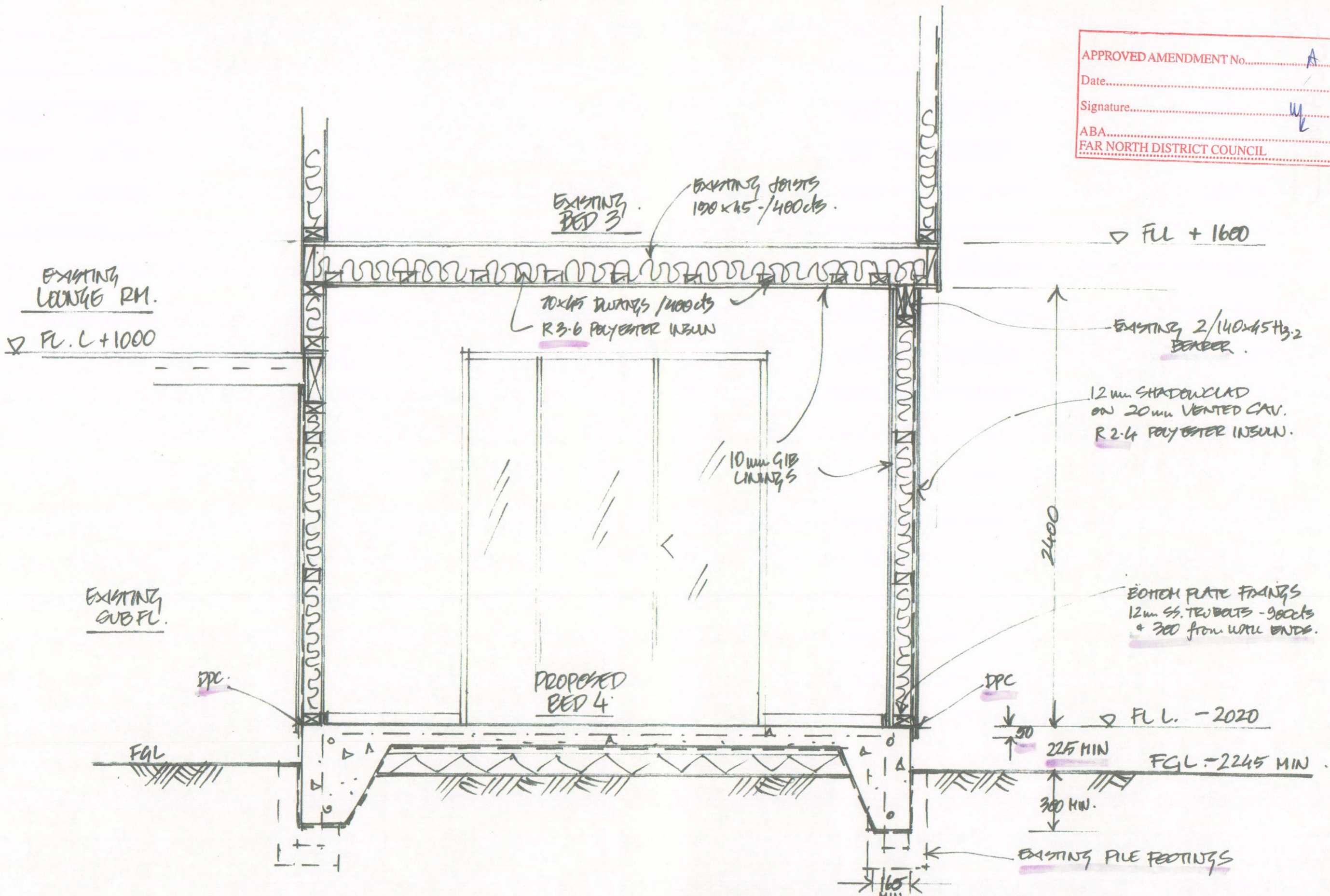
SITE PLAN 1:250

HM DESIGN

SHEET 1

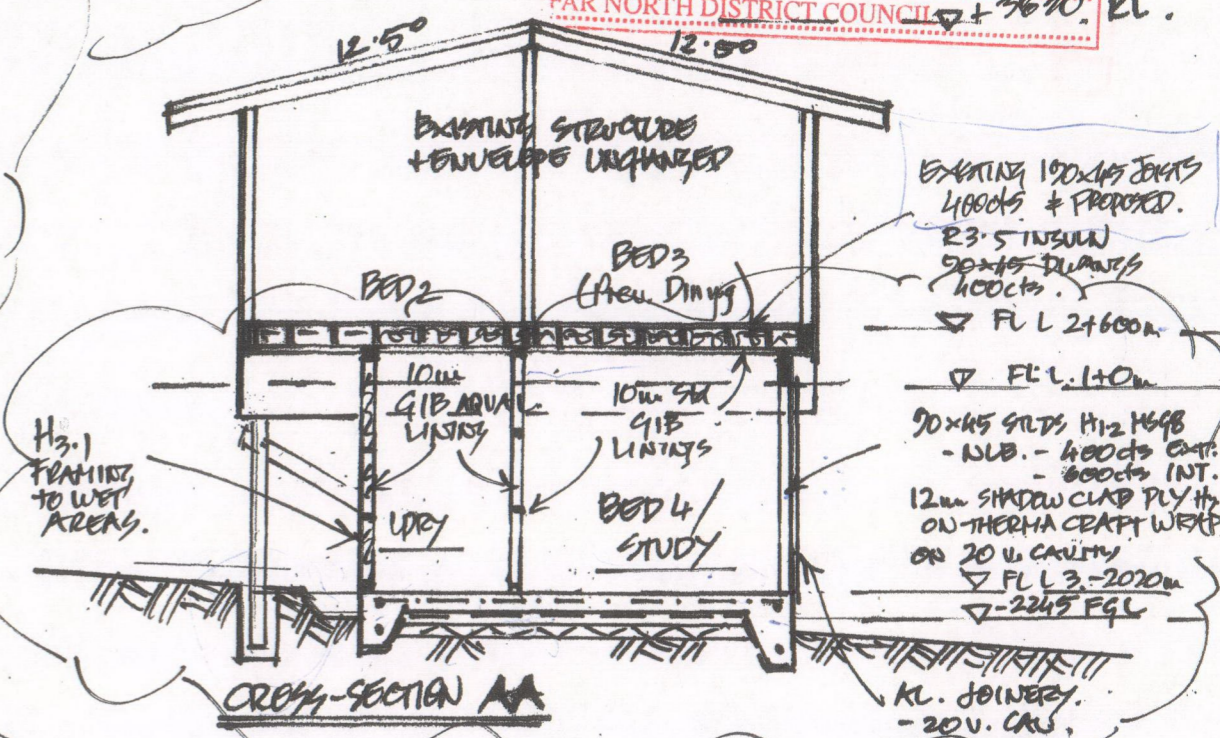
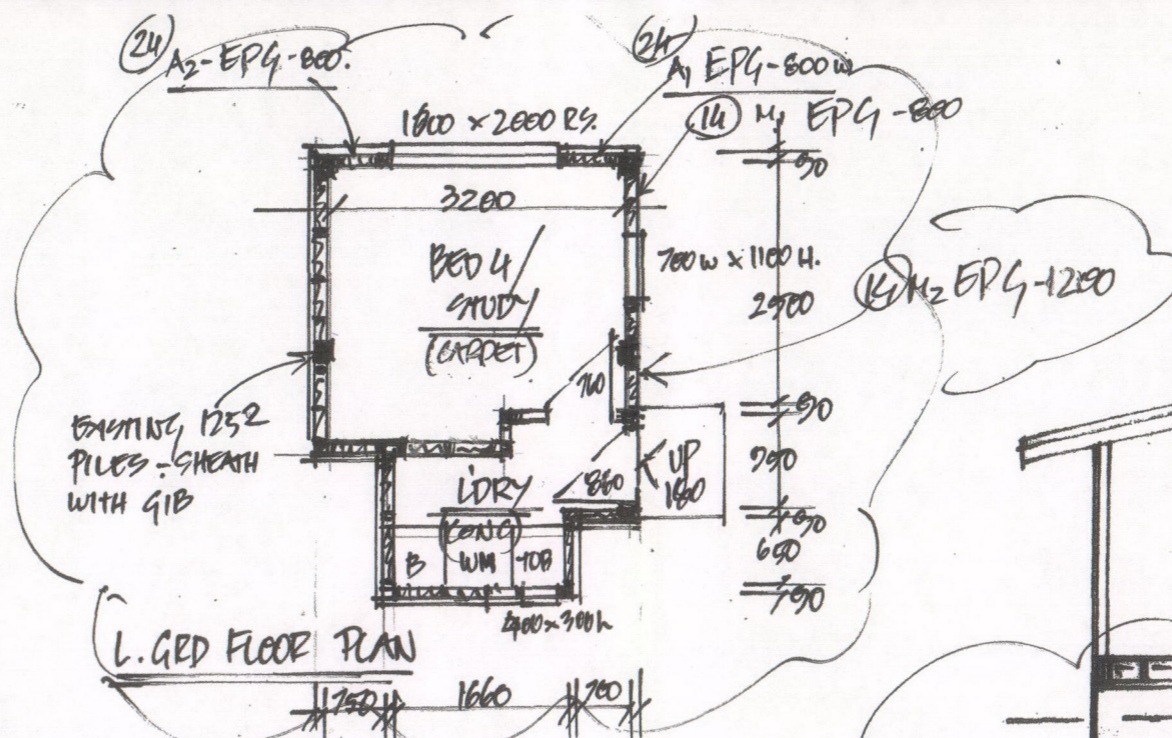
19/10/11

APPROVED AMENDMENT No. A
 Date.....
 Signature.....
 ABA.....
 FAR NORTH DISTRICT COUNCIL



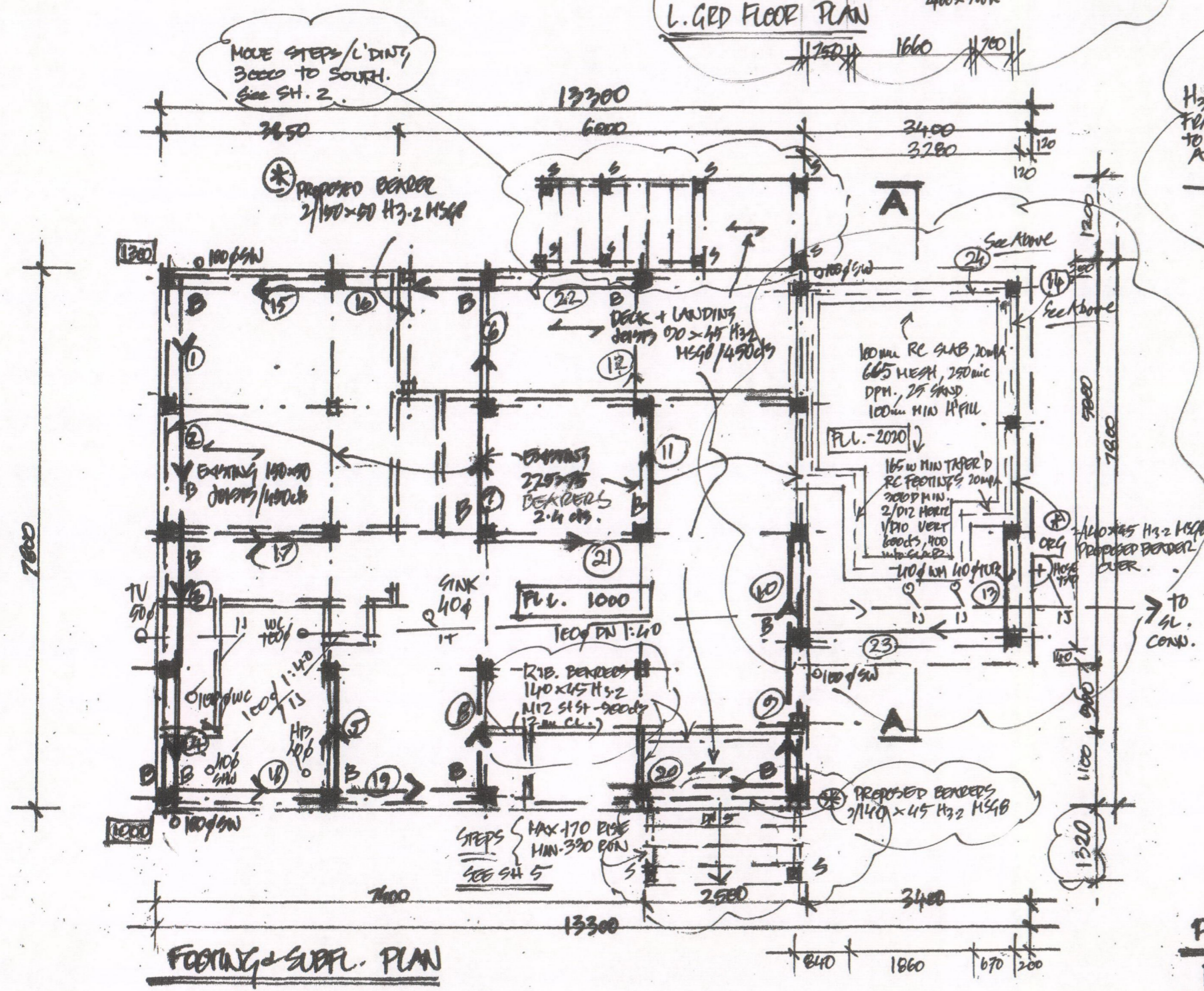
PROPOSED RELOCATED HOUSE FOR G. MCGARITY
CROSS-SECTION BB 1:20 SHEET 3B
HM DESIGN 2/4/12.

APPROVED AMENDMENT No. 4
 Date.....
 Signature.....
 ABA.....
 FAR NORTH DISTRICT COUNCIL 26/10/11 PL.



- NOTES: ALL SUB-FL. STRUCT. STEEL FIXINGS - ST. STEEL
- ← BRACED PILES (PAIRS) - 1500 x 4500 - fixings / 12kn 4st
 - - ORDINARY PILES - 4500 x 4500 - " / 3kn 4st.
 - IN ← BRACE - 100x75(100) #4 #12 4st. BOCT. @. END.
 - ⊛ PROPOSED BEARERS - 2/140 x 45 H₃₋₂ HSGB.
 - SH STAIR POST - 100 x 100 H₅ - 3000 x 4500, 175MPA
 - SEE SHEET 4 FOR GEN. FINISH DETAILS.
 - SHEET 5 FOR STAIR CONST. DETAILS & NEW EXTERIORS / 4 RAILS.

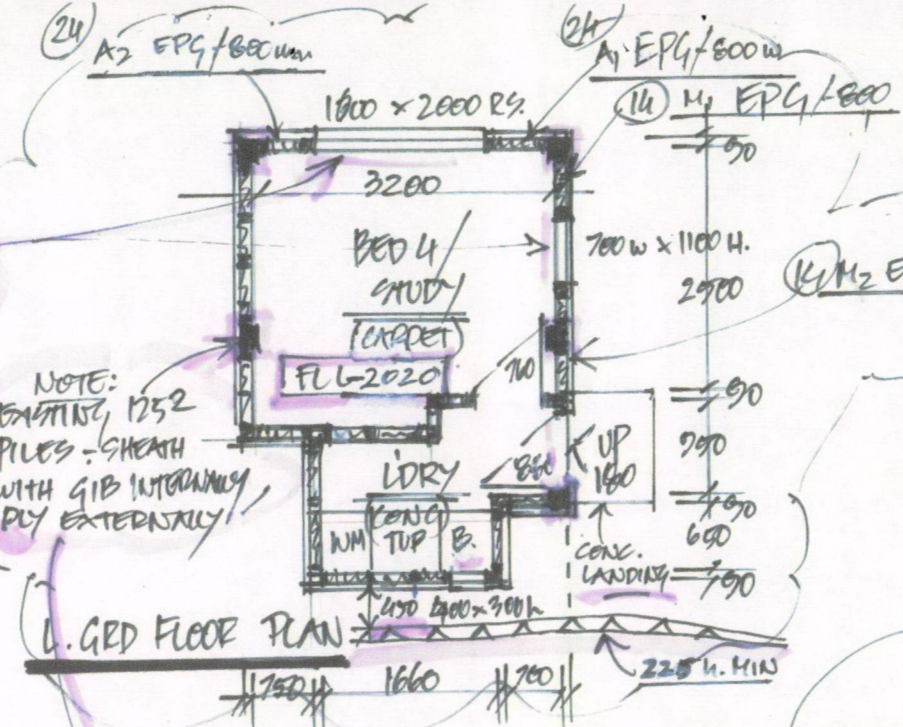
- 13 BRACED PAIRS ACROSS ① - ⑬
- 9 " " ALONG ⑮ - ⑳
- ⑭ GIB/Ply BRACE PANEL EPG - 800W, 1200W
- ⑳ " " " " - 800W x 2



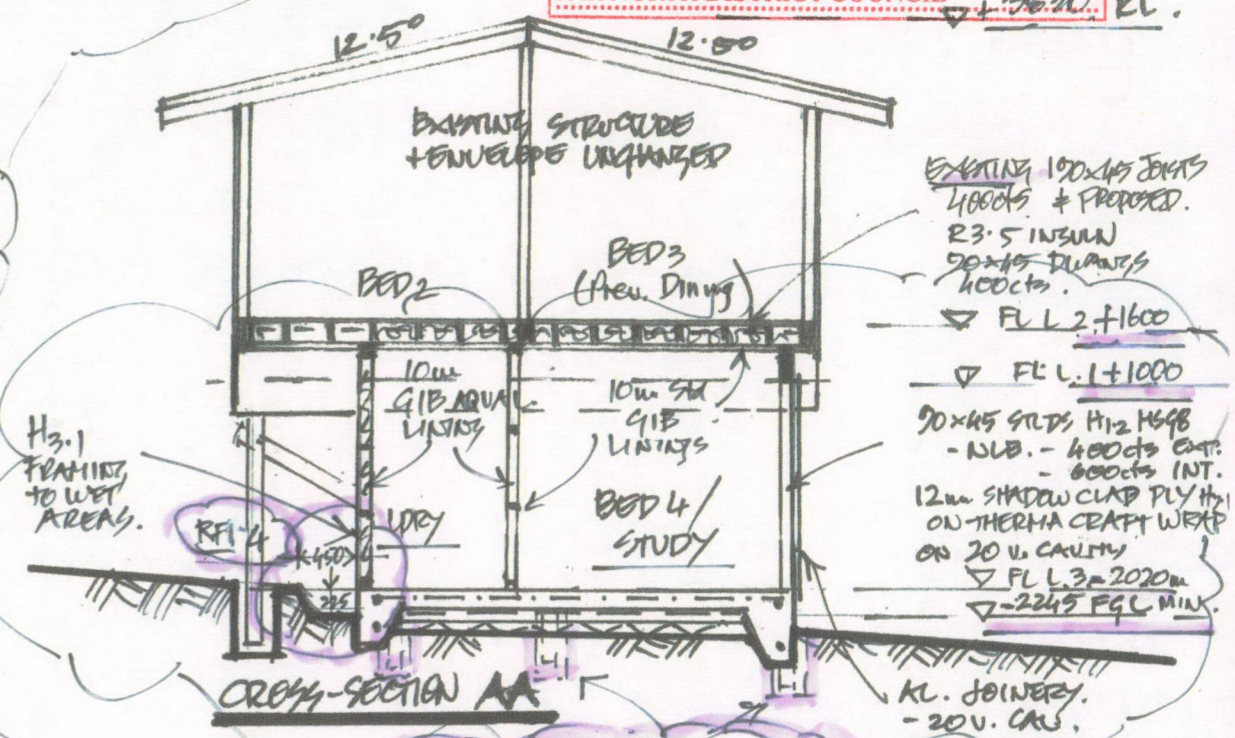
PROPOSED RELOCATED HOUSE FOR GREG McCARTHY
 FOOTING/SUBFL PLAN (incl Drainage) 1:75 (K) SHEET 3
 HM DESIGN Revised 26/1/11 19/10/11

RFI-1+2

NOTE: ALL UNTELS NOT REQUIRED AS WALLS ARE NON-LOAD BEARING - DUE TO EXISTING PILES/BEARERS/JOISTS UNCHANGED AS L.B. STRUCTURE.



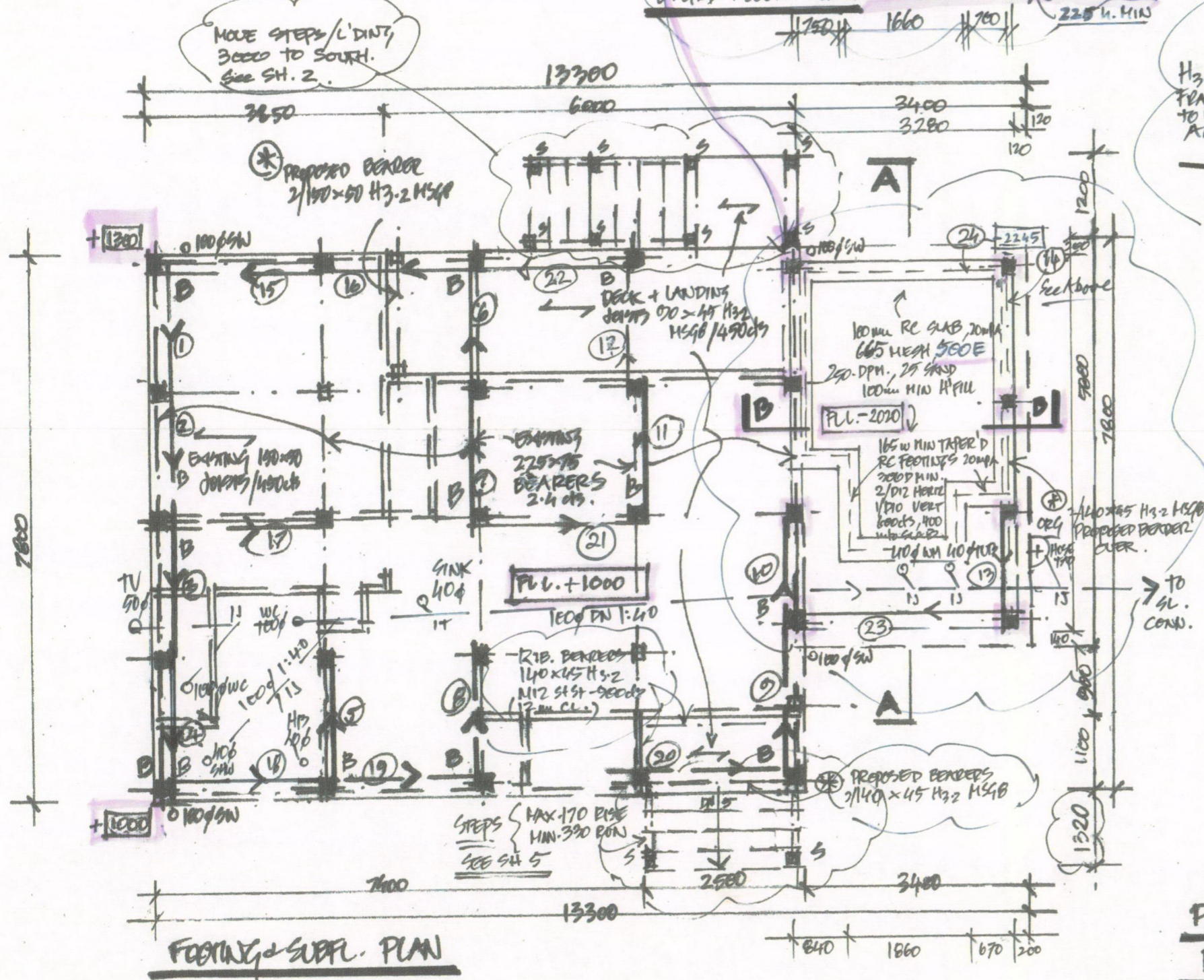
APPROVED AMENDMENT No. A5
 Date.....
 Signature.....
 ABA.....
 FAR NORTH DISTRICT COUNCIL



NOTES: ALL SUB-FL. STRUCT. STEEL FIXINGS - ST. STEEL

- BRACED PILES (PAIRS) - 150d x 450D - fixings / 12kn 4st
- ORDINARY PILES - 450d x 450D - u / 3kn 4st.
- BRACE - 100x75(100)H4 W/2 4.4. bot. & end.
- PROPOSED BEARERS - 2/140x45 H3.2 H598.
- SH STAIR POST - 100x100 H5 - 300d x 450D, 175MFA
- SEE SHEET 4 FOR GEN. FIXING DETAILS
- SEE SHEET 5 FOR STAIR CONST. DETAILS + NEW BALUSTRADES / 4 RAILS.

- 13 BRACED PAIRS ACROSS ① - ⑬
- 9 " " ALONG ⑮ - ⑳
- ⑭ GIB/PLY BRACE PANEL EPG - 800W, 1200L
- ⑳ " " " " - 800W x 2.



FOOTING & SUPPL. PLAN

PROPOSED RELOCATED HOUSE FOR GREG McCARTHY
 FOOTING/SUBFL PLAN (incl Drainage) 1:75 (K3) SHEET 3A
 HM DESIGN Revised 2/4/12 19/10/11



Far North District
Council
Received

APPROVED PIM/BC 2012/459
Date: 17/11/11
Signed: [Signature]
FAR NORTH DISTRICT COUNCIL

APPROVED AMENDMENT No. A
Date: 28.2.12.
Signature: [Signature] af.
ABA: 2012-459
FAR NORTH DISTRICT COUNCIL

FAR NORTH DISTRICT COUNCIL
CONSENT No: BC 2012-459
Date PIM Checked: 7-11-11
Signed: [Signature]
BC Checked: 17/11/11
Signed: [Signature]

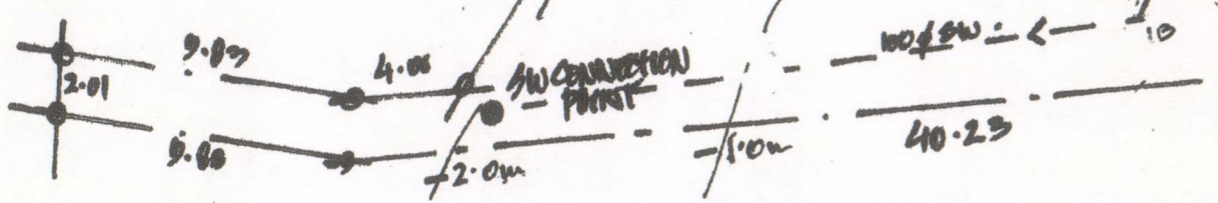
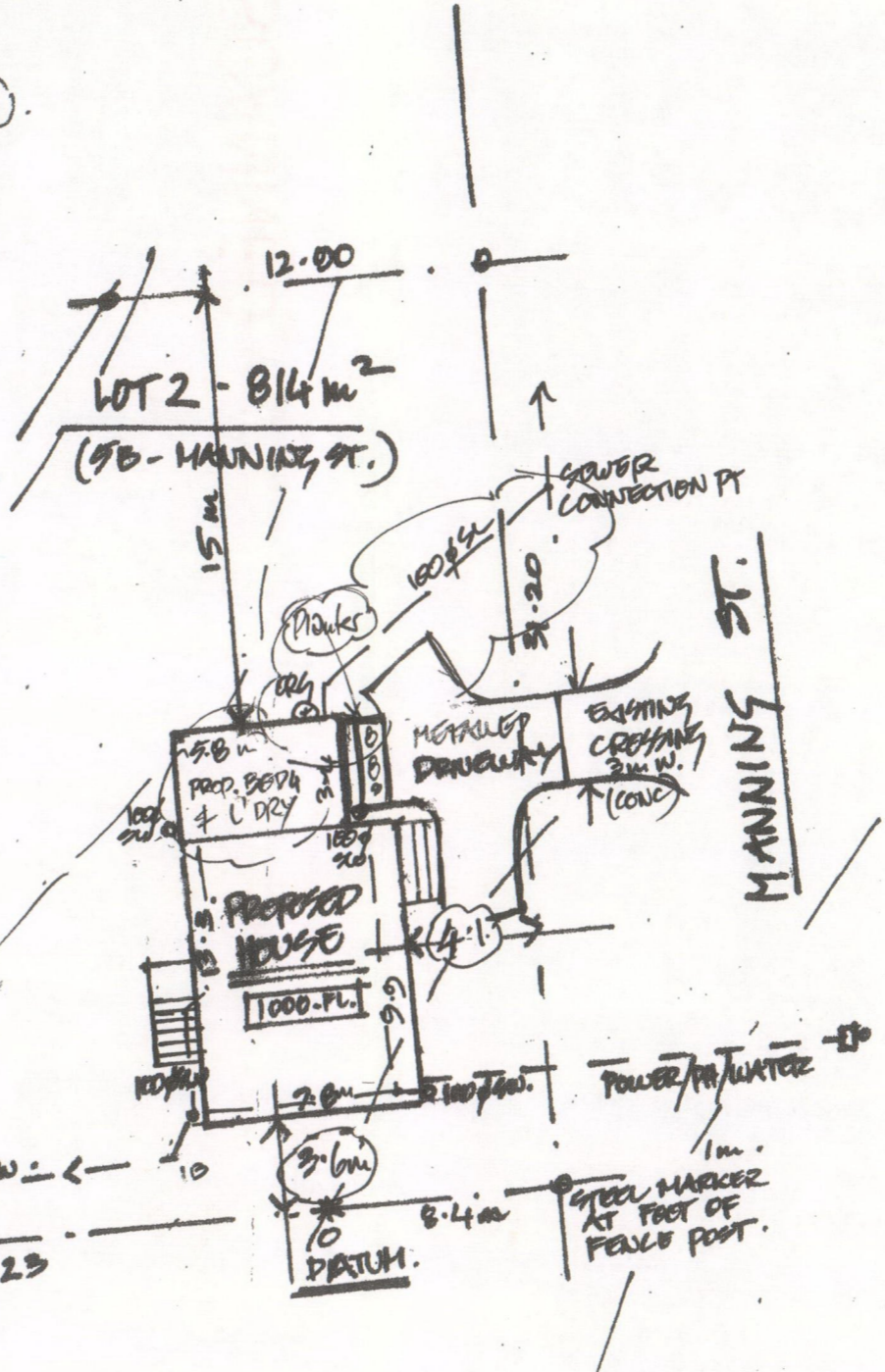
THESE PLANS AND SPECIFICATIONS MUST BE KEPT 'ON SITE' DURING CONSTRUCTION. ALL BOUNDARY PEGS MUST BE LOCATION AND FLAGGED BEFORE WORK IS COMMENCED.

INSPECTION REQUIRED OF ALL WATER SUPPLY & SOIL WASTE DISPOSAL PIPES, PRIOR TO COVERAGE WITH CONCRETE.

BUILDER TO CHECK LOCATIONS, LEVELS, DEPTHS ETC. OF ALL INGROUND SERVICES PRIOR TO COMMENCEMENT

- CONDITIONS APPLICABLE TO THIS CONSENT
- General conditions
 - Form 4a - RC required
 - Sec 72 required
 - Sec 75 required

BUILDING CONSENT CONDITIONS
(Refer to Form 5)



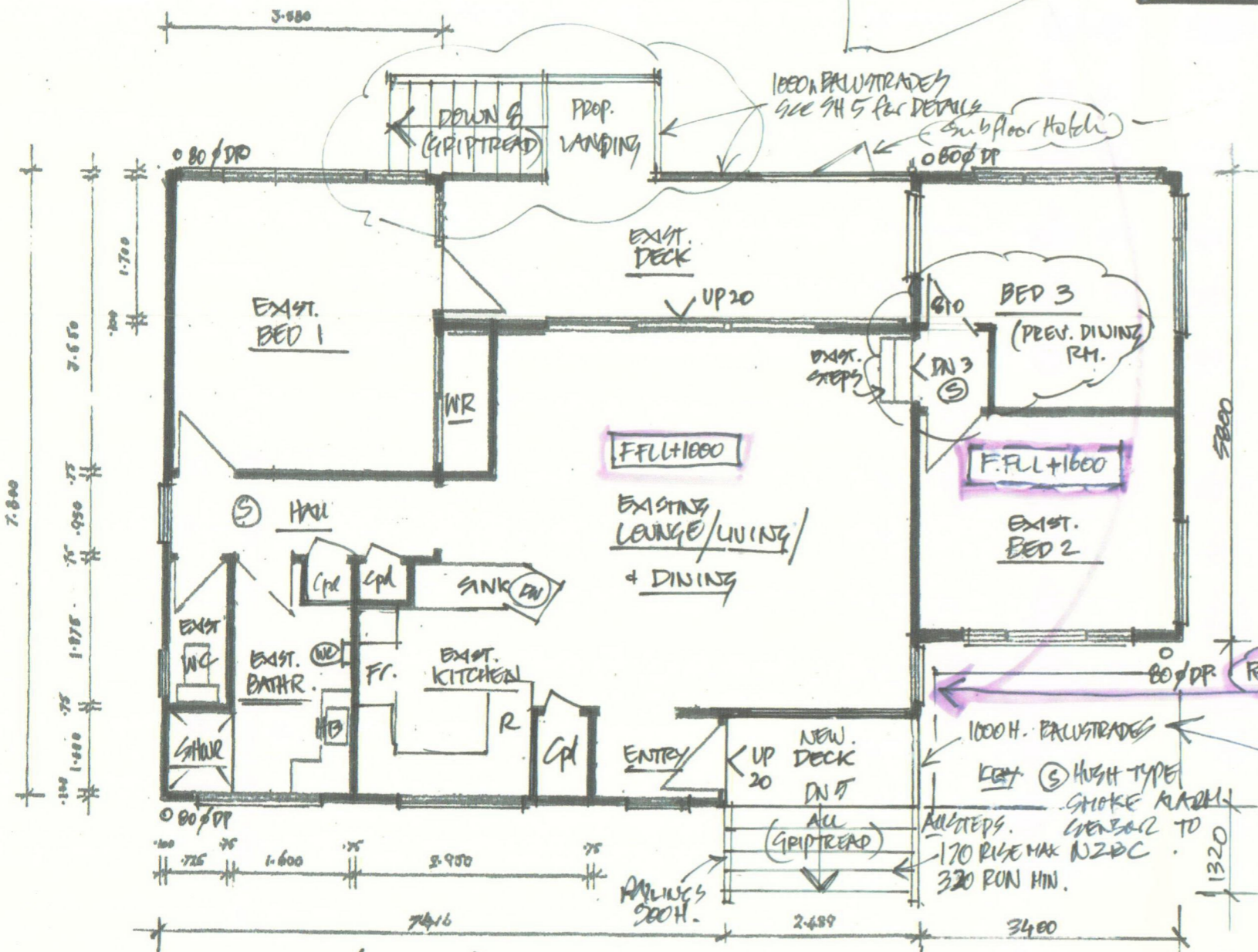
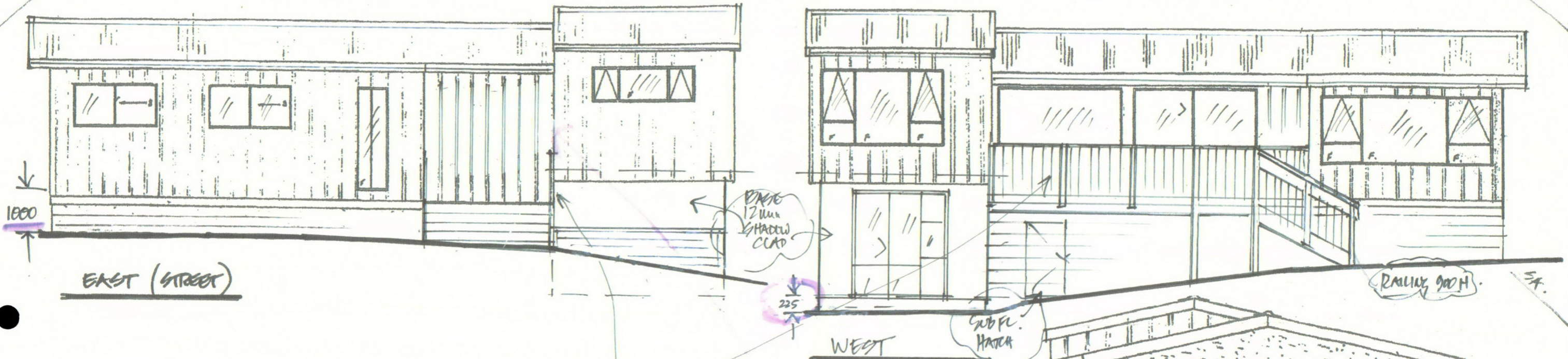
NOTES:

- ZONE - RESIDENTIAL
- WIND - VERY HIGH
- IMPERMEABLE SURFACES -
- ERTHWERKS - 0 - TURF ONLY.
- 1m OUTLETS TO SITE DATUM

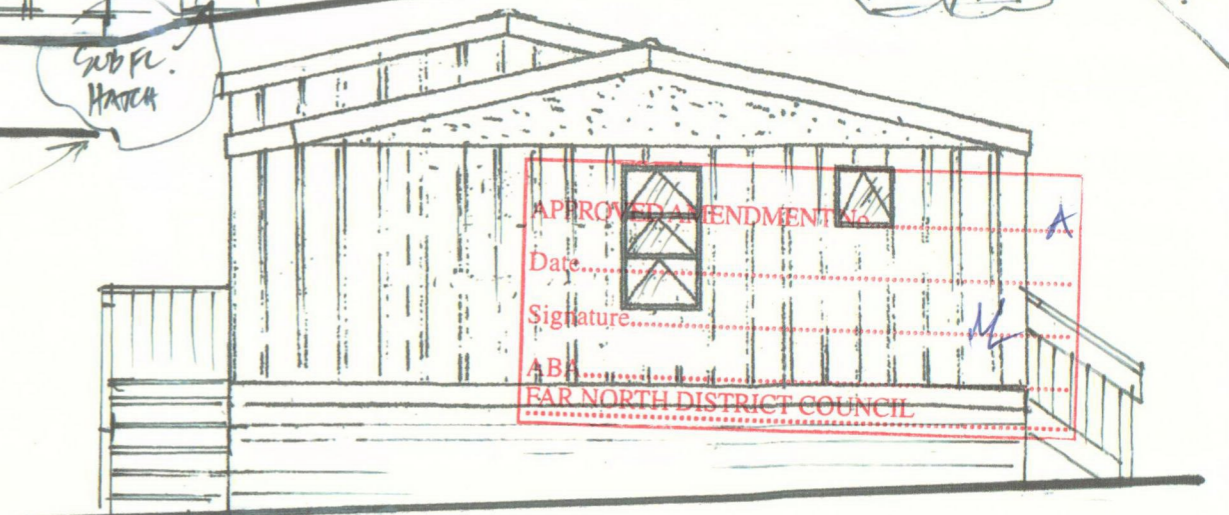
PROPOSED RELOCATED HOUSE FOR G. MCCARTHY
SITE PLAN 1:250 SHEET 1
HM DESIGN Revised 26/11/12 19/10/11

MARINER STREET

MANNING ST.



FLOOR PLAN (EXISTING)



APPROVED AMENDMENTS
 Date.....
 Signature.....
 A.B.
 FAR NORTH DISTRICT COUNCIL



PROPOSED RELOCATED HOUSE FOR GREG MCCARTHY
 FLOOR PLAN + ELEVATIONS 1:75 (k3) SHEET 2
 HM DESIGN
 Revised 2/4/12 11/10/11