



- NOTES:
- All boundary bearings, lengths & peg locations are to be confirmed on site prior to commencing foundations. The house position is to be confirmed as correct and any discrepancies are to be reported to 'Lightbulb Architecture' immediately.
 - Finished floor level in relation to height to boundary recession plane requirements are the responsibility of the floor layer, any discrepancies between the plan and physical site levels are the responsibility of the floor layer. 'Lightbulb Architecture' takes no responsibility for any error that may occur.
 - Sewer & stormwater connections are to be confirmed on site prior to commencement of foundations.
 - Drain layer to confirm downpipe locations prior to commencement of construction.
- Public protection from onsite hazards**
- Site safety fencing (when required by T.A), 2.0m(min) to prevent site hazards from harming traffic or passers-by, to restrict unauthorized entry by children - ensure fencing is difficult to be climbed, gates and doors do not project beyond site when open, and encloses the whole site.
 - All building sites to have O.S.H compliant warning signs erected.
 - Any hazardous equipment or materials will be stored onsite only if secured, by portable building lock up or in the house being built (after lock-up stage)
 - Sites to be assessed on a individual basis by construction managers for compliance with NZBC clause F5 and if specific hazards exist then a work-site barrier must be erected.

CLIENT: **Jeff & Gwen**
 Lot 6 of Proposed SD, of Lot 1,
 DP 519375
 594 Koutu Loop Road
 Opononi

TERRITORIAL AUTHORITY:
 Far North District Council
 Coastal Living Zone

SITE DATA: for zones upto & including

Ground Bearing:	REF GEOTECH
Sub-soil Classification:	C
Soil Classification:	REF GEOTECH
Wind Zone:	High
Earthquake Zone:	1
Exposure Zone:	D
Climate Zone:	1
Rain Intensity (10% AEP):	80mm/hr
Snowload:	0.0kPa (open ground)

Site Plan

JOB No: FH21016	DESIGN: LBA
SIZE: A3 LAYOUT	DRAWN: LBA
PRINT DATE: 20/10/2021	
SCALE: 1:750	SHEET: 2 OF 11

- Onsite sediment control**
- In accordance with TA's requirements.
 - Access via stabilised entry/exit pad.
 - Covered wind proof skip bin
 - Site access, storage and construction should be controlled so that there is no adverse environmental effects.
 - Temporary down pipes to be installed to control roof water run-off

APPROVED PLAN
 Planner: GAlagao
 RC: 2220613
 Date: 11/04/2022



Onsite sediment control

- In accordance with TA's requirements.
- Access via stabilised entry/exit pad.
- Covered wind proof skip bin
- Site access, storage and construction should be controlled so that there is no adverse environmental effects.
- Temporary down pipes to be installed to control roof water run-off

- NOTES:**
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CLIENT:

Jeff & Gwen McTainsh
Lot 6, DP 546669
Dune Rise, Whirinaki
Opononi

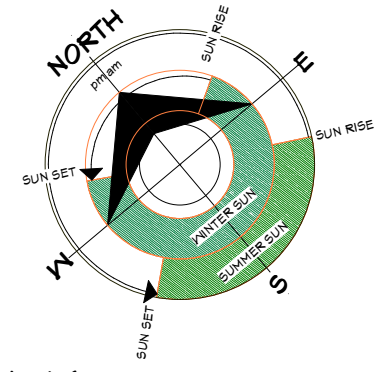
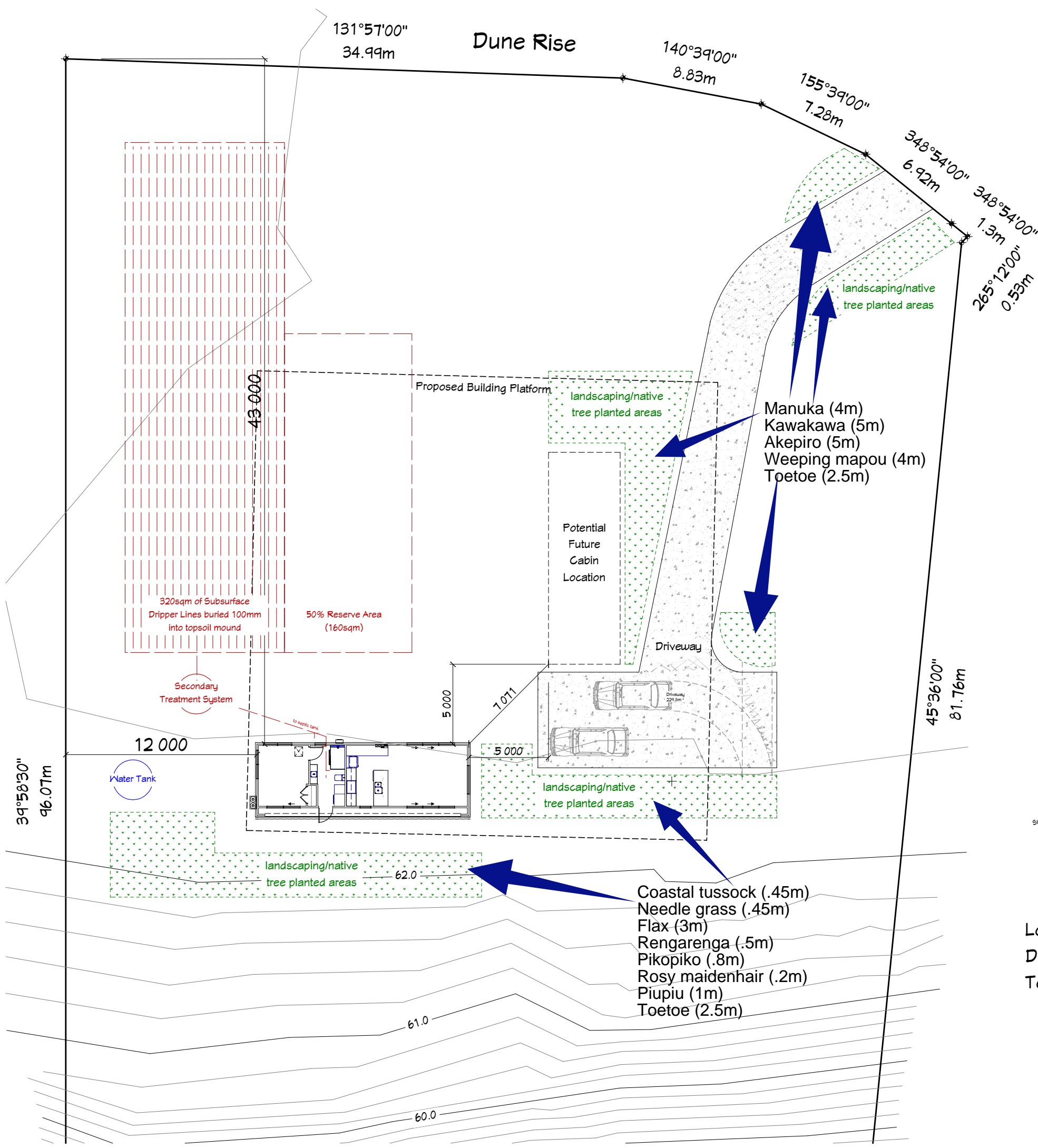
TERRITORIAL AUTHORITY:

Far North District Council
Coastal Living Zone

SITE DATA: for zones upto & including

Ground Bearing: REF GEOTECH
Sub-soil Classification: D
Soil Classification: REF GEOTECH
Wind Zone: High
Earthquake Zone: 1
Exposure Zone: D
Climate Zone: 1
Rain Intensity (10% AEP): 80mm/hr
Snowload: 0.0kPa (open ground)

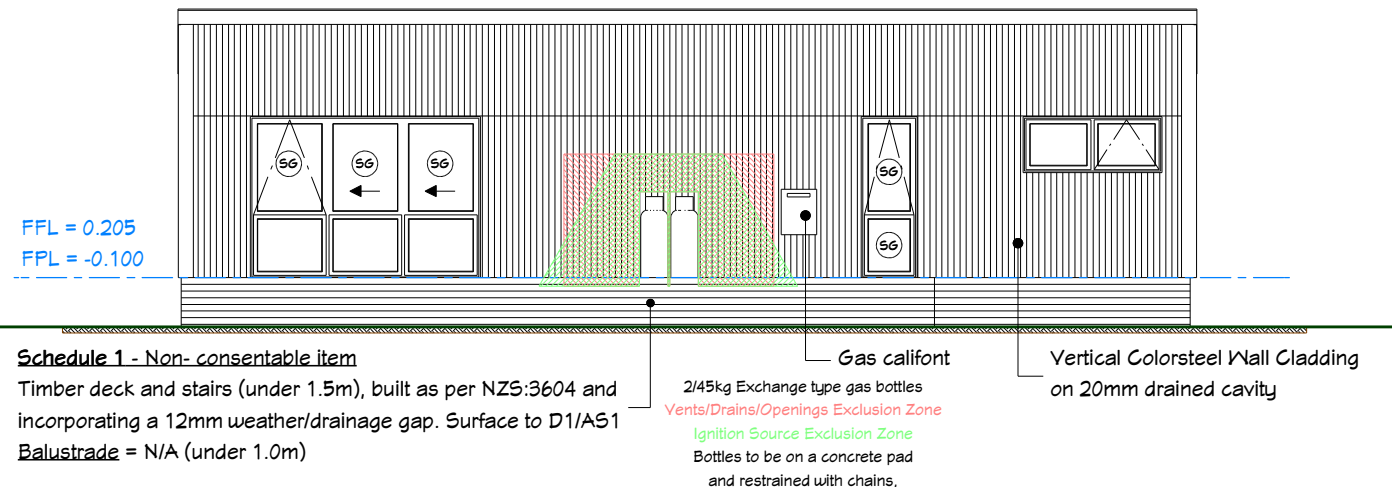
Site Plan (Proposed/Final)		
JOB No: FH21016	DESIGN:	LBA
SIZE: A3 LAYOUT	DRAWN:	LBA
PRINT DATE:	11/02/2022	
SCALE: 1:250	SHEET:	4 OF 12



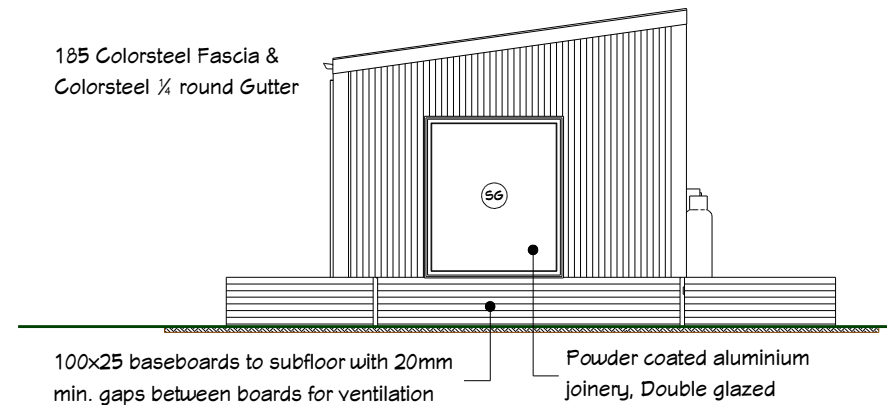
Lot 6
DP 546669
Total Area = 8163sqm

- All dimensions shown are to the foundation unless noted otherwise.
- D.C.P indicates Daylight Control Point of recession plane.
- Paved exterior surfaces, refer to the foundation plan
- The finished ground level adjoining the concrete slab-on-ground shall be formed so as to carry water away from the building, at a slope of not less than 1:25, for a distance of at least 1.0m from the building as per NZS.3604.2011.
- The flow direction of surface water follows the slope of the natural ground.
- Levels in terms of **Moturiki Datum / NZ Vertical Datum**

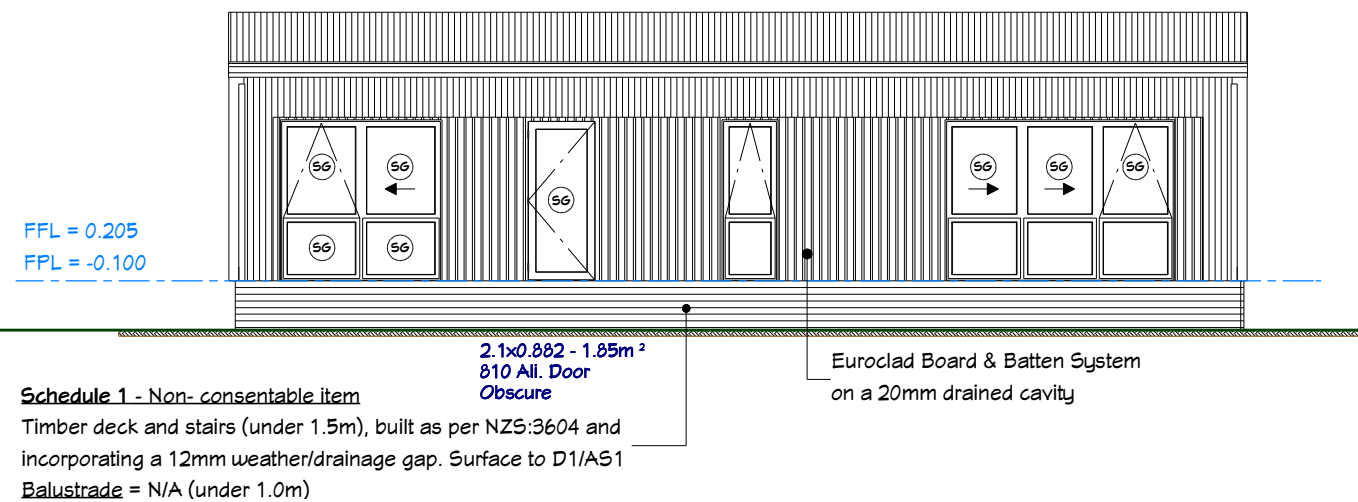
Elevation 1



Elevation 2



Elevation 3



Elevation 4

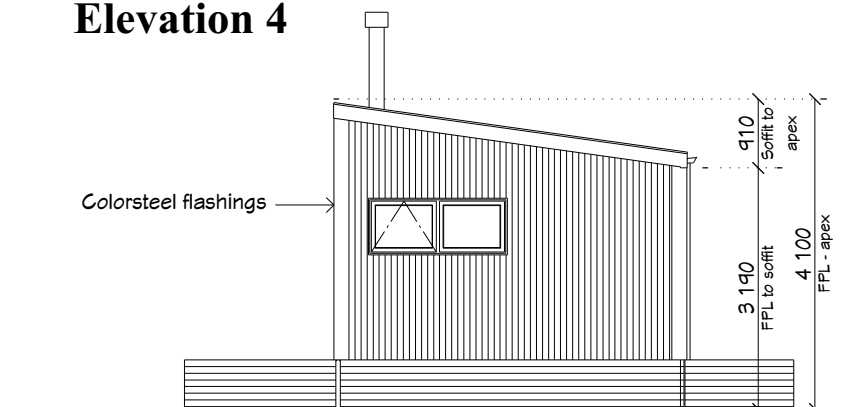


Table 2 Building envelope risk matrix Paragraph 3.1.2. Figure 1

Risk factor	Risk Severity				Subtotals for each risk factor
	Low	Med	High	Very High	
All Walls					
Wind zone (per NZS 3604)	0	0	1	2	?
Number of storeys	0	1	2	4	?
Roof/wall intersection design	0	1	3	5	?
Eaves width	0	1	2	5	1
Envelope complexity	0	1	3	6	?
Deck Design	0	2	4	6	?
Total Risk Score					=



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- NOTES:
- All groundlines are indicative only and must be confirmed on site prior to commencement of any site works
 - Finished floor levels in relation to height to boundary recession plane requirements are the responsibility of the floor layer. Any discrepancies between the plan and the actual site levels are the responsibility of the floor layer and must be reported to 'Lightbulb Architecture' immediately
 - All claddings fixed as per manufacturers specifications
 - Fill over 600mm requires Engineer Certification
 - EGL = Existing Ground Level (black dash)
 - FFL = Finished Floor Level (blue dash)
 - FGL = Finished Ground Level (solid green)
 - GL = Ground Level
 - FPL = Finished Platform Level
- Safety Glazing**
- All glazing is to be in accordance with the NZ Building Code Handbook and NZS. 4223, Parts 1, 2, & 3 Code of Practice for Glazing in Buildings.
 - All glazing panels to bathrooms and toilets to have safety glazing to the interior panel only
 - All glazing to be confirmed by the manufacturer prior to construction
- ⓈG Indicates safety glass

CLIENT: **Jeff & Gwen**
Lot 6 of Proposed SD, of Lot 1, DP 519375
594 Koutu Loop Road
Opononi

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Coastal Living Zone

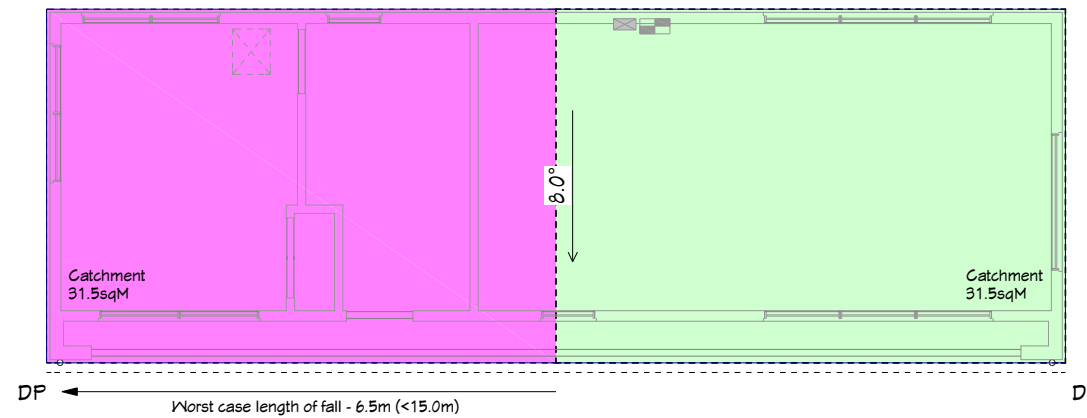
SITE DATA: for zones upto & including Ground Bearing: REF GEOTECH
Sub-soil Classification: C
Soil Classification: REF GEOTECH
Wind Zone: High
Earthquake Zone: 1
Exposure Zone: D
Climate Zone: 1
Rain Intensity (10% AEP): 80mm/hr
Snowload: 0.0kPa (open ground)

Elevations		
JOB No: FH21016	DESIGN:	LBA
SIZE: A3 LAYOUT	DRAWN:	LBA
PRINT DATE:	20/10/2021	
SCALE: 1:100	SHEET:	3 OF 11

APPROVED PLAN
Planner: **GAlagao**
RC: 2220613
Date: 11/04/2022



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NOTES:
 • Where the drainage system is connected to a network utility stormwater connection, the connection shall be made in a manner that avoids damage to the stormwater and is to the approval of the network utility operator.

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 Lot 6 of Proposed SD, of Lot 1,
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 Coastal Living Zone

SITE DATA: for zones upto & including
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 Climate Zone: 1
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 Snowload: 0.0kPa (open ground)

Roof Plane Layout

JOB No: FH21016	DESIGN: LBA
SIZE: A3 LAYOUT	DRAWN: LBA
PRINT DATE: 20/10/2021	
SCALE: 1:100	SHEET: 4 OF 11

GUTTER BRACKETS
 maximum - 800mm c/c

Dimond 125 Box gutter (15mm free board allowed)
 7500mm² Cross Sectional Area
 Catchment = 67.5m² roof area (each side of downpipe)

DOWNPIPE (min so larger can be used)
 80mm dia, either P.V.C or Colorsteel

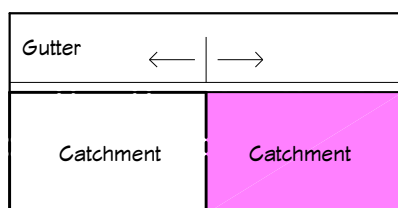
Rainfall Intensity, I (mm/hr)	100
Area to downpipe e/side (m ²)	67
Area to downpipe Total (m ²)	85

Gutter = 67 x 1.0 x 100mm² = 6700mm² < 7500 (gutter)
 Downpipe = 85 x 1.0 x 50mm² = 4250mm² < 5025 (80mm DP)

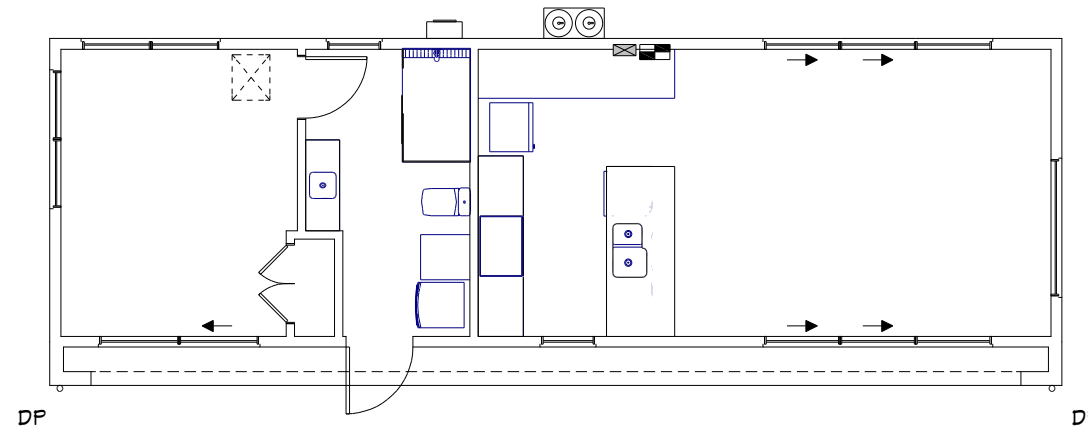
Downpipe & Gutter capacity calculated as per Metal Roofing Code of Practice

GUTTER AND DOWNPIPE INFO

GUTTER FALL REQUIREMENTS



Provide 1:500 fall away from catchment intersections to the downpipes



- NOTES:**
- All boundary bearings, lengths & peg locations are to be confirmed on site prior to commencing foundations. The house position is to be confirmed as correct and any discrepancies are to be reported to 'Lightbulb Architecture' immediately.
 - Sewer & stormwater connections are to be confirmed on site prior to commencement of foundations.
 - The sewer and stormwater disposal design is the responsibility of the plumber. 'Lightbulb Architecture' takes no responsibility for any errors that may occur. Compliance with all applicable codes are required at all times.
 - Drain layer to confirm downpipe locations prior to commencement of construction.
 - Holes in bracing elements may require remedial work
 - It is recommended all vanity wastes put into walls to allow for the possibility of wall hung units
- Onsite sediment control**
- Temporary down pipes to be installed to control roof water run-off
- Sink volumes must comply with NZBC:**
- Laundry tub - to have a capacity to spill-level of no less than 35 litres, and be capable of fully containing a solid cylinder of 400 mm diameter and 200 mm depth
 - Kitchen sink - The sink shall be capable of fully containing a solid cylinder of 300 mm diameter and 125 mm depth.
- REFER TO DRAINAGE DETAILS ALSO**
(Located on the following sheet)

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594 Koutu Loop Road
Opononi

TERRITORIAL AUTHORITY:
Far North District Council
Coastal Living Zone

SITE DATA: for zones upto & including

Ground Bearing: REF GEOTECH
 Sub-soil Classification: C
 Soil Classification: REF GEOTECH
 Wind Zone: High
 Earthquake Zone: 1
 Exposure Zone: D
 Climate Zone: 1
 Rain Intensity (10% AEP): 80mm/hr
 Snowload: 0.0kPa (open ground)

Drainage Plan

JOB No: FH21016	DESIGN: LBA
SIZE: A3 LAYOUT	DRAWN: LBA
PRINT DATE: 20/10/2021	
SCALE: 1:100	SHEET: 5 OF 11

Key

- ⊙ = IP = Inspection Point
- ⊗ = RE = Rodding Eye
- = DP = Down Pipe
- DGT = Disconnector Gully Trap
- FNG = Floor Waste Gully Trap
- ORG = Overflow Relief Gully Trap
- = 100mm PVC Stormwater Drain
- = 150mm PVC Stormwater Drain
- = 100mm PVC Wastewater Drain
- = Fixture Waste Pipes

EXTERNAL DRAINAGE
 AS-NZS 3500, Pipe sizes
MCI - Minimum connection invert (below FFL)
 Sewer drain - 100mm P.V.C pipe, 1:60 Gradient(min)
 Stormwater drain - 100mm P.V.C pipe, 1:120 Gradient(min)
 *All inverts allow 650mm below FFL at the head of the drain to allow for gully and pipe cover

INTERNAL PLUMBING WASTE KEY
 S indicates a sink and has +100mm for developed length
 T indicates a shower tray or bath and has +300mm for developed length
 H indicates a H.V.C and has +100mm for developed length
 (#.#) in all cases indicates the plan length

Fixture Type	Discharge Fixtures	Min. Discharge pipe size to FNG (mm)	Min. Discharge pipe size to DGT (mm)	Gradient
Basin	1	40	40	1:40
Bath	4	40	40	1:40
Shower	2	40	40	1:40
Laundry	5	50	50	1:40
Kitchen sink	3	Not Permitted	65	1:40
W.C	4	Not Permitted	100	1:60

Note: All Fixtures are to include individual water traps

Discharge Pipe Table

POINTS OF ACCESS GENERAL
 Rodding points are preferred to inspection points in landscaped or sealed areas and within buildings.

Spaced at no further than:

- 50m where rodding points are used.
- 100m where inspection points, inspection chambers or access chambers are used.

Positioned at:

- Changes in direction of greater than 45°
- Changes in gradient of greater than 45°

Stormwater Specific

- Plumber to ensure there is an inspection point within 2.0m of building where a stormwater pipe runs under the slab
- At junctions of drains, other than a drain serving a single downpipe less than 2.0m.

Sewer Specific

- Plumber to ensure there is an inspection point within 2.0m of building where a sewer pipe runs under the slab
- Immediately prior to drain outfalls,
- Immediately inside the boundary of the property served
- At the junction of every drain with another drain, other than a drain serving a single gully trap less than 2.0m.

A53500 LIMITS

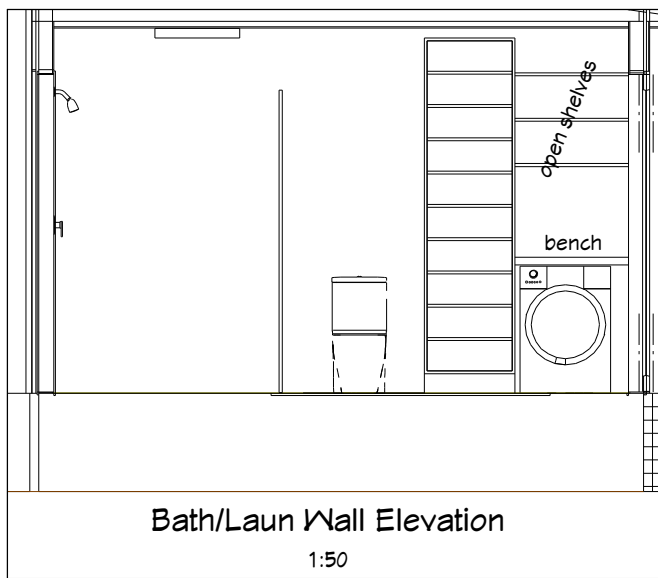
MAXIMUMS

- Max developed length to a Floor Waste Gully 2.5m.

VENT REQUIREMENTS

- Vent at head of the drain to be within 10.0m(developed length) of last Gully trap/W.C.
- One Gully trap to be used as a Overflow Relief Gully.
- Max branch drain without venting is 10.0m(developed length)
- Max developed length to a Disconnector Gully if exceeds add venting.
- DN40 = 3.5m
- DN50 = 6.0m
- DN65 = 10.0m
- Developed length is from water seal to discharge (allow +200mm foundation to gully)

APPROVED PLAN
Planner: GAlagao
RC: 2220613
Date: 11/04/2022



Roofing

Colorsteel Longrun roofing
"Trapezoidal profile", 27mm crest
(as per E2/AS1:8.4.4)
@ 8 deg pitch & no o/hang

Cladding

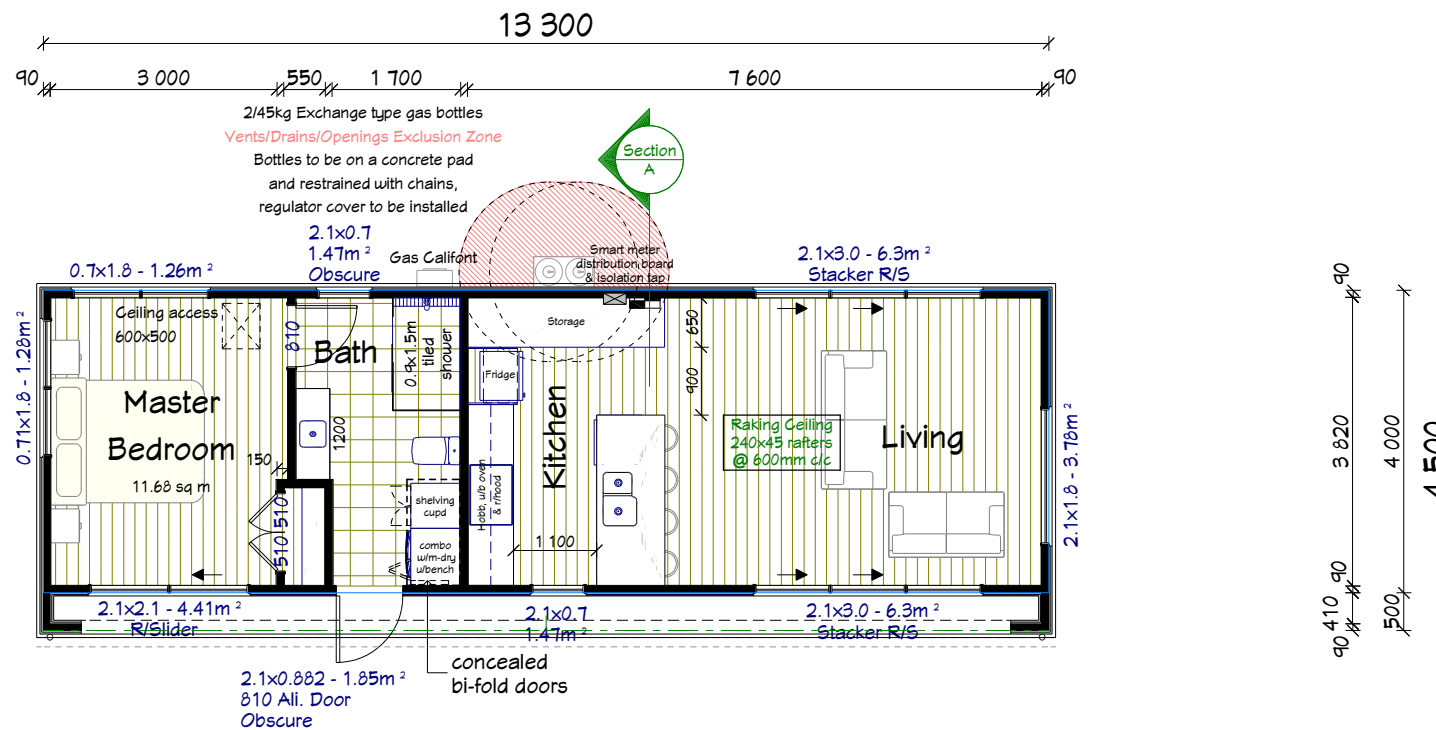
- 1. Vertical Colorsteel Wall Cladding on 20mm drained cavity
- 2. Euroclad Board & Batten System on a 20mm drained cavity

Windows

Powder coated aluminium joinery, Double glazed

Fascia + gutter

185 Colorsteel fascia + Colorsteel 1/4 round gutter



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Total floor area = 53.2sqm (of found.)

Total Roof area = 63.1sqm (of fascia)

- APPROXIMATE Exterior wall perimeter = 34.6m
- APPROXIMATE Interior wall perimeter = 10.0m
- APPROXIMATE Fascia & Gutter lineal meters = 13.5m
- APPROXIMATE Barge lineal meters = 23.0m

FLOOR COVERINGS	
	= Vinyl/Laminate
	= Carpet

WALL FRAMES	
External / Load bearing 2.4m	- 90x45@600c/c
External / Load bearing 3.0m	- 90x45@300c/c
Internal / Non-load bearing	- 90x45@600c/c
Dwangs @ 480mm c/c for Vertical Colorsteel Walls	
Dwangs @ 600mm max c/c for Euroclad Walls	

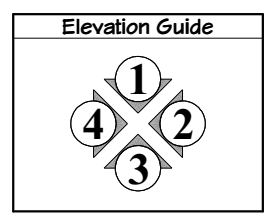
- BASIC SPEC F.H - Design and build NI**
- "Type S/M/H/T" Raft slab
 - Plumbing and drainage standard used - G13/AS3 (AS/NZS3500.2)
 - Stud height - 2.42m stud, raking ceilings (rafters)
 - Window reveals - H3.1 treated
 - Window and door liners - 40x10mm Architraves
 - Window joinery full depth unit - 2110mm
 - Interior door leaf height - 1980mm
 - Roof underlay - DriStud 'FRU36'
 - Wall wrap - Tekton
 - Insulation - walls = R2.2, ceilings = R3.2
 - Ceiling lining - 10mm GIB on rondo battens @450c/c (direct fixed)
 - Wall lining - 10mm GIB
 - Coving / Skirting - 75mm gib classic (40x10mm cupboards) / 60x10 skirting
 - Bathrooms - GIB Aqualine® (Villaboard® tiled showers)
 - Ceiling Access - 600x500 ceiling access
 - Ceiling storage - N/A
 - Hot water - 180ltr, mains/low pressure Rheem w/Aqualine cylinder tray / Gas - Rinnai A-Series Callfont ??
 - Heating - Fire - make / model TBC

- NOTES:**
- 90x45 H1.2, 5G8 New frames
 - Dimensions on this plan are to be checked by all trades prior to commencement of any works 'Lightbulb Architecture' takes no responsibility for any errors in the dimensions shown.
 - All timber frame above subfloor to have a minimum treatment of H1.2
 - All lintels and beams are calculated using appropriate NZS:3604 or Mitek lintel charts. Some may require the design by Design IT software, these are noted and design provided
 - Kitchen bench finish options; Stainless steel or a decorative high pressure laminate
 - Internal and external walking surfaces to comply with NZBC D1/AS1 2.1.2 and Table 2
 - Natural lighting & Ventilation
 - Natural lighting is provided via glazing to 10% of floor areas for individual rooms. Ref:G1/AS1, Clause 1.0
 - Natural ventilation is provided via exterior openings of no less than 5% of floor area for individual rooms. Ref:G4/AS1, Clause 1.2
 - Natural ventilation
 - Key lock to internal garage door

CLIENT:
Jeff & Gwen
Lot 6 of Proposed SD, of Lot 1,
DP 519375
594 Koutu Loop Road
Opononi

TERRITORIAL AUTHORITY:
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Coastal Living Zone

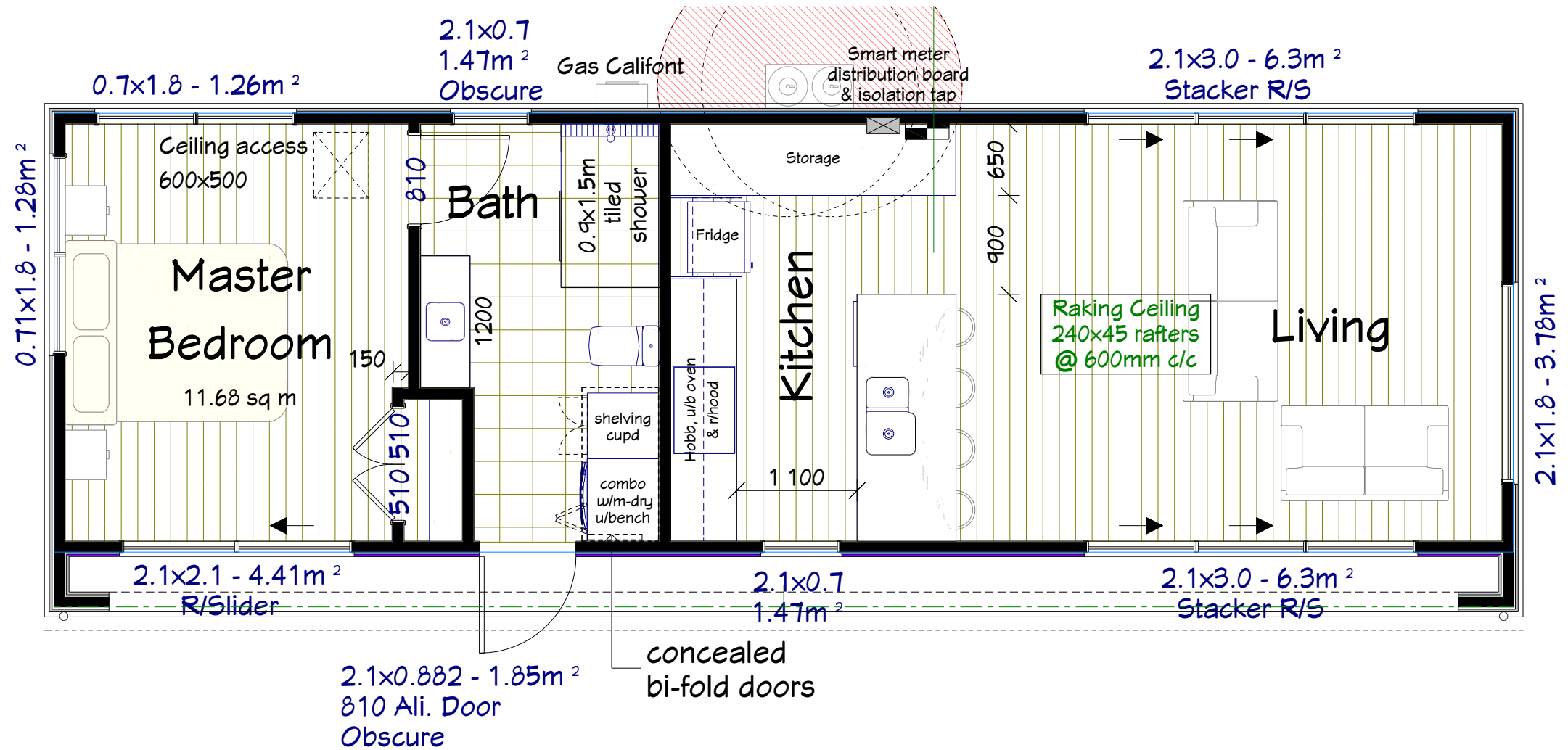
SITE DATA: for zones upto & including
Ground Bearing: REF GEOTECH
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Soil Classification: REF GEOTECH
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Exposure Zone: D
Climate Zone: 1
Rain Intensity (10% AEP): 80mm/hr
Snowload: 0.0kPa (open ground)



Floor Plan		
JOB No: FH21016	DESIGN: LBA	
SIZE: A3 LAYOUT	DRAWN: LBA	
PRINT DATE:	20/10/2021	
SCALE: 1:100	SHEET: 6 OF 11	

APPROVED PLAN

Planner: GALagao
RC: 2220613
Date: 11/04/2022



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 - Natural ventilation
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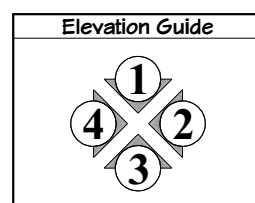
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Snowload:	0.0kPa (open ground)

Floor Plan (blow up)		
JOB No: FH21016	DESIGN:	LBA
SIZE: A3 LAYOUT	DRAWN:	LBA
PRINT DATE:	20/10/2021	
SCALE: 1:50	SHEET:	7 OF 11



APPROVED PLAN
Planner: GAlagao
RC: 2220613
Date: 11/04/2022

Joist installation

- All joists / trimmers / bearers are set to a common level.
- The use of joist hangers / multi-grips as per NZS:3604 may be required
- Nailing schedule as per NZS:3604 (Refer subfloor details)

Mid-span blocking

- Required
- Blocking full depth @ 1.2m/c
- along lines of horizontal support
- Along walls below containing bracing
- must be in the 2 edge pair of joists

Blocking solid (90x45)

- Under non-load bearing braced walls not over a joist (1.2m c/c)
- Under non-load bearing non braced, over 150c/c to a joist (1.2m c/c)
- at wall ends (in the situations above)
- each side of openings

Holes in floor joists

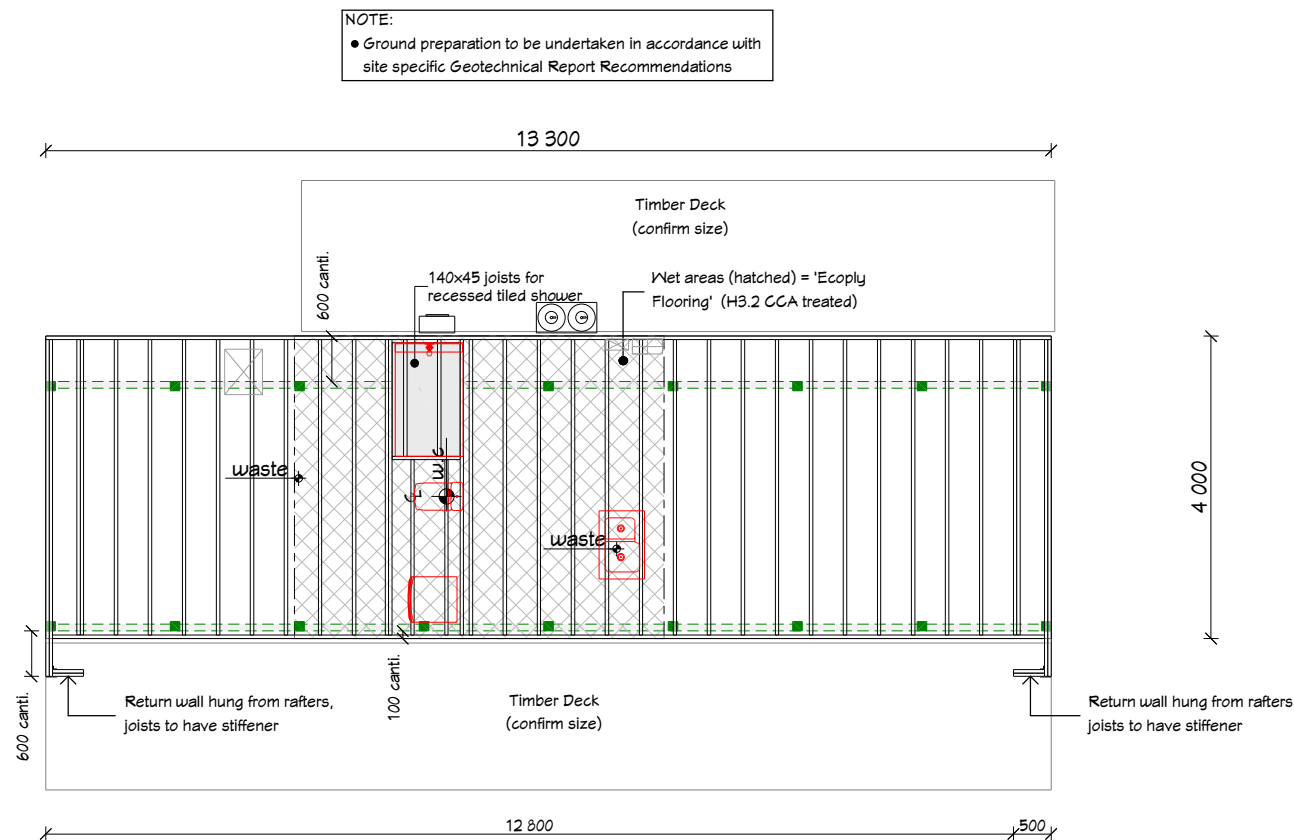
- < 32mm as per NZS:3604
- > 32mm use Lumberlok 'Joist Stiffener'

Flooring

- Wet areas (hatched) = 'Ecoply Flooring' install as per NZS:3604 / manual (H3.2 CCA treated)
- 'Ultralock Kopine Flooring' install as per NZS:3604 / manual

Insulation

- Minimum R-value for new insulation to be R1.3, refer calculations page for type and rating
- Vapour barrier (250 micron polythene) to be installed, shape to ground to prevent pooling and tape to piles (Recommendation only)



Timber Subfloor framing

- Piles - 125sq H5 timber piles
- Bearers - 2/140x45 H3.2 SGB bearers (1.65m max. span) (Cantilever 300mm max)
- Joists - 140x45 SGB H1.2 joists @ 450mm c/c (3.45m max span)
- Joists - Cantilever 600mm max (<4.0m roof span)
- Allow for H3.2 boundary joists

Deck Subfloor framing

- Selected decking, 20mm min thickness
- 12mm weather gap
- Do not attach to the house / free standing
- 140x45 SGB H3.2 joists @ 450mm c/c (2.05m max. span)
- 2/140x45 H3.2 bearers, 1.65m max. span
- 125sq H5 timber piles @ 1.65m max. c/c

- = Ordinary Piles
- A = Anchor Piles
- B = Braced Piles

Footing size, internal / floor only = 225sq or 260dia x 200mm deep

Footing size - Under load bearing walls 400sq or 460dia x 200mm deep

NOTES:

- Raft Slab designed for an ultimate bearing capacity of at least 175kPa if upon inspection ground is not achieved, then all site works are to be carried out in accordance with a geotechnical soils investigation report in accordance with NZS 3604.2011 and related documents. Site classifications for such investigations to comply with the requirements of AS2870 and referenced documents.
- Concrete strength shall be 20MPa at 28 days.
- All reinforcement to be supported on suitable bar 'chairs' @ 900c/c
- Compacted fill (when required) to be in accordance with NZS.3604.2011. Clause 7.5.3
- Granular fill material complying with 7.5.3.2 shall be placed and compacted in layers of 150 mm maximum thickness, over the area beneath the proposed ground slab, so that the total thickness of granular base is not less than 75 mm nor more than 600 mm.
- If hardfill used or existing subsoil could cause intrusions to DPM layer, protect it by blinding the hardfill with sand 5-25mm thick. As per NZS:3604

CLIENT:

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 Opononi

TERRITORIAL AUTHORITY:

Far North District Council
 Coastal Living Zone

SITE DATA: for zones upto & including

Ground Bearing: REF GEOTECH
 Sub-soil Classification: C
 Soil Classification: REF GEOTECH
 Wind Zone: High
 Earthquake Zone: 1
 Exposure Zone: D
 Climate Zone: 1
 Rain Intensity (10% AEP): 80mm/hr
 Snowload: 0.0kPa (open ground)

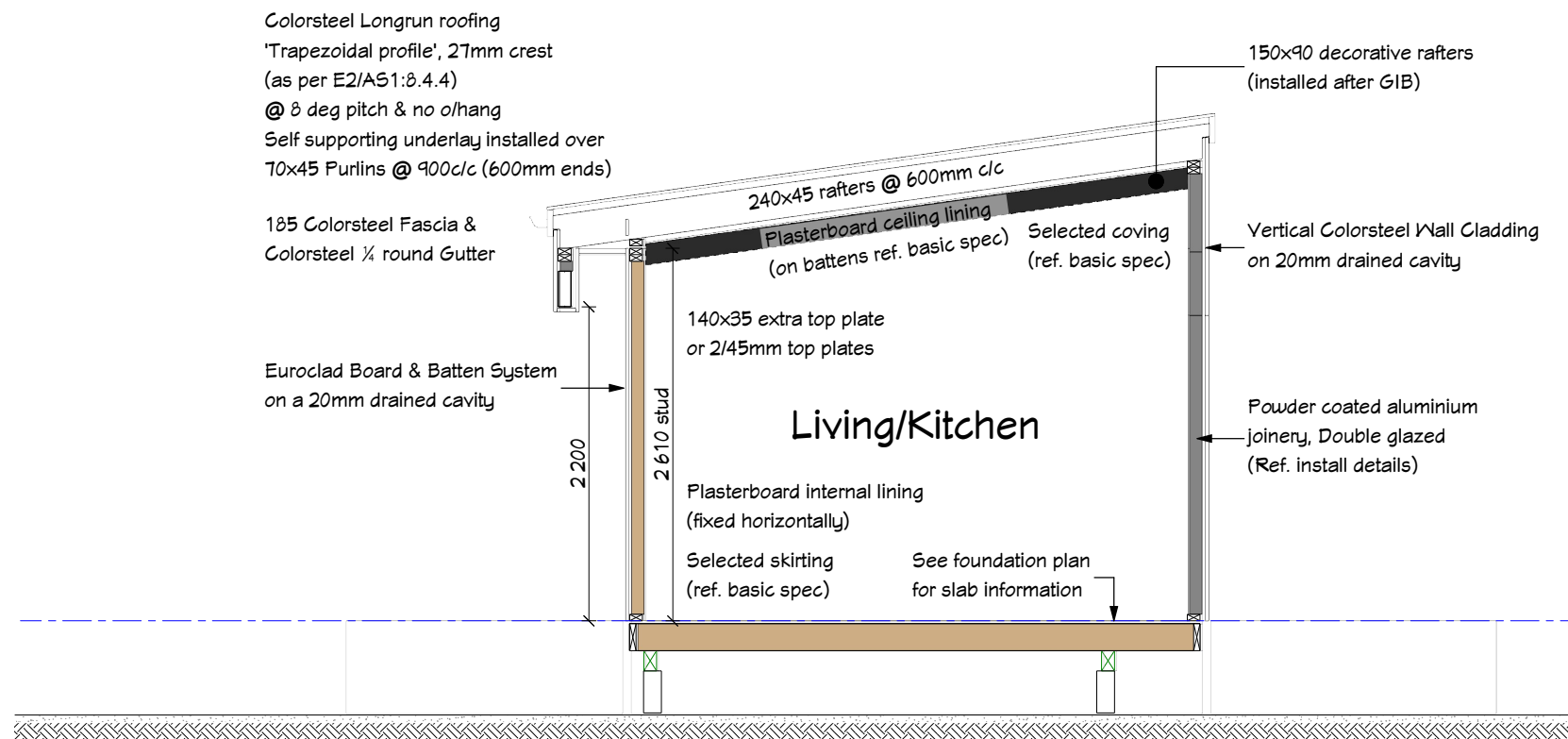
Foundation Plan

JOB No: FH21016	DESIGN: LBA
SIZE: A3 LAYOUT	DRAWN: LBA
PRINT DATE: 20/10/2021	
SCALE: 1:100	SHEET: 8 OF 11

APPROVED PLAN

Planner: GAlagao
 RC: 2220613
 Date: 11/04/2022

NOTE: The dimensions on this plan are to be checked by all trades prior to commencement of any works as they are an indication only and have been shown to help verify each trades own calculation from the floor plan.



MATERIALS Zone D
(summary of 3604 Tables 4.1, 4.2, 4.3, read in conjunction with)

Roof Cladding, Fascia & Gutter - Colorsteel 'Maxx'

Closed
Nails / Screws - Mild steel
Nail plates - Continuously coated galvanized steel
Bolts / Wire dogs - Hot dipped galvanized steel
Joist hangers/brackets - Mild steel
Fabricated brackets - Mild steel

Sheltered
Nails / Screws - Type 304 Stainless steel
Nail plates / Bolts / Joist hangers - Type 304 Stainless steel
Fabricated brackets - 5mm Stainless steel - Type 304 Stainless steel

Exposed
Nails / Screws - Type 304 Stainless steel
Nail plates / Bolts / Joist hangers - Type 304 Stainless steel
Fabricated brackets - 5mm Stainless steel - Type 304 Stainless steel

Cladding Non-Structural
Fixings - Refer manufacturers technical manuals

Cross Section A

Scale 1:50

WALL FRAMES	
External / Load bearing 2.4m	90x45@600c/c
External / Load bearing 3.0m	90x45@300c/c
Internal / Non-load bearing	90x45@600c/c
Dwangs @ 480mm c/c for Vertical Colorsteel Walls	
Dwangs @ 600mm max c/c for Euroclad Walls	

- NOTES:**
- Flashings to be in accordance with AS1/E2
 - All fixings to be in accordance with section 4, Durability, NZS:3604
 - All timber frame above subfloor to have a minimum treatment of H1.2 and be graded SGB

CLIENT:
Jeff & Gwen
Lot 6 of Proposed SD, of Lot 1,
DP 519375
594 Koutu Loop Road
Opononi

TERRITORIAL AUTHORITY:
Far North District Council
Coastal Living Zone

SITE DATA: for zones upto & including

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Sub-soil Classification:	C
Soil Classification:	REF GEOTECH
Wind Zone:	High
Earthquake Zone:	1
Exposure Zone:	D
Climate Zone:	1
Rain Intensity (10% AEP):	80mm/hr
Snowload:	0.0kPa (open ground)

Cross Sections

JOB No: FH21016	DESIGN:	LBA
SIZE: A3 LAYOUT	DRAWN:	LBA
PRINT DATE:	20/10/2021	
SCALE: As Shown	SHEET:	9 OF 11

APPROVED PLAN

Planner: GALagao
RC: 2220613
Date: 11/04/2022



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Vertical Corrugate,
Black finish

Black roofing

Black flashings

Vertical Corrugate,
Natural Zincalume finish

Euroclad Board & batten,
stain finish



Vertical Corrugate,
Black finish



Black flashings

Vertical Corrugate,
Natural Zincalume finish

NOTES:
• 3ds are indicative only

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**3d Views
Exterior**

JOB No: FH21016	DESIGN: LBA
SIZE: A3 LAYOUT	DRAWN: LBA
PRINT DATE: 20/10/2021	
SCALE: NTS	SHEET: 10 OF 11