

Reagan 021655586
wu.reagan@gmail.com

Site information:
Address: 240 Paremoremo Road, Lucas Heights
Northshore

Legal Description: Lot 6
DP 167926
Site area: 34125m²
Wind zone: Medium

Proposed floor area: Minor Dwelling 79.6m² +
Accessory Building 99.3m²
= 178.9m²
Building coverage: 178.9m²
Concrete paving area: 495m² Driveway
Total impermeable area:
(495 + 138 + 178.9 = 811.9m²)
Siteworks outside building platform:
Cut & Fill including house area
950m² x 0.5 = 475m³

Legal Boundary
for Lot 6
DP 167926
ON SITE CREEK, STREAM
FOR STORM WATER RUNOFF

STORMWATER CONNECTION:
CONNECTING WATERTANK
OUTLET TO NEAR BY STREAM

SITE
PLAN
02
A 02
DP 167926

PRIMARY LAND DISPOSAL AREA
Total: 480m² of DRIPPER IRRIGATION
AREA - 15m FROM ANY BOUNDARY AND
20m FROM ANY WATER COURSE (REFER
HYNDS ENVIRONMENTAL REPORT DATED
MARCH 2011 FOR DETAILS)

HYNDS "ADVANCED" WASTEWATER SYSTEM
CONCRETE TANK - 8500LT CAPACITY

PROPOSED TWO 5000
WATER TANK
FOR COLLECTION ROOF WATER RUNOFF ONLY

Legal boundary

EXISTING HOUSE

HIGH
-Medium, Low Co
c of the Engineering Rules

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0 1244101
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21 JUL 2012

Job No.: 1119
Scale: 1 : 1000

Date: 26/07/11
Drawn: Shiwei

Shiwei Zhang
13 Borneo Drive, Albany,
Auckland
Phone: 09-4759618
Mobile: 021-299 2395

PROPOSED NEW RESIDENCE
AT 240 PAREMOREMO ROAD,
LUCAS HEIGHTS
NORTHSHORE CITY

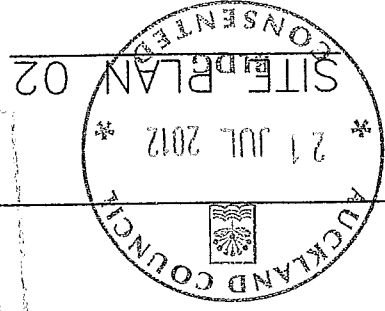
SITE PLAN 01

A 01

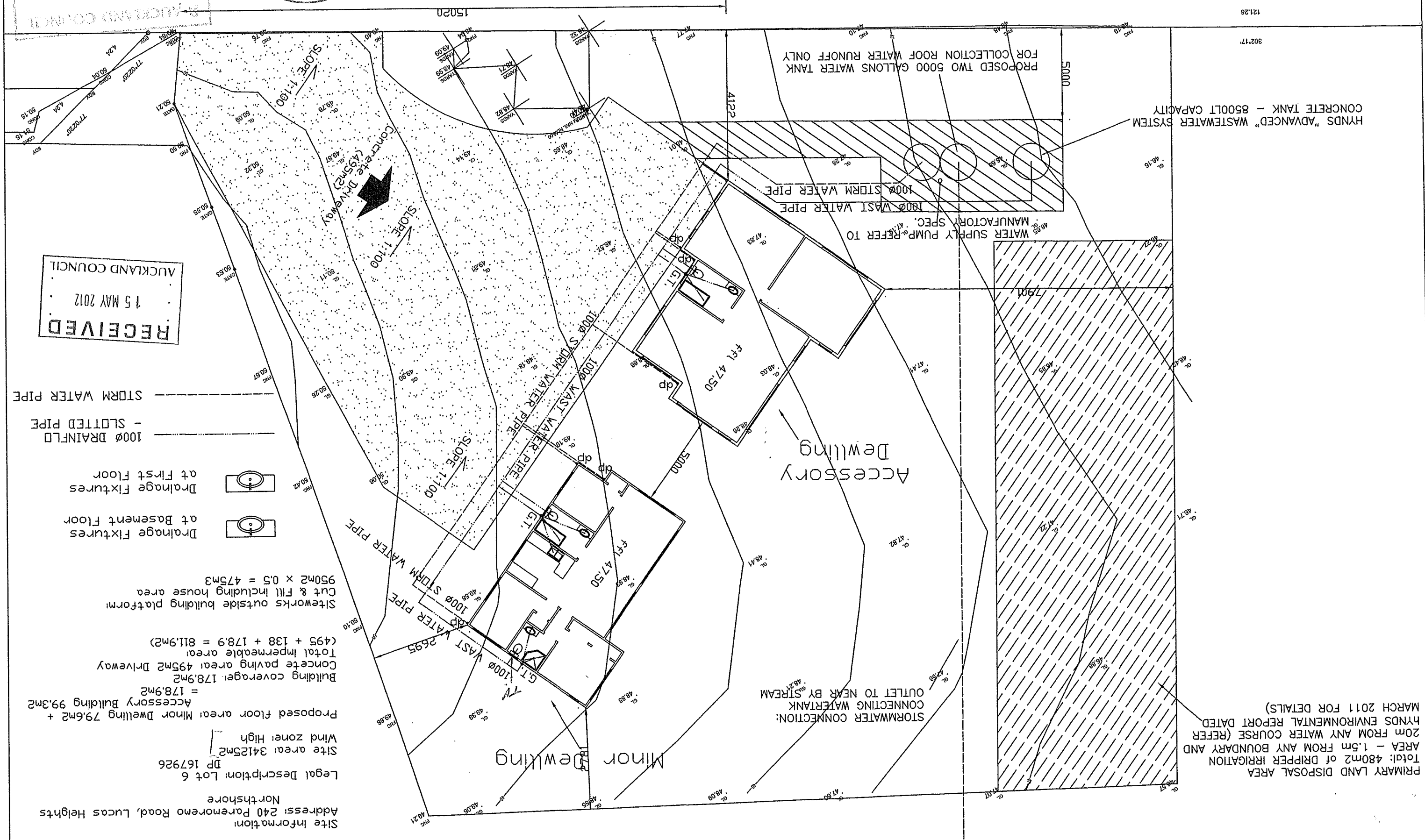
Job No.: 1119	Scale: 1 : 200
Date: 26/07/11	Drawn: Shiwei

Shiwei Zhang
13 Borneo Drive, Albany,
Auckland
Phone: 09-4759618
Mobile: 021-299 2395

PROPOSED NEW RESIDENCE
AT 240 PAREMOREMO ROAD,
LUCAS HEIGHTS
NORTHSHORE CITY



A 02



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1000 DRAINFLO - SLOTTED PIPE
STORM WATER PIPE

Drainage Fixtures at Basement Floor
Drainage Fixtures at First Floor

Site Information:
Address: 240 Paremoremo Road, Lucas Heights
Northshore
Legal Description: Lot 6
DP 167926
Site area: 34125m²
Wind zone: High
Proposed floor area: Minor Dwelling 79.6m² +
Accessory Building 99.3m² = 178.9m²
Building coverage: 178.9m²
Concrete paving area: 495m² Driveway
Total impermeable area:
(495 + 138 + 178.9 = 811.9m²)
Cut & Fill including house area
950m² x 0.5 = 475m³
Site works outside building platform:

PRIMARY LAND DISPOSAL AREA
Total: 480m² of DRIPPER IRRIGATION
AREA - 1.5m FROM ANY BOUNDARY AND
20m FROM ANY WATER COURSE (REFER
HYNDS ENVIRONMENTAL REPORT DATED
MARCH 2011 FOR DETAILS)

STORMWATER CONNECTION:
CONNECTING WARETANK
OUTLET TO NEAR BY STREAM

Accessory Dwelling

Minor Dwelling

HYNDS "ADVANCED" WASTEWATER SYSTEM
CONCRETE TANK - 8500LIT CAPACITY

PROPOSED TWO 5000 GALLONS WATER TANK
FOR COLLECTION ROOF WATER RUNOFF ONLY

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Job No.: 1119
 Scale: 1 : 100
 Date: 26/07/11
 Drawn: Shiwei

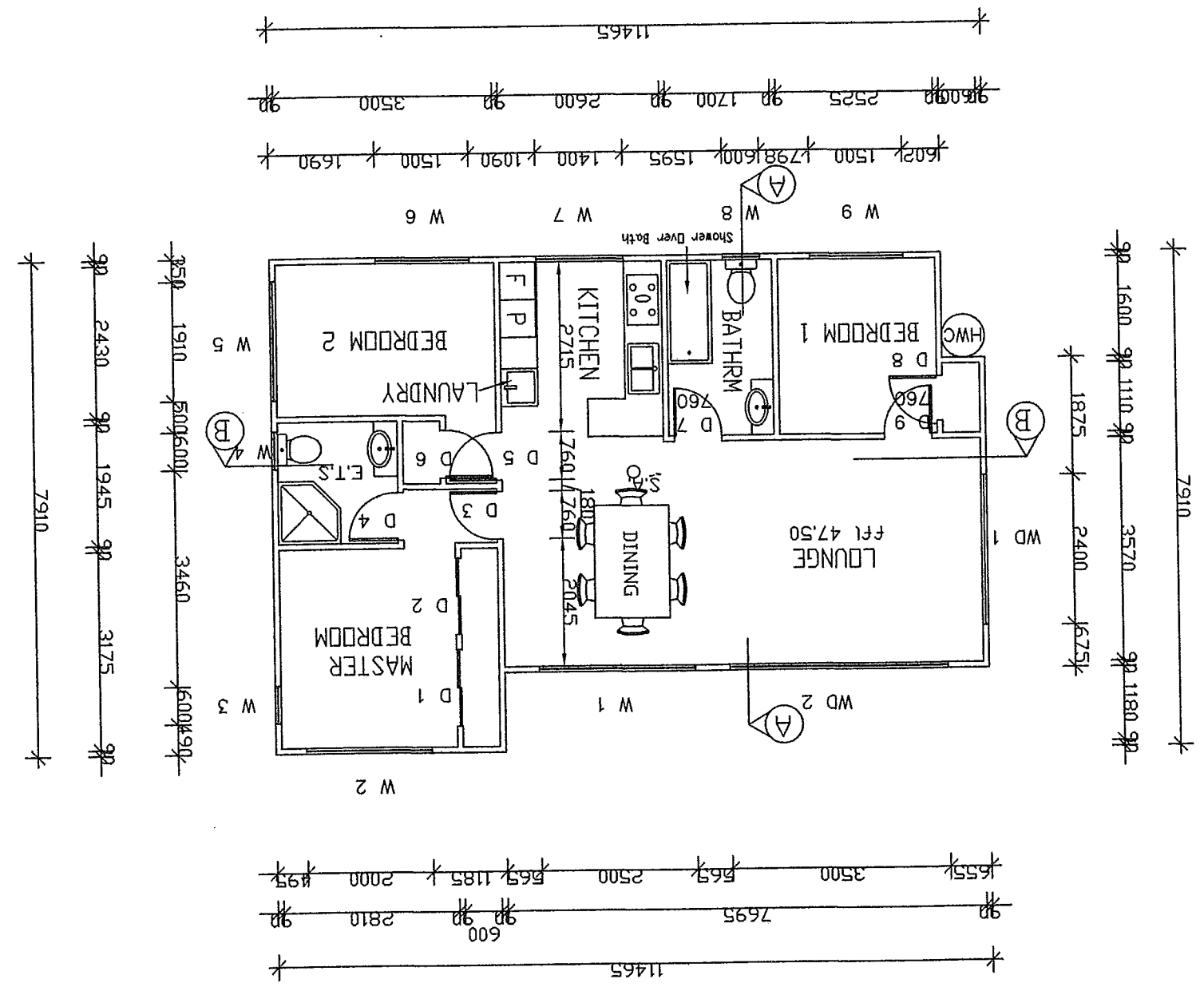
Shiwei Zhang
 13 Borneo Drive, Albany,
 Auckland
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 Mobile: 021-299 2395

PROPOSED NEW RESIDENCE
 MINOR DEWLLING
 AT 240 PAREMOREMO ROAD,
 LUCAS HEIGHTS
 NORTHSHORE CITY

GROUND FLOOR
 PLAN
 79.6m²

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 CONSENTS
 A 03

Minor Dwelling



ALL WINDOWS ARE DOUBLE GLAZING
 WINDOW & DOOR SCHEDULE:

CODE	HEIGHT	WIDTH
W 1	1400	2500
W 2	1200	2000
W 3	1300	600
W 4	1300	600
W 5	800	1910
W 6	1450	1500
W 7	1200	1400
W 8	900	600
W 9	1200	1500
WD 1	2300	3000
WD 2	2300	2300
D 1	2300	760
D 2	2300	760
D 3	2300	760
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D 5	2300	760
D 6	2300	760
D 7	2300	760
D 8	2300	760
D 9	2300	760

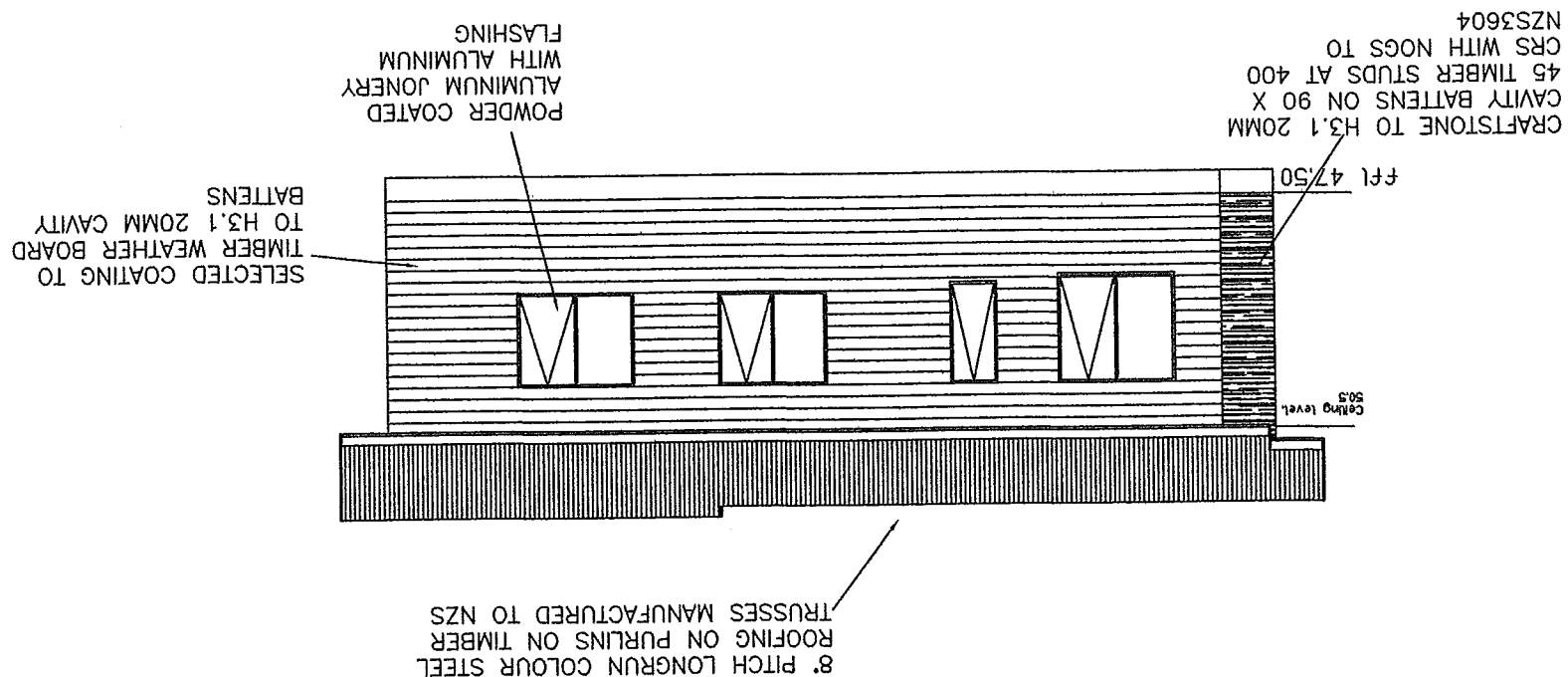
Job No.: 1119
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Date: 26/07/11
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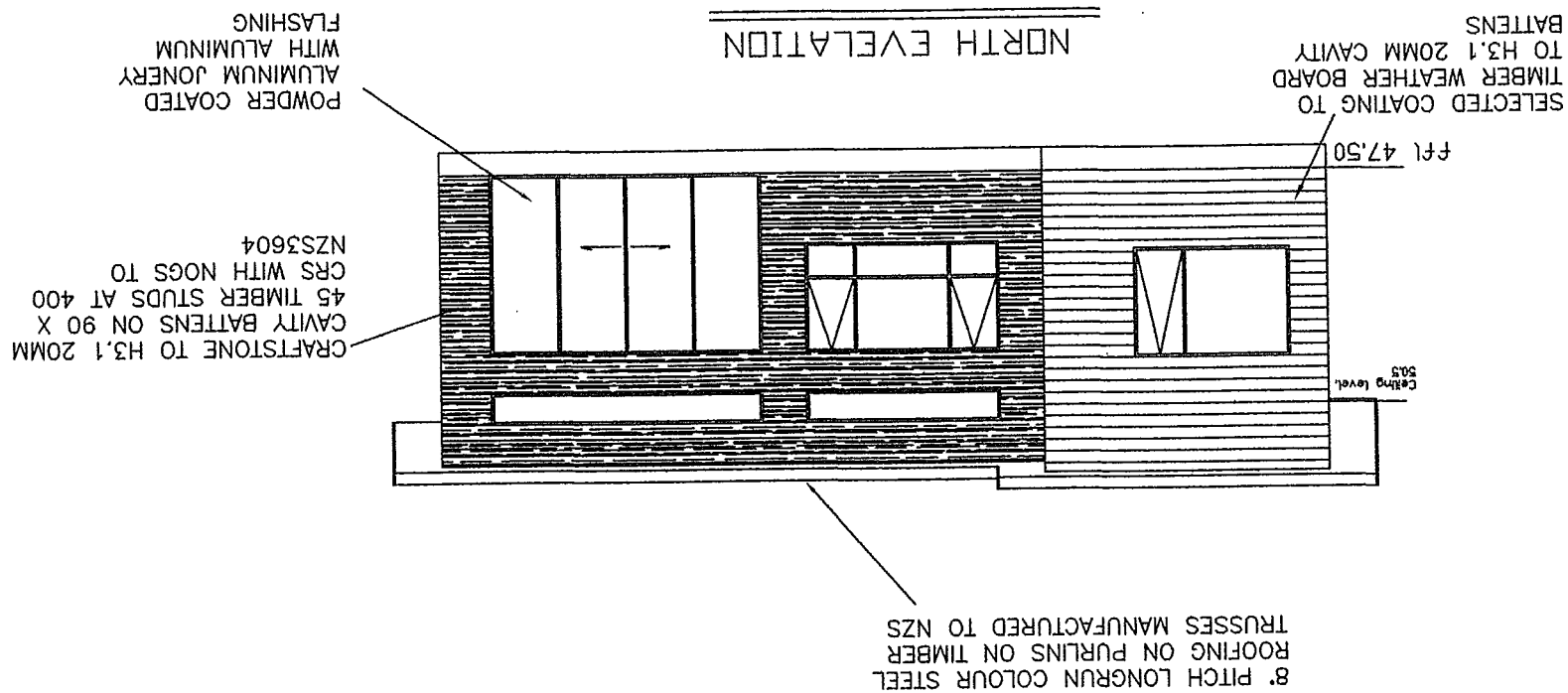
PROPOSED NEW RESIDENCE
MINOR DEWLLING
AT 240 PAREMOREMO ROAD,
LUCAS HEIGHTS
NORTHSHORE CITY

A 04

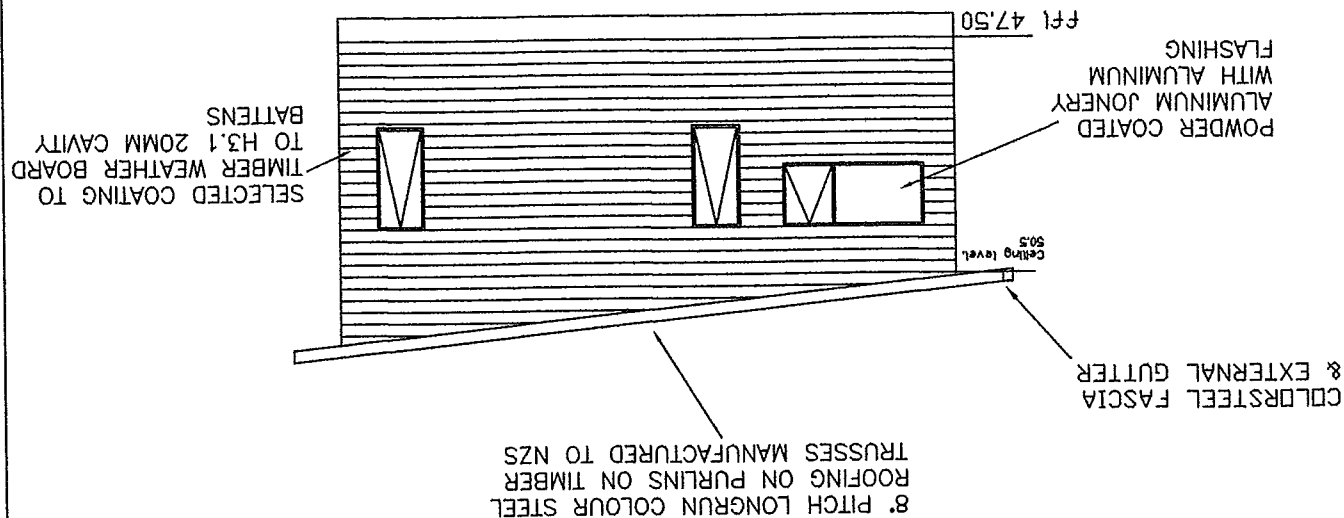
SOUTH EVELATION



NORTH EVELATION



EAST EVELATION

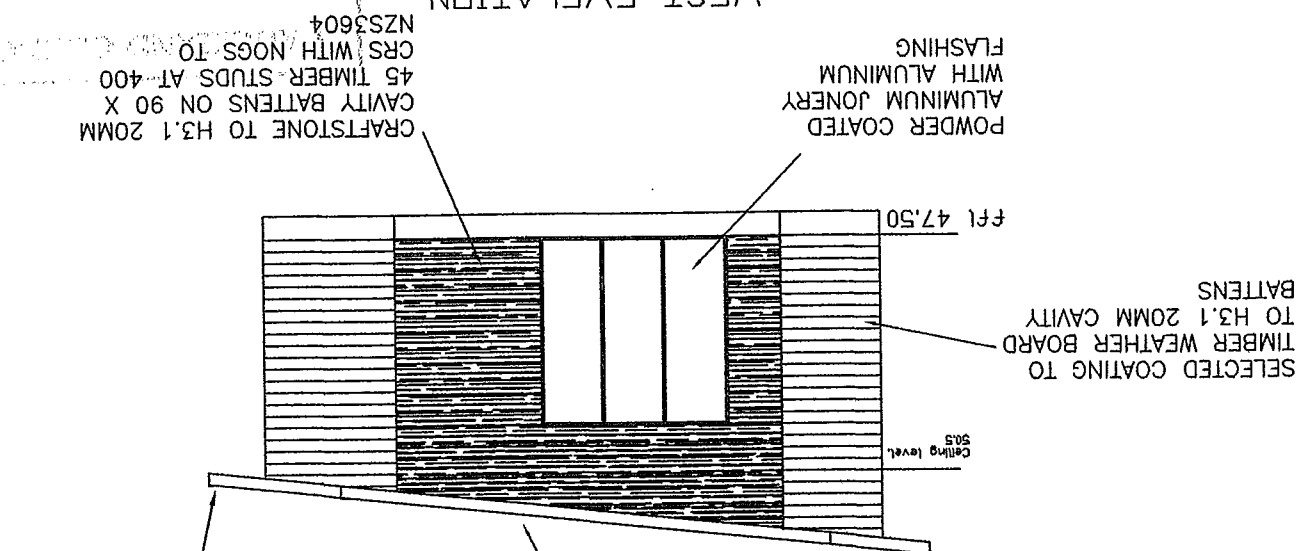


COLORSTEEL FASCIA
& EXTERNAL GUTTER

8° PITCH LONGRUN COLOUR STEEL
ROOFING ON PURLINS ON TIMBER
TRUSSES MANUFACTURED TO NZS

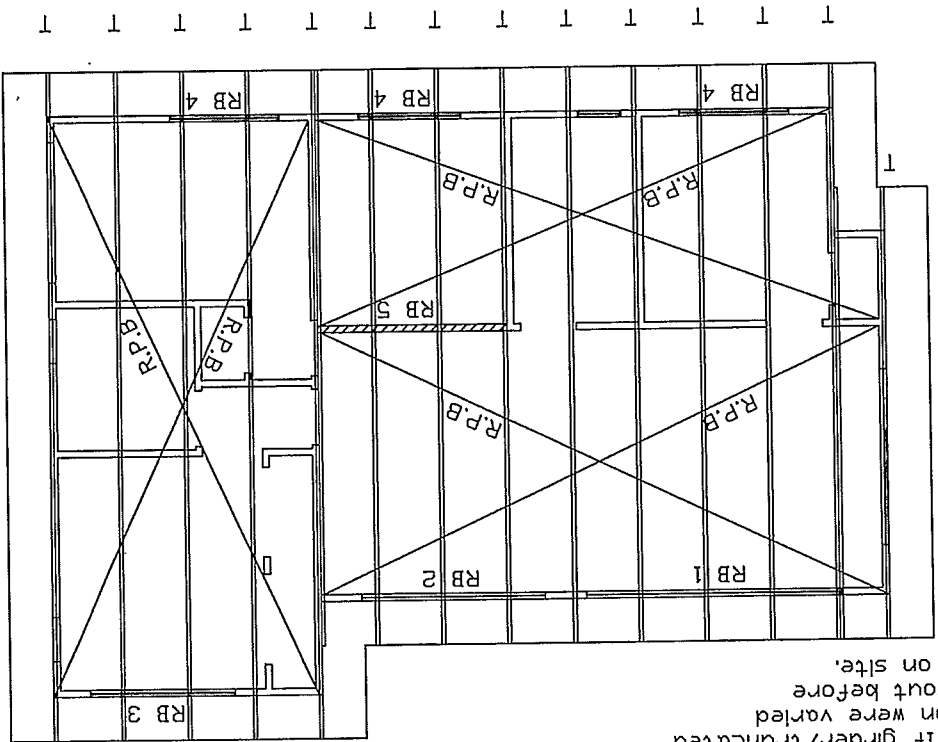
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WEST EVELATION



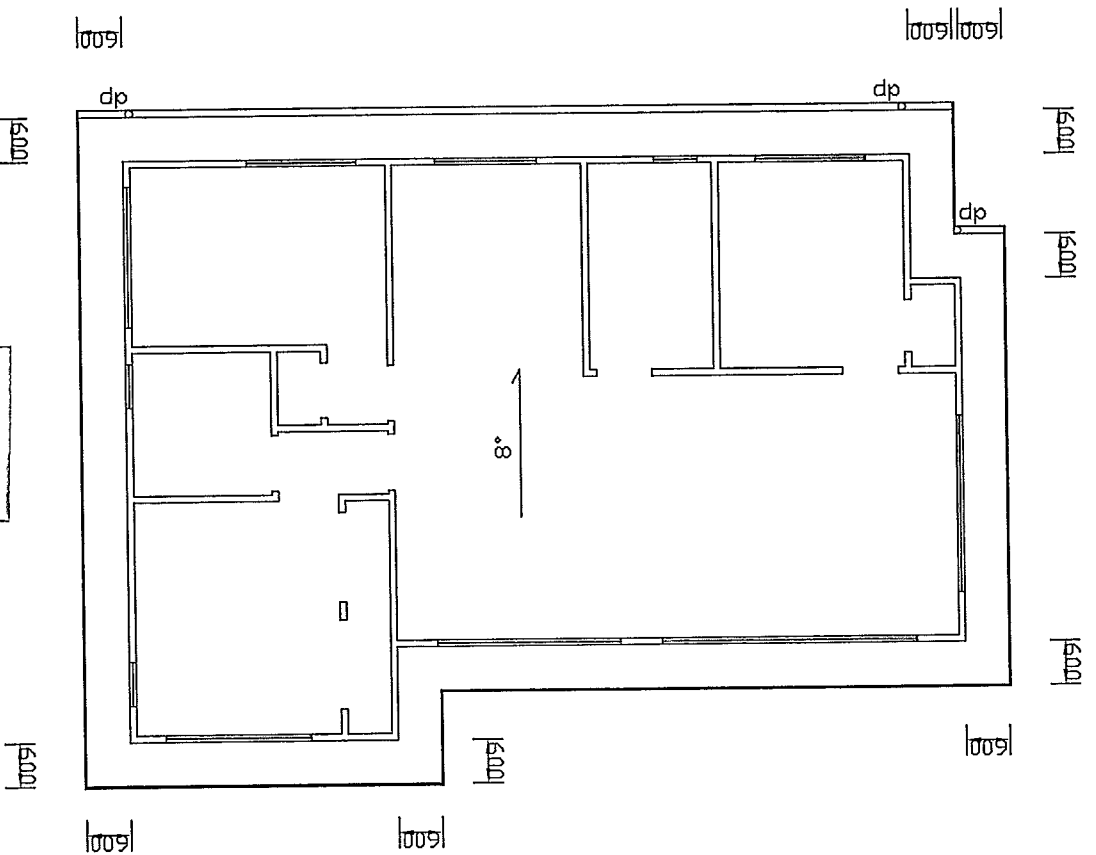
11244101
NORTHSHORE

Job No.: 1119	Scale: 1 : 100	Shiwei Zhang 13 Borneo Drive, Albany, Auckland Phone: 09-4759618 Mobile: 021-299 2395
Date: 26/07/11	Drawn: Shiwei	PROPOSED NEW RESIDENCE MINOR DEWLLING AT 240 PAREMOREMO ROAD, LUCAS HEIGHTS NORTHSHORE CITY
TRUSS LAYOUT PLAN & ROOF PLAN		A 05



- General Notes:
1. 8 Degree Pitch LONGRUN COLOUR STEEL
 2. Approved Gangnail Trusses @ 900 CRS
 3. The Truss Manufacturer Shall Provide the Producer Statement and Certify the Performance of the Trusses
 4. Ceiling Diaphragms To Be Required To Be Included In Truss Design
 5. All Timber Framing & Structural Timber Members To Be MSG 8 DR VSG 8 Timber.
 6. All Roof Plane and Ceiling Plane Braces To Be In Struct Accord With NZS 3604.
 7. The Fixing Type of Trusses to Top Plate is C (2/100 x 3.75 skewed nails + 2 wire dogs), which complies with NZS 3604: 2011
 8. The Blockings between trusses is 90x45
 9. 900mm trusses Spacing
 10. Downpipe size: Ø74mm
- To be submitted by manufacturer before preline
- The final trusses layout provided by truss manufacturer shall be given to structural engineer for lintel/ beam design. If glider/truncated glider truss position were varied from this truss layout before commencing the job on site.

- BEAM SCHEDULE
- | | |
|------|--|
| RB 1 | 2/240X45 + 200X6 plate M12@500 CRS staggered top & bottom filitch lintel |
| RB 2 | 2/240X45 Lintel |
| RB 3 | 3/190X45 Lintel |
| RB 4 | 2/140X45 Lintel |
| RB 5 | 2/240X45 Lintel |
- TIMBER GRADE
- | |
|---------------|
| SG 8 (Double) |
| SG 8 (Double) |
| SG 8 |
| SG 8 |
| SG 8 |
| SG 8 |



- Notes:
1. All Timber Beams to be MSG 8 Grade
 2. All Studs Under Steel Beam to be Bolted together M12 @ 1200c/c
 3. Engineer to inspect steel beams and connections
 4. B11, B12 M12@600 bolted together

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CARTERS

MANUFACTURING
Auckland Manufacturing
East Tamaki, Auckland
(09) 273 6805

JOB No **MF47383**

Client: Reagan Wu
Job Name: New House
Address: 240 Paramoremo Rd
Lucas Heights

Pitch: 8.0deg
Roof Material: Galv Iron .5mm
Soffit Overhang: 600mm
Wind Area: High
Snow Load(factored): 0.000kPa

Trusses and rafters at 900mm max c/c unless stated otherwise.

This layout is to be read in conjunction with the Architectural plans.

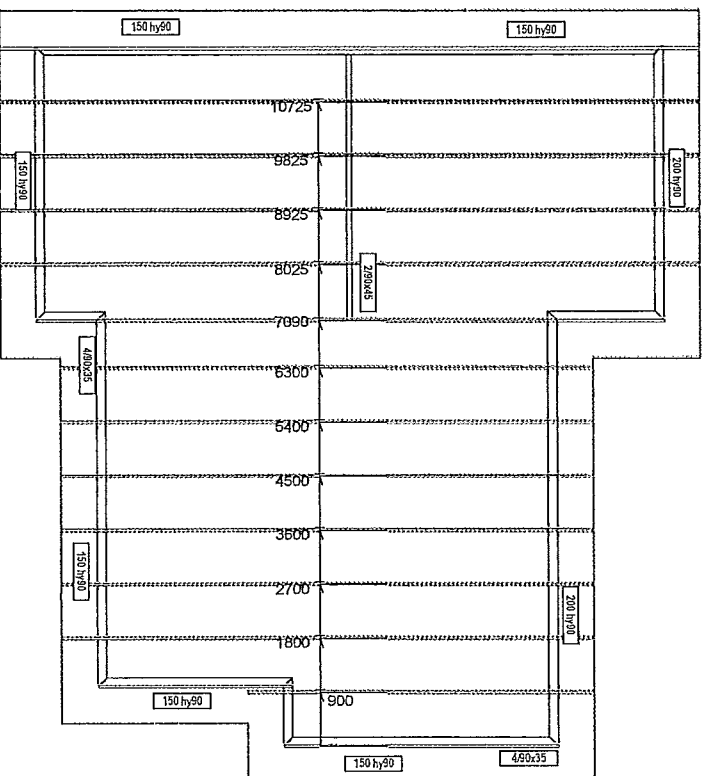
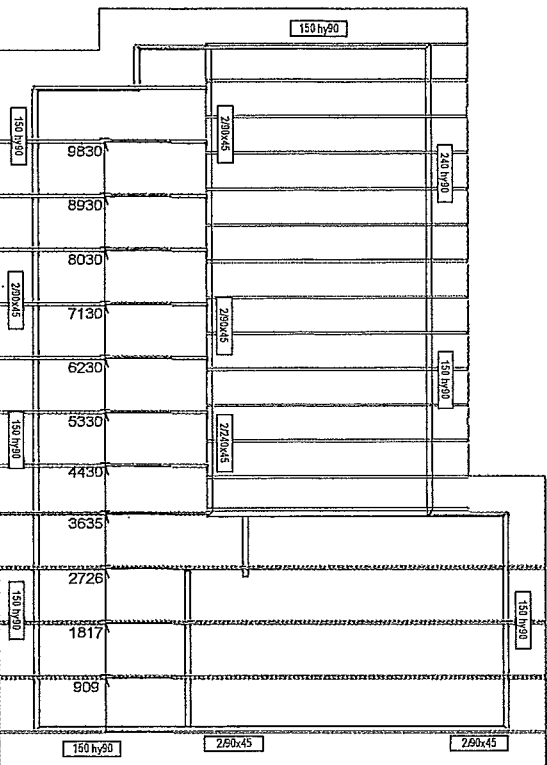
DRAWN BY B. Vessey

DATE 7 Jun,2012	PAGE 2 of 2
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These infants have been sized using one of the following:

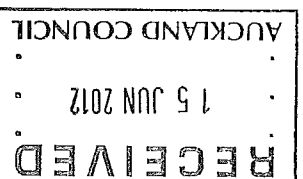
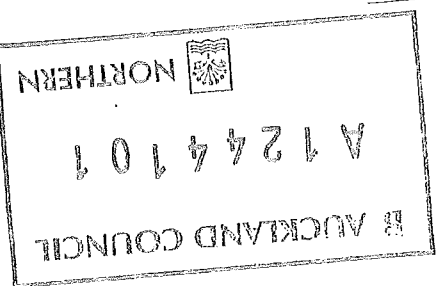
The GANGNAM 04/2008 and FLITCH BEAM 12/2007 selection manuals from Mittek NZ Ltd. hy90 and hyONE linels have been sized using designIt V4 NZ software (incl. sub versions) or selection manuals, hy90 Edition 1, and hyONE April 2008, as provided by CHN Woodproducts.

Unless otherwise stated the timber grade for all lintels is MS308. Lintels not shown are to be selected as per NZS3604:1999.

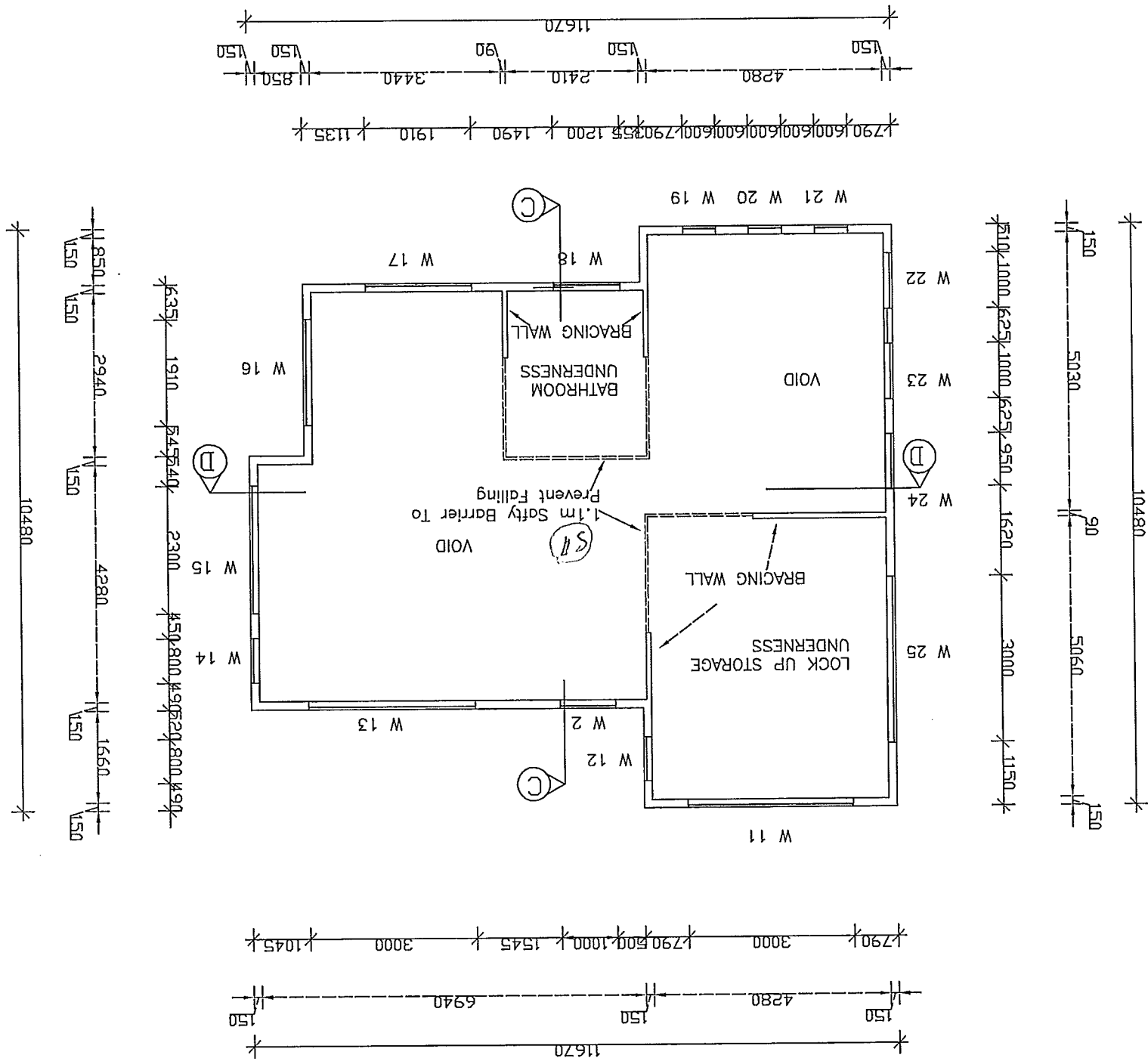


See Page 1 for
Truss Layout and
Fixings

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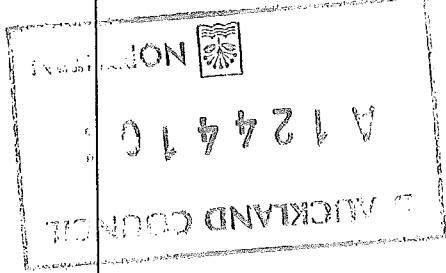
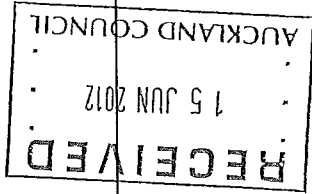


Job No.: 1119	Scale: 1 : 100	Shiwei Zhang 13 Borneo Drive, Albany, Auckland Phone: 09-4759618 Mobile: 021-299 2395	PROPOSED NEW RESIDENCE ACCESSORY DEWLLING AT 240 PAREMOREMO ROAD, LUCAS HEIGHTS NORTHSHORE CITY	SECOND FLOOR PLAN 99.3m ²	A 08(A)
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CODE	HEIGHT	WIDTH
W 11	1200	3000
W 12	1600	800
W 13	1200	3000
W 14	1600	800
W 15	1200	2300
W 16	1200	1910
W 17	600	1910
W 18	900	800
W 19	1900	800
W 20	1900	800
W 21	1900	800
W 22	1000	1000
W 23	1500	1000
W 24	2000	1000
W 25	1200	3000

ALL WINDOWS ARE DOUBLE GLAZING
WINDOW & DOOR SCHEDULE:



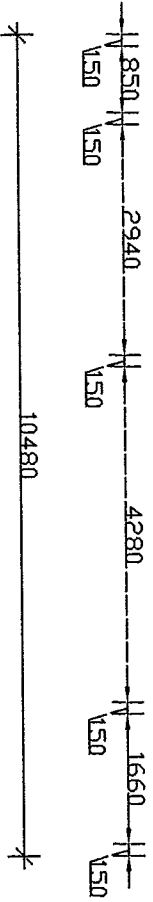
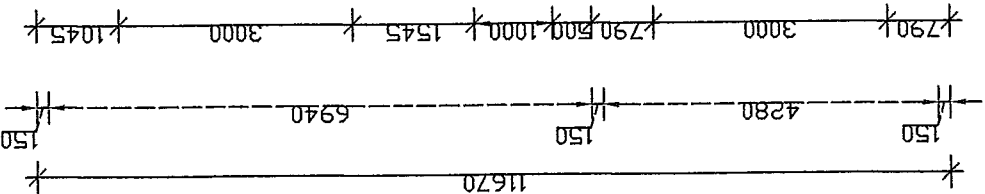
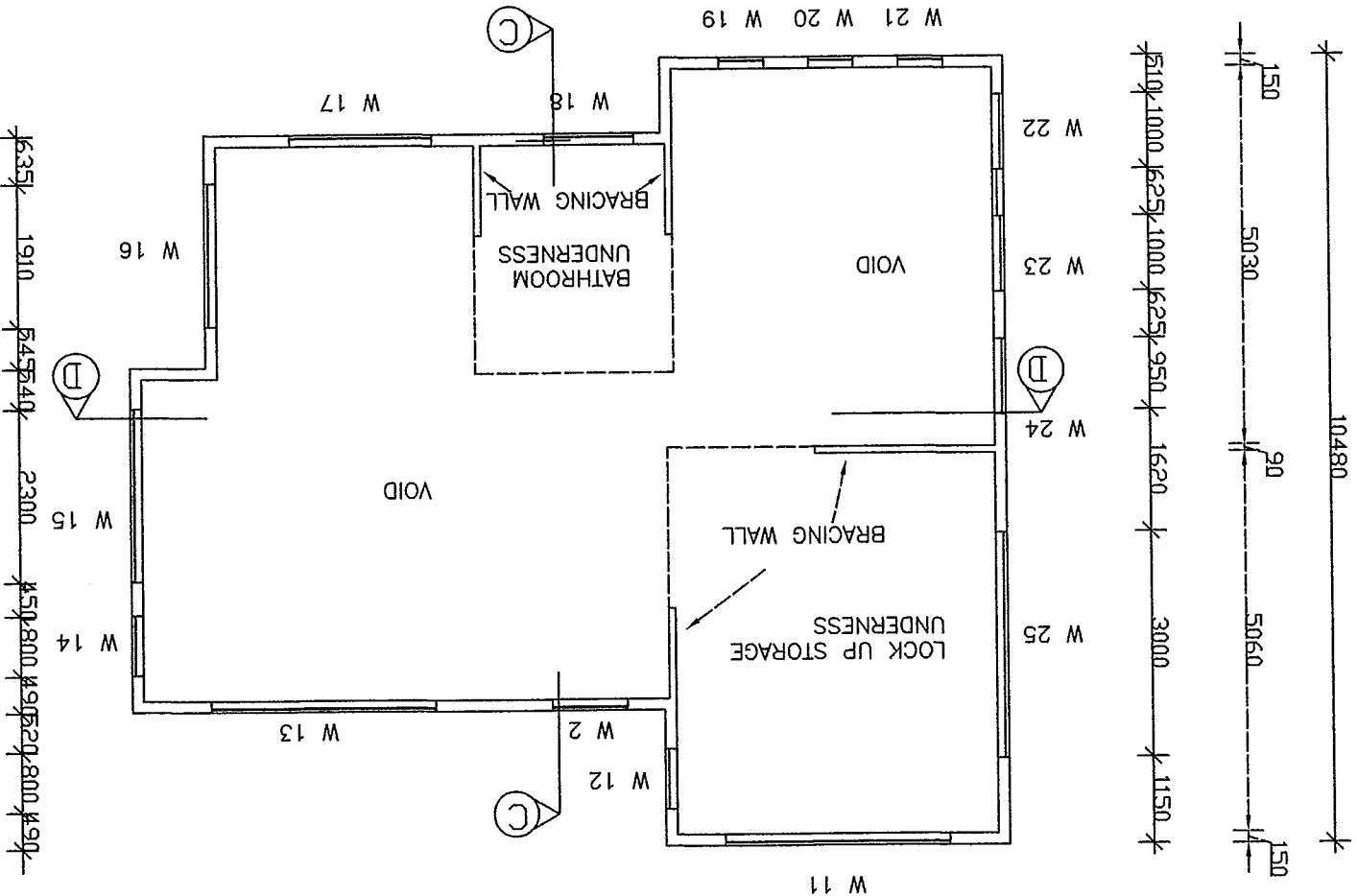
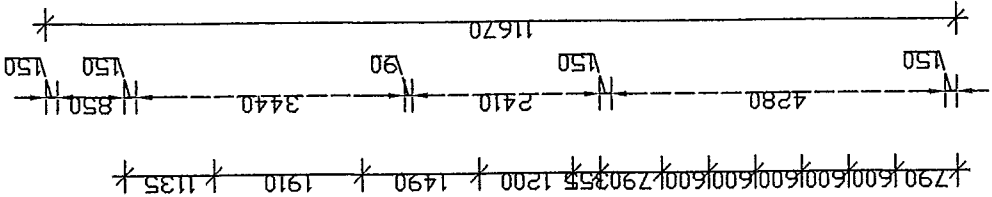
Job No.: 1119	Scale: 1 : 100
Date: 26/07/11	Drawn: Shiwei

Shiwei Zhang
13 Borneo Drive, Albany,
Auckland
Phone: 09-4759618
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PROPOSED NEW RESIDENCE
ACCESSORY DEWLLING
AT 240 PAREMOREMO ROAD,
LUCAS HEIGHTS
NORTHSHORE CITY

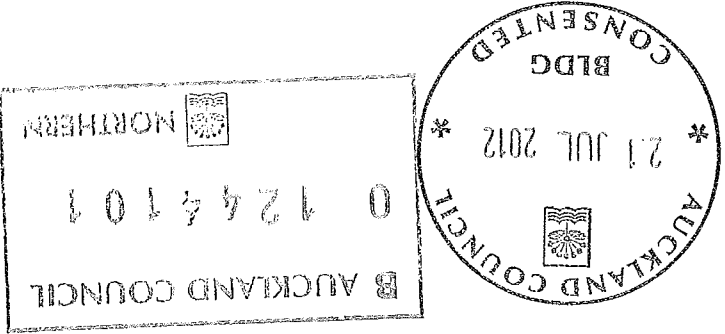
SECOND FLOOR
PLAN

A 09



CODE	HEIGHT	WIDTH
W 11	1200	3000
W 12	1600	800
W 13	1200	3000
W 14	1600	800
W 15	1200	2300
W 16	1200	1910
W 17	600	1910
W 18	900	800
W 19	1900	800
W 20	1900	800
W 21	1900	800
W 22	1000	1000
W 23	1500	1000
W 24	2000	1000
W 25	1200	3000

ALL WINDOWS ARE DOUBLE GLAZING
WINDOW & DOOR SCHEDULE:



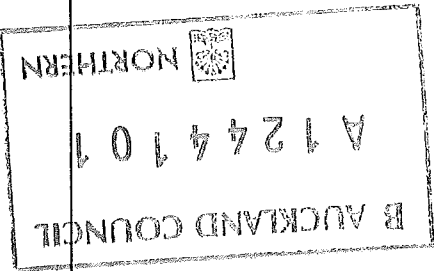
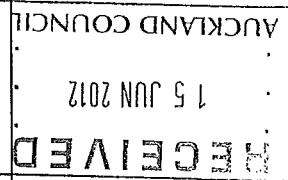
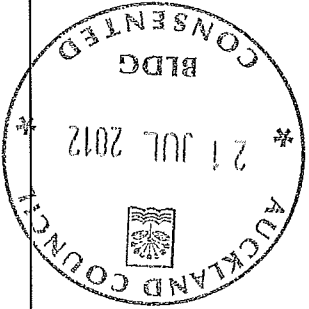
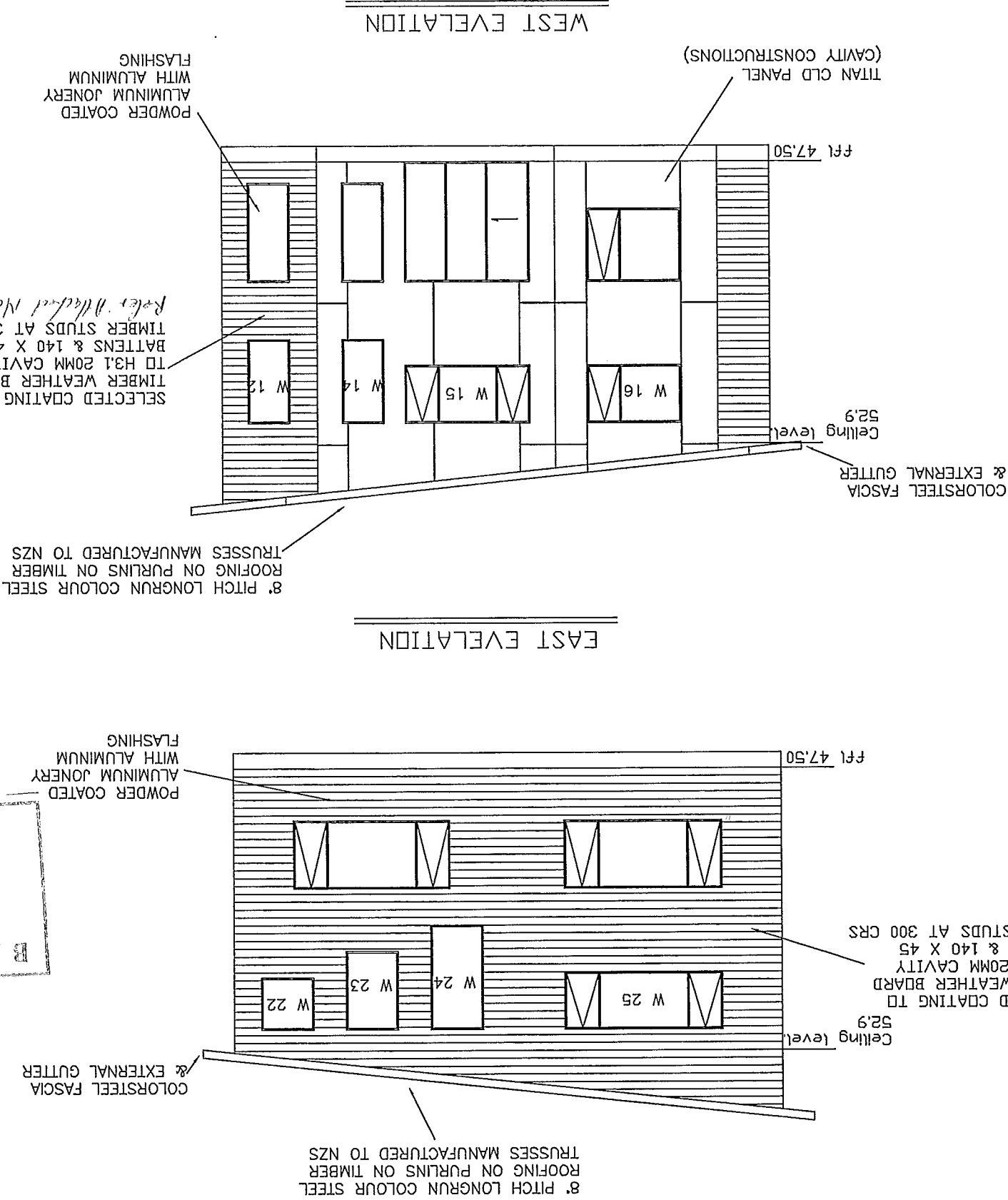
Shiwei Zhang
13 Borneo Drive, Albany,
Auckland
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Mobile: 021-299 2395

PROPOSED NEW RESIDENCE
ACCESSORY DEWLLING
AT 240 PAREMOREMO ROAD,
LUCAS HEIGHTS
NORTHSHORE CITY

EAST & WEST
ELEVATION

A 10

East Elevation											
Risk Severity											
Risk Factor											
Subtotals for each Risk											
SCORE											
Low	SCORE	Medium	SCORE	High	SCORE	Very High	SCORE	Very High	SCORE	Very High	SCORE
Wind zone (per NZS 3604)	0	0	0	0	1	2	2	0	0	0	0
Number of Storeys	0	1	2	2	2	4	2	0	0	2	2
Roof/wall intersection design	0	1	1	3	1	5	1	0	0	1	1
Eaves width	0	1	1	2	3	5	1	0	0	1	1
Envelope Complexity	0	1	1	3	3	6	1	0	0	1	1
Deck Design	0	0	2	4	6	5	0	0	0	0	0
Total Risk Score											
5											
South Elevation											
Risk Severity											
Risk Factor											
Subtotals for each Risk											
SCORE											
Low	SCORE	Medium	SCORE	High	SCORE	Very High	SCORE	Very High	SCORE	Very High	SCORE
Wind zone (per NZS 3604)	0	0	0	1	2	2	0	0	0	0	0
Number of Storeys	0	1	2	2	2	4	0	0	0	0	0
Roof/wall intersection design	0	1	1	3	5	1	0	0	0	1	1
Eaves width	0	1	1	2	3	5	1	0	0	1	1
Envelope Complexity	0	1	1	3	3	6	1	0	0	1	1
Deck Design	0	0	2	4	6	5	0	0	0	0	0
Total Risk Score											
5											
West Elevation											
Risk Severity											
Risk Factor											
Subtotals for each Risk											
SCORE											
Low	SCORE	Medium	SCORE	High	SCORE	Very High	SCORE	Very High	SCORE	Very High	SCORE
Wind zone (per NZS 3604)	0	0	0	1	2	2	0	0	0	0	0
Number of Storeys	0	1	2	2	2	4	0	0	0	0	0
Roof/wall intersection design	0	1	1	3	5	1	0	0	0	1	1
Eaves width	0	1	1	2	3	5	1	0	0	1	1
Envelope Complexity	0	1	1	3	3	6	1	0	0	1	1
Deck Design	0	0	2	4	6	5	0	0	0	0	0
Total Risk Score											
5											
North Elevation											
Risk Severity											
Risk Factor											
Subtotals for each Risk											
SCORE											
Low	SCORE	Medium	SCORE	High	SCORE	Very High	SCORE	Very High	SCORE	Very High	SCORE
Wind zone (per NZS 3604)	0	0	0	1	2	2	0	0	0	0	0
Number of Storeys	0	1	2	2	2	4	0	0	0	0	0
Roof/wall intersection design	0	1	1	3	5	1	0	0	0	1	1
Eaves width	0	1	1	2	3	5	1	0	0	1	1
Envelope Complexity	0	1	1	3	3	6	1	0	0	1	1
Deck Design	0	0	2	4	6	5	0	0	0	0	0
Total Risk Score											
5											



Job No.: 1119 Scale: 1 : 100

Date: 26/07/11 Drawn: Shiwei

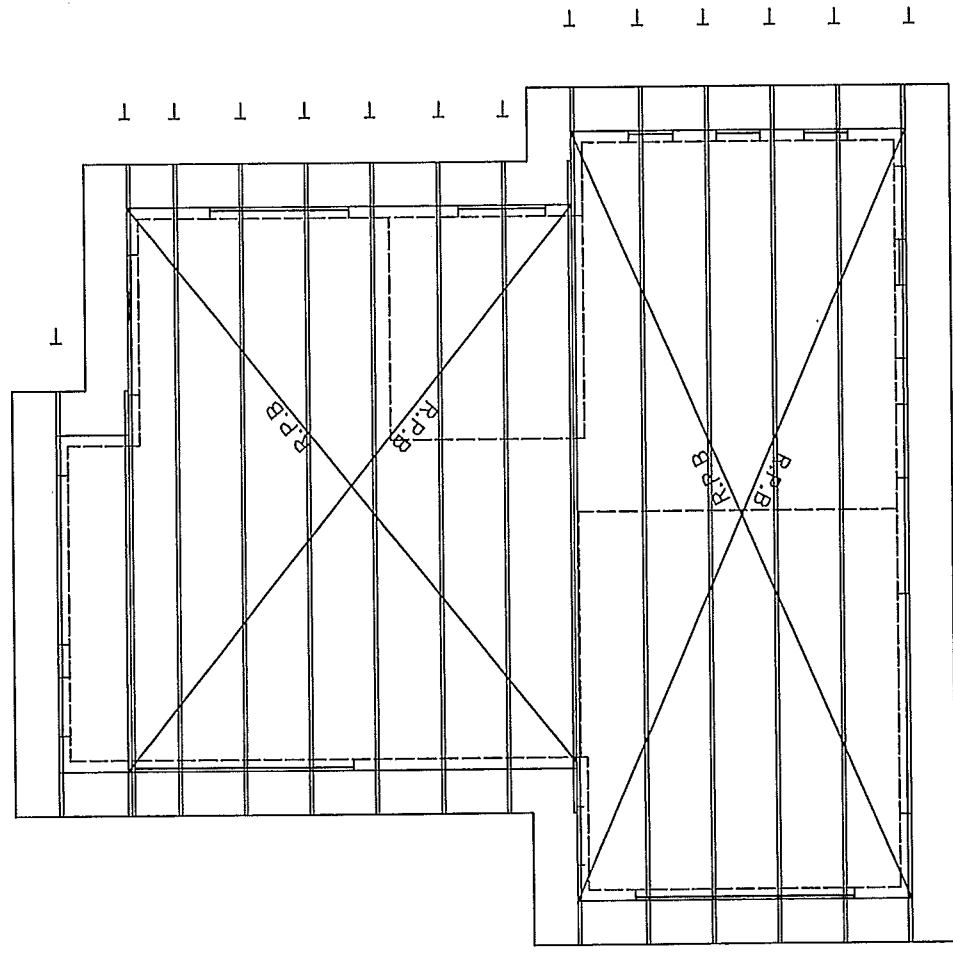
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Auckland
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PROPOSED NEW RESIDENCE
ACCESSORY DEWLLING
AT 240 PAREMOREMO ROAD,
LUCAS HEIGHTS
NORTHSHORE CITY

TRUSS LAY-OUT PLAN
&
ROOF PLAN

A 11

- General Notes:
1. 8 Degree Pitch LONGRUN COLOUR STEEL
 2. Approved Gangnail Trusses @ 900 CRS
 3. The Truss Manufacturer Shall Provide the Producer Statement and Certify the Performance of the Trusses
 4. Ceiling Diaphragms To Be Required To Be Included In Truss Design
 5. All Timber Framing & Structural Timber Members To Be MSG 8 DR
 6. All Roof Plane and Ceiling Plane Braces To Be In Struct Accord
 7. The FixingType of Trusses to Top Plate Is C (2/100 x 3.75 skewed nails + 2 wire dogs), which complies with NZS 3604: 2011
 8. The Blockings between trusses is 90x45
 9. 900mm trusses Spacing
 10. Downpipe size: ø74mm
- To be submitted by manufacturer before preline
- The final trusses layout provided by truss manufacturer shall be given to structural engineer for lintel/ beam design. If girder/truncated girder truss position were varied from this layout before commencing the job on site.



BEAM SCHEDULE

- RB 1 2/290x45 Lintel
RB 2 2/190x45 Lintel

- Notes:
1. All Timber Beams to be Msg8 Grade
 2. All Studs Under Steel Beam to be Bolted together M12 @ 1200c/c
 3. Engineer to inspect steel beams and connections
 4. B11, B12 M12@600 bolted together

TIMBER GRADE

- SG 8
SG 8

230 PFC35 Portal Framing
REFER ENG. DETAIL DN A24

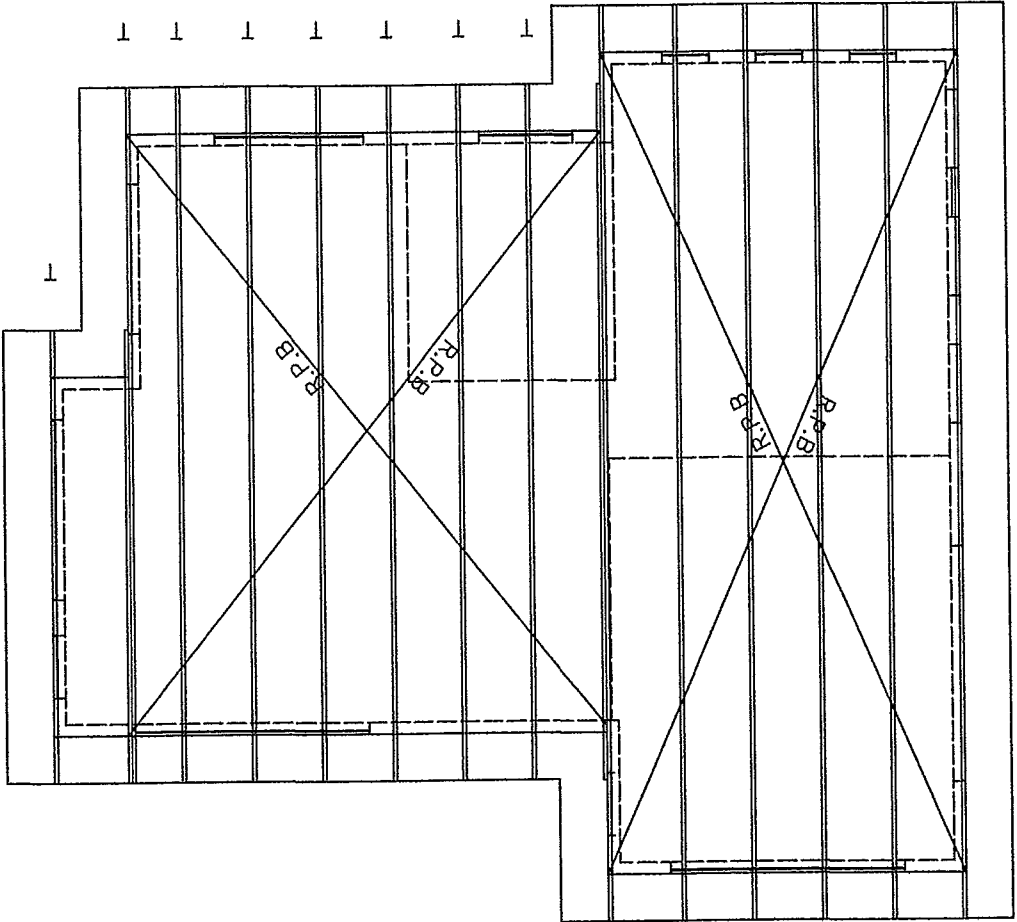


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NORTHERN

1. 8 Degree Pitch LONGRUN COLOUR STEEL
2. Approved Gangnail Trusses @ 900 CRS
3. The Truss Manufacturer Shall Provide the Producer Statement and Certify the Performance of the Trusses
4. Ceiling Diaphragms To Be Required To Be Included In Truss Design
5. All Timber Framing & Structural Timber Members To be MSG 8 OR VSG 8 Timber,
6. All Roof Plane and Ceiling Plane Braces To Be In Struct Accord With NZS 3604,
7. The FixingType of Trusses to Top Plate is C (2/100 x 3,75 skewed nails + 2 wire dogs), which complies with NZS 3604: 2011
8. The Blocking between trusses is 90x45
9. 900mm trusses Spacing
10. Downpipe size: ø74mm

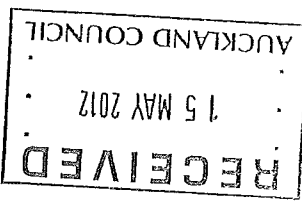
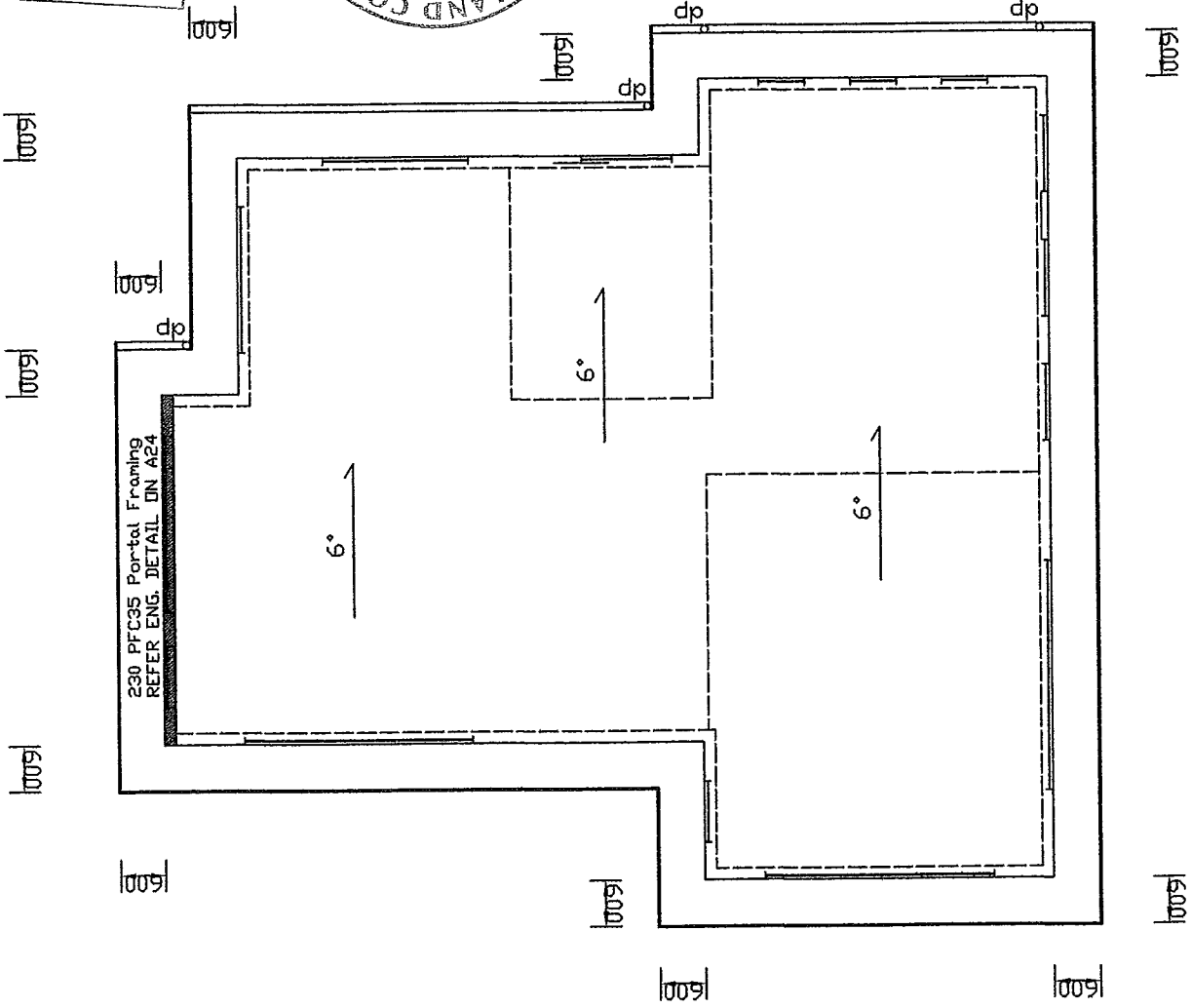
The final thrusts layout produced by the manufacturer should give a lot of general engineering hints / ideas for the redesign. If the general thrust positions were a lot more similar to the common layout of the job on site,



1. All Timber Beams to be Ms8 Grade
2. All Studs Under Steel Beam to be Bolted together M12 @ 1200c/c
3. Engineer to inspect steel beams and connections
4. B11, B12 M12@600 bolted together

RB 1	2/290X45 Linde
RB 2	2/190X45 Linde

8 5S
8 5S



Shiwei Zhang
13 Borneo Drive, Albany,
Auckland
Phone: 09-4759618
Mobile: 021-299 2395

Date: 26/07/11 Drawn: Shiwei

Date: 26/07/11

Drawn: Shiwei!

PLAN 1274101

East Elevation									
Risk Factor	Low	Medium	Medium	High	Very High	SCORE	Subtotals for each Risk factor		
							SCORE	Very High	SCORE
Wind zone (per NZS 3604)	0	0	0	1	2	2			
Number of Storeys	0		1	2	2	4			
Roof/wall intersection design	0	1	1	3	5	5			
Eaves width	0	1	1	2	3	6			
Envelope Complexity	0		1	3	3	6			
Deck Design	0	0	0	2	4	6			
Total Risk Score							5		
South Elevation									
Risk Factor	Low	Medium	Medium	High	Very High	SCORE	Subtotals for each Risk factor		
							SCORE	Very High	SCORE
Wind zone (per NZS 3604)	0	0	0	1	2	2			
Number of Storeys	0		1	2	2	4			
Roof/wall intersection design	0	1	1	3	5	5			
Eaves width	0	1	1	2	3	6			
Envelope Complexity	0		1	3	3	6			
Deck Design	0	0	0	2	4	6			
Total Risk Score							5		
West Elevation									
Risk Factor	Low	Medium	Medium	High	Very High	SCORE	Subtotals for each Risk factor		
							SCORE	Very High	SCORE
Wind zone (per NZS 3604)	0	0	0	1	2	2			
Number of Storeys	0		1	2	2	4			
Roof/wall intersection design	0	1	1	3	5	5			
Eaves width	0	1	1	2	3	6			
Envelope Complexity	0		1	3	3	6			
Deck Design	0	0	0	2	4	6			
Total Risk Score							5		
North Elevation									
Risk Factor	Low	Medium	Medium	High	Very High	SCORE	Subtotals for each Risk factor		
							SCORE	Very High	SCORE
Wind zone (per NZS 3604)	0	0	0	1	2	2			
Number of Storeys	0		1	2	2	4			
Roof/wall intersection design	0	1	1	3	5	5			
Eaves width	0	1	1	2	3	6			
Envelope Complexity	0		1	3	3	6			
Deck Design	0	0	0	2	4	6			
Total Risk Score							5		

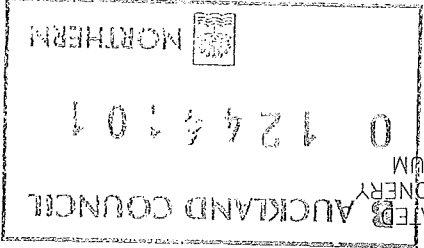
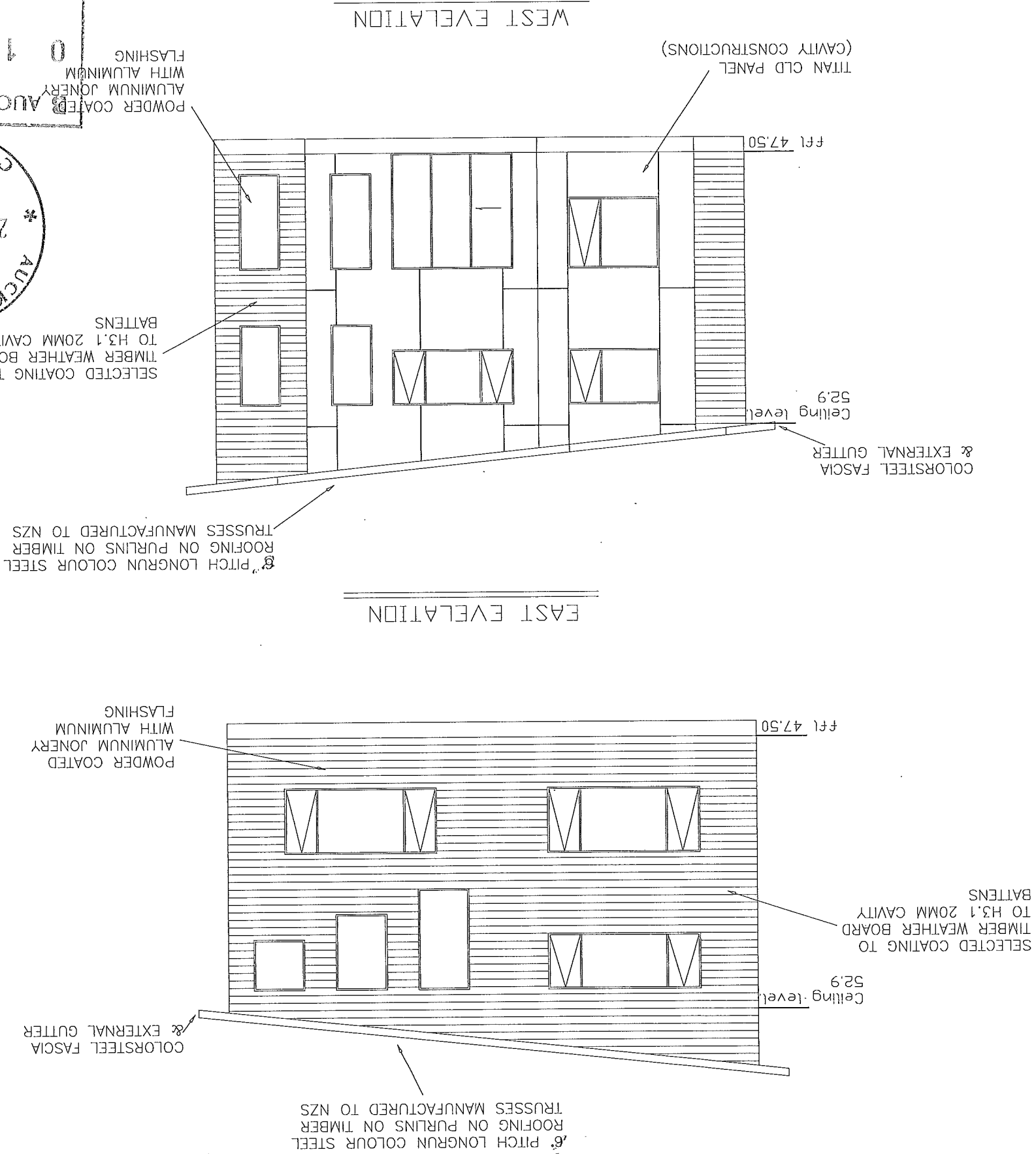
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Shiwei Zhang
13 Borneo Drive, Albany,
Auckland
Phone: 09-4759618
Mobile: 021-299 2395

PROPOSED NEW RESIDENCE
ACCESSORY DEWLLING
AT 240 PAREMOREMO ROAD,
LUCAS HEIGHTS
NORTHSHORE CITY

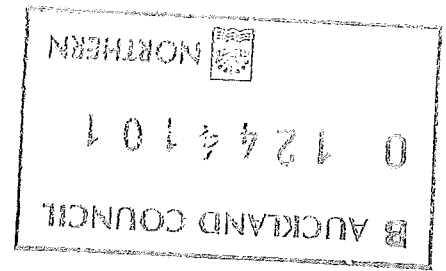
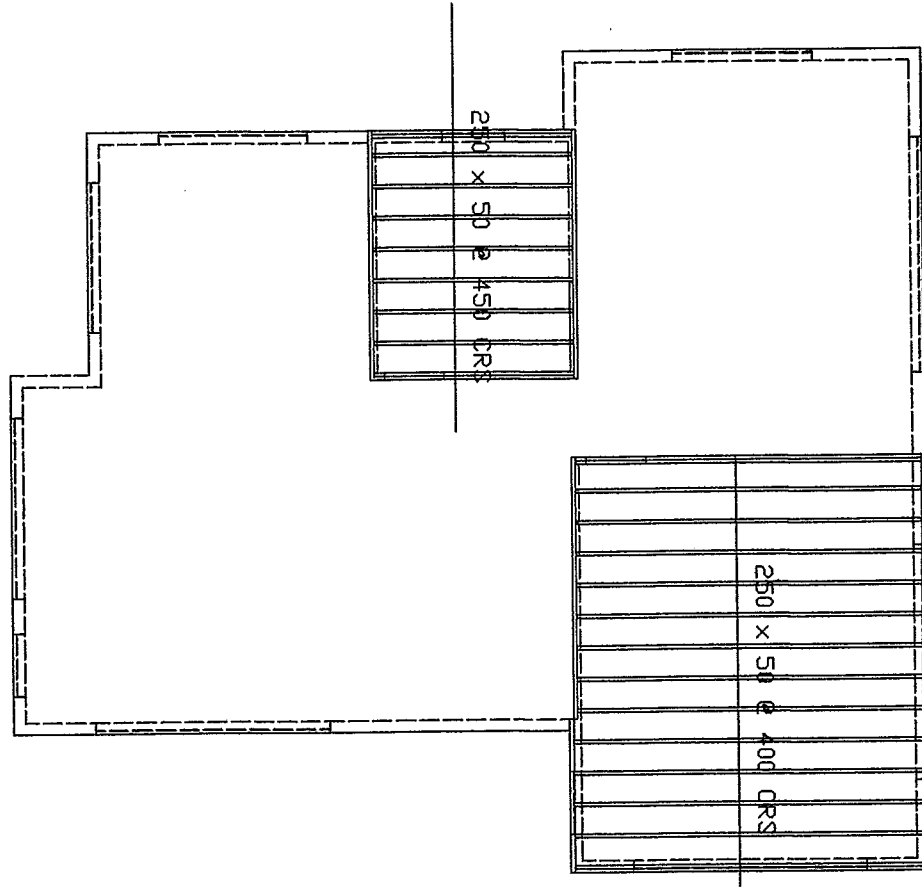
EAST & WEST
ELEVATION

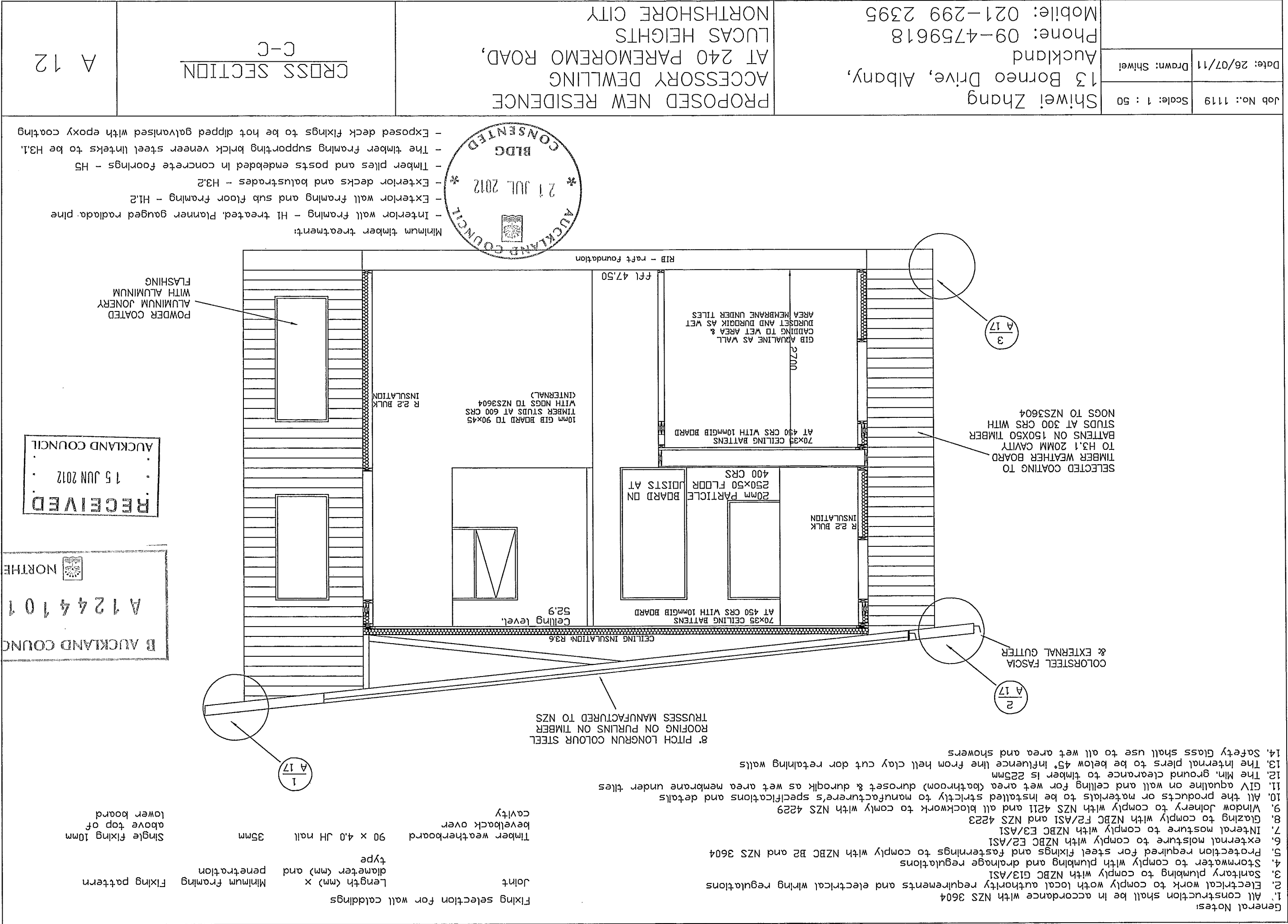
A 11



Job No.: 1119		Scale: 1 : 100	Shiwei Zhang 13 Borneo Drive, Albany, Auckland Phone: 09-4759618 Mobile: 021-299 2395	PROPOSED NEW RESIDENCE ACCESSORY DEWLLING AT 240 PAREMOREMO ROAD, LUCAS HEIGHTS NORTHSHORE CITY	FLOOR FRAMING PLAN
Date: 26/07/11		Drawn: Shiwei			

- General Notes:
1. Main structural members shown only, whole framing to be finished generally to NZ Building Code, NZS 3604: 2011 & all timber framing & structural members to be SG 8 All indoor flooring to be 20mm particle board fixed to the manufacturer's specifications. 21 mm H3 treated plywood flooring under membranes in wet area.
 2. Solid nogs between floor joists to be required to NZS 3604.
 3. All floor joists to be 240 x 45 at 400 MAX, unless specified otherwise in the plan double floor joists to be required under timber wall (not shown on this plan).
 4. All doubler of three studs under point load to be well nailed together.
 5. The contractor should check all the dimensions before construction.

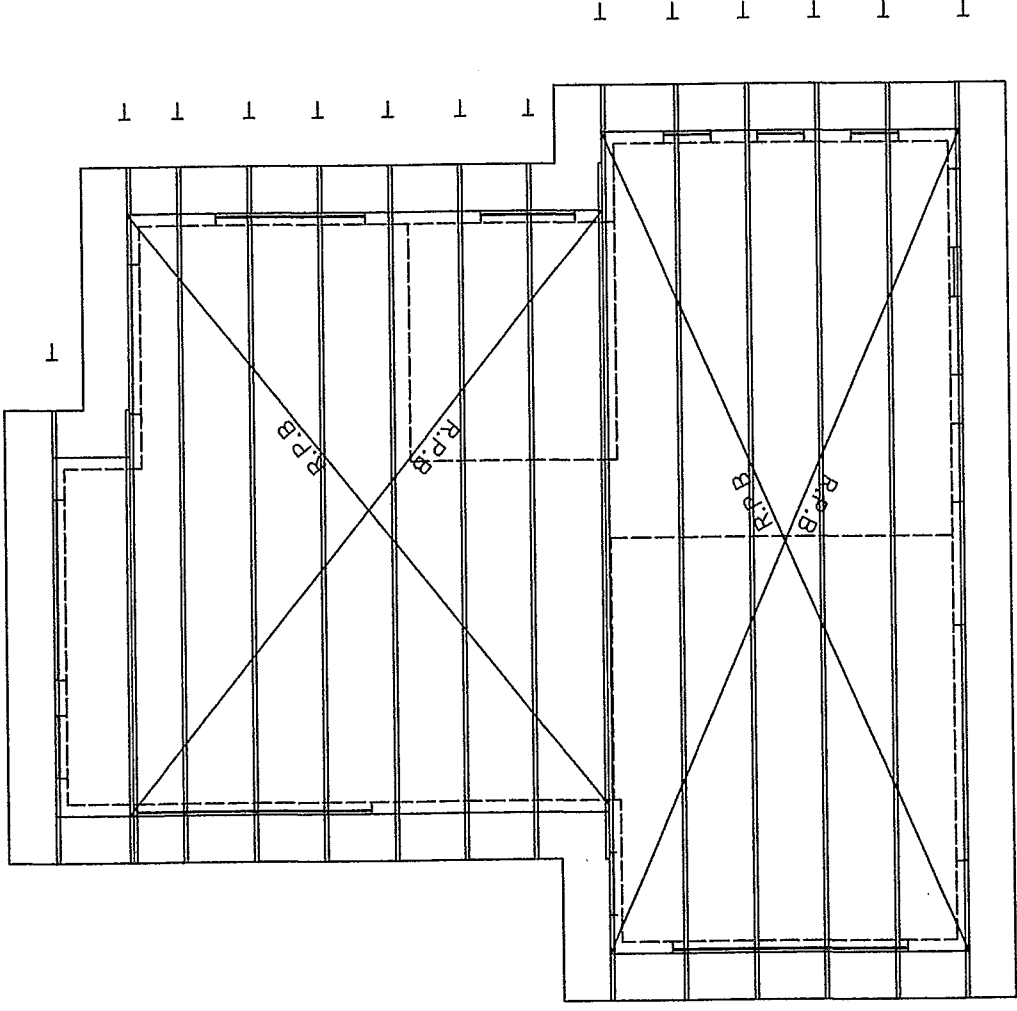




- General Notes:
1. 12 Degree Pitch LONGRUN COLOUR STEEL
 2. Approved Gangnail Trusses @ 900 CRS
 3. The Truss Manufacturer Shall Provide the Producer Statement and Certify The Performance of the Trusses
 4. Ceiling Diaphragms To Be Required To Be Included In Truss Design
 5. All Timber Framing & Structural Timber Members To Be MSG 8 DR VSG 8 Timber.
 6. All Roof Plane and Ceiling Plane Braces To Be In Struct Accord With NZS 3604.
 7. The Fixing Type of Trusses to Top Plate Is C (2/100 x 3.75 skewed nails + 2 wire dogs), which complies with NZS 3604: 2011
 8. The Blockings between trusses is 90x45
 9. 900mm trusses Spacing
 10. Downpipe size: Ø74mm

To be submitted by manufacturer before preline

The final trusses layout provided by truss manufacturer shall be given to structural engineer for lintel/ beam design. If glider/truncated glider truss position were varied from this truss layout before commencing the job on site.



Shiwei Zhang
13 Borneo Drive, Albany, Auckland
Phone: 09-4759618
Mobile: 021-299 2395

PROPOSED NEW RESIDENCE
ACCESSORY DEWLLING
AT 240 PAREMOREMO ROAD,
LUCAS HEIGHTS
NORTHSHORE CITY

Job No.: 1119
Scale: 1 : 100
Date: 26/07/11
Drawn: Shiwei

TRUSS LAY-OUT PLAN
&
ROOF PLAN

A 12

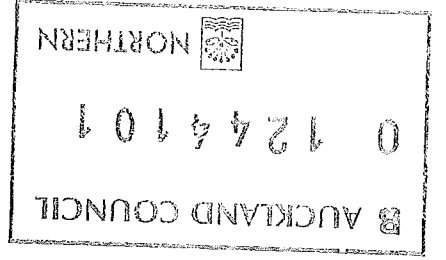
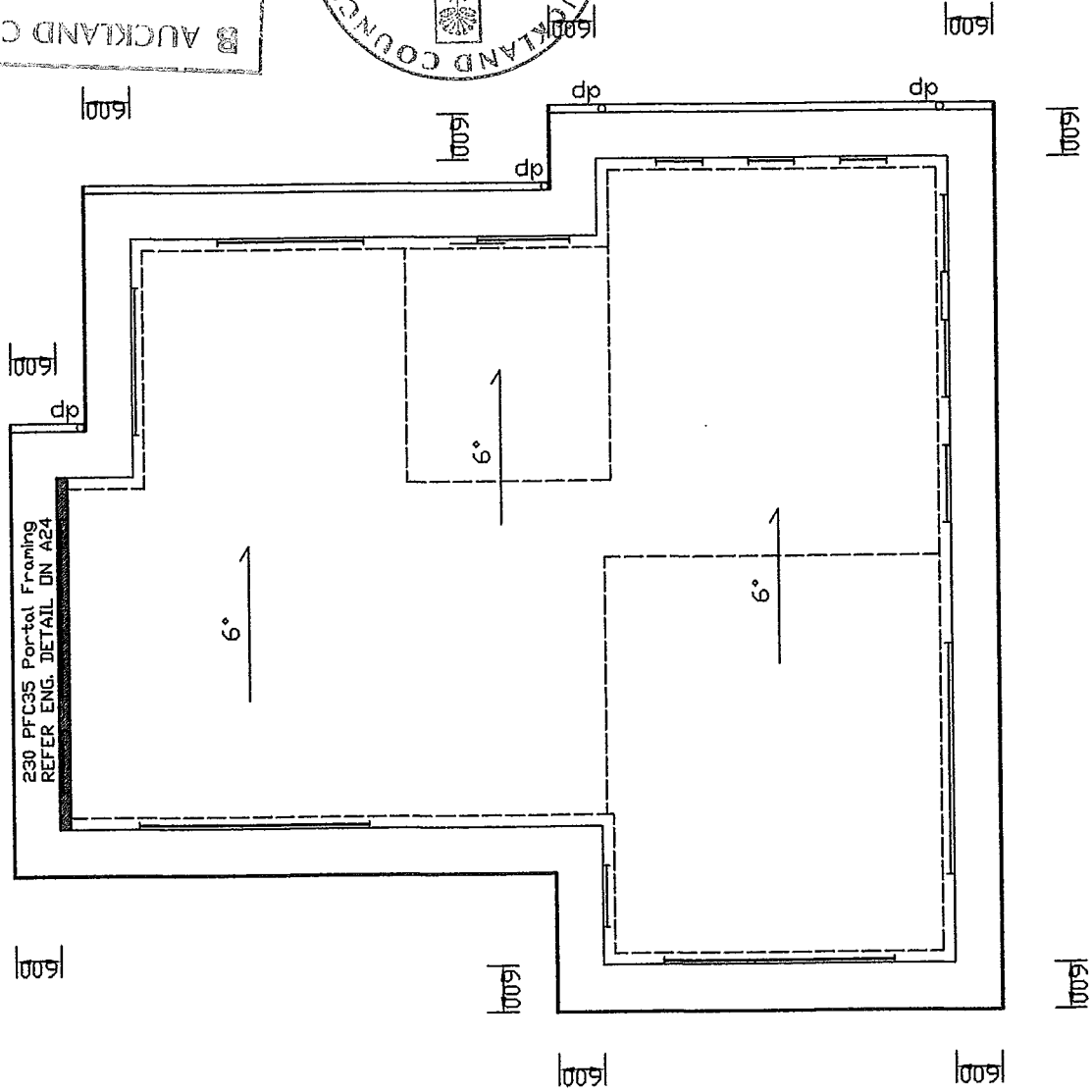
BEAM SCHEDULE

RB 1 2/290X45 Lintel
RB 2 2/190X45 Lintel

SG 8
SG 8

TIMBER GRADE

- Notes:
1. All Timber Beams to be Msg8 Grade
 2. All Studs Under Steel Beam to be Bolted together M12 @ 1200c/c
 3. Engineer to inspect steel beams and connections
 4. B11, B12 M12@600 bolted together



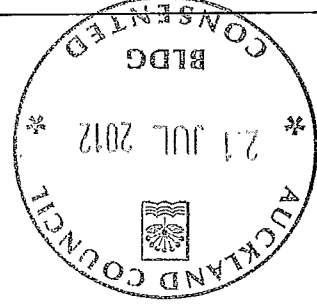
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Shiwei Zhang
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Auckland
Phone: 09-4759618
Mobile: 021-299 2395

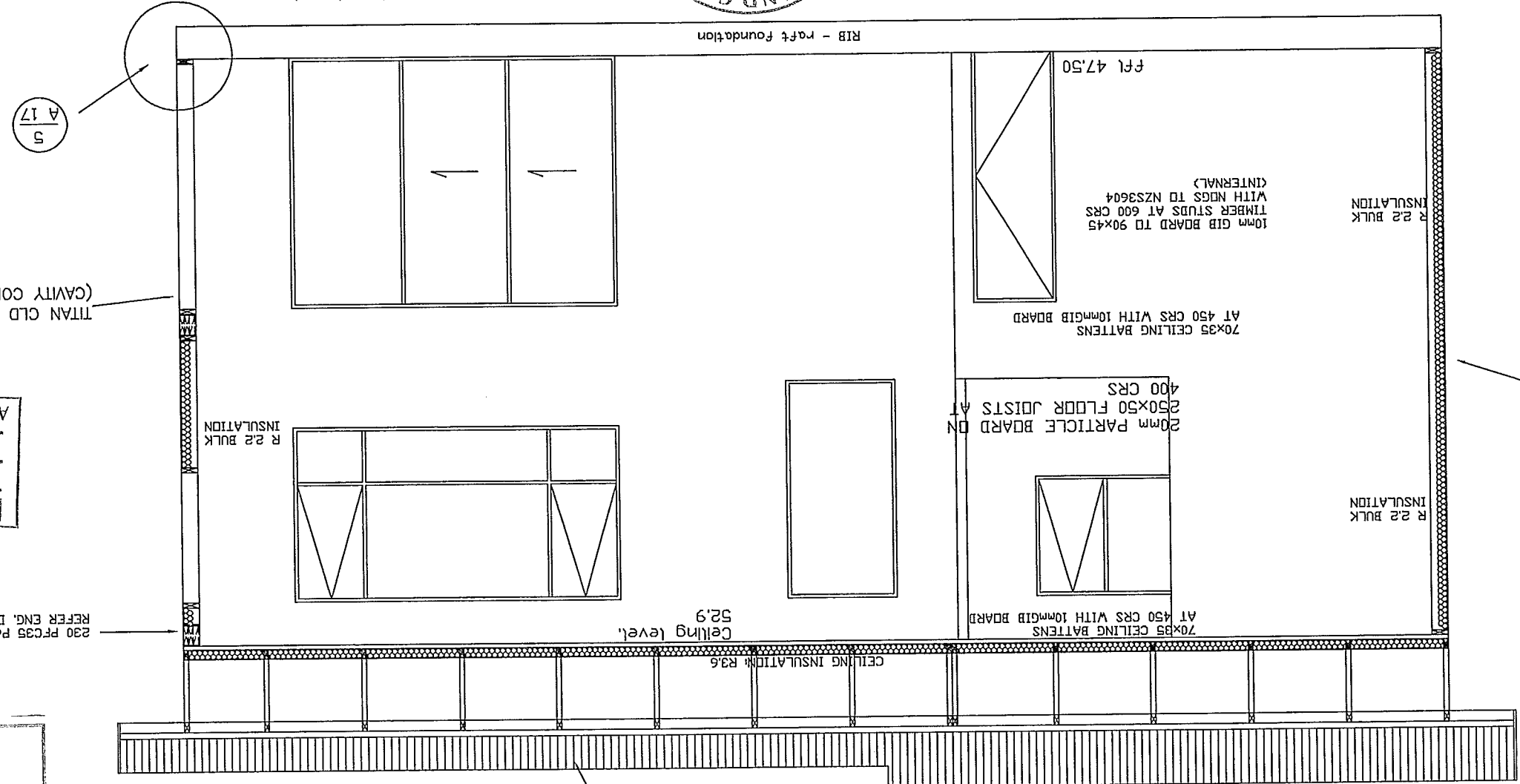
PROPOSED NEW RESIDENCE
ACCESSORY DWELLING
AT 240 PAREMOREMO ROAD,
LUCAS HEIGHTS
NORTHSHORE CITY

CROSS SECTION
D-D

A 13



- Minimum timber treatment: H1.2
- Interior wall framing - H1 treated. Planer gauged radiata pine
- Exterior wall framing and sub floor framing - H1.2
- Exterior decks and balustrades - H3.2
- Timber piles and posts embedded in concrete floorings - H5
- The timber framing supporting brick veneer steel lintels to be H3.1.
- Exposed deck fixings to be hot dipped galvanised with epoxy coating



SELECTED COATING TO
TIMBER WEATHER BOARD
TO H3.1 20MM CAVITY
BATTENS ON 150X50 TIMBER
STUDS AT 300 CRS WITH
NOGS TO NZS3604

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230 PFC35 Portal Framing
REFER ENG. DETAIL DN A24

8° PITCH LONGRUN COLOUR STEEL
ROOFING ON PURLINS ON TIMBER
TRUSSES MANUFACTURED TO NZS

1. All construction shall be in accordance with NZS 3604
2. Electrical work with local authority requirements and electrical wiring regulations
3. Sanitary plumbing to comply with NZBC G13/AS1
4. Stormwater to comply with plumbing and drainage regulations
5. Protection required for steel fixings and fastenings to comply with NZBC B2 and NZS 3604
6. External moisture to comply with NZBC E2/AS1
7. Internal moisture to comply with NZBC E3/AS1
8. Glazing to comply with NZBC F2/AS1 and NZS 4223
9. Window joinery to comply with NZS 421 and all blockwork to comply with NZS 4229
10. All the products or materials to be installed strictly to manufacturer's specifications and details
11. GIV aqualine on wall and ceiling for wet area (bathroom) duraset & duragik as wet area membrane under tiles
12. The Min. ground clearance to timber is 225mm
13. The internal piers to be below 45° influence line from hell clay cut dor retaining walls
14. Safety Glass shall use to all wet area and showers

Fixing selection for wall coldings
Joint
Length (mm) x
Minimum framing
diameter (mm) and
penetration
type
Single fixing 10mm
above top of
lower board
Timber weatherboard 90 x 4.0 JH nail 35mm
bevelback over
cavity

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Shiwei Zhang
13 Borneo Drive, Albany,
Auckland
Phone: 09-4759618
Mobile: 021-299 2395

PROPOSED NEW RESIDENCE
AT 240 PAREMOREMO ROAD,
LUCAS HEIGHTS
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PLUMBING SCHEMATIC
(NOT TO SCALE)

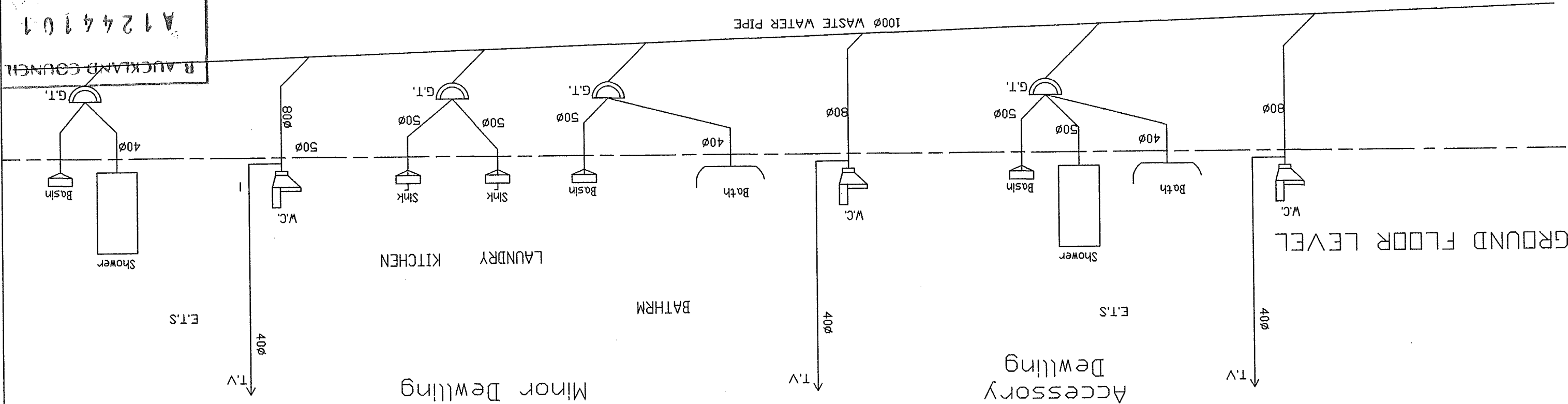
A 14



- General Notes:
1. All plumbing work to comply with the building ACT, 2004, NZ Build Code G13
 2. Contractor must check position and depth of all sanitary sewers and drains before work.
 3. All waste pipes shall be PVC, all cold and hot water supply shall be copper.

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Minimum gradient of Waste water pipes

- 1:20 for Ø32mm pipe
- 1:40 for Ø40mm - 50mm pipe
- 1:60 for Ø60mm - 100mm pipe

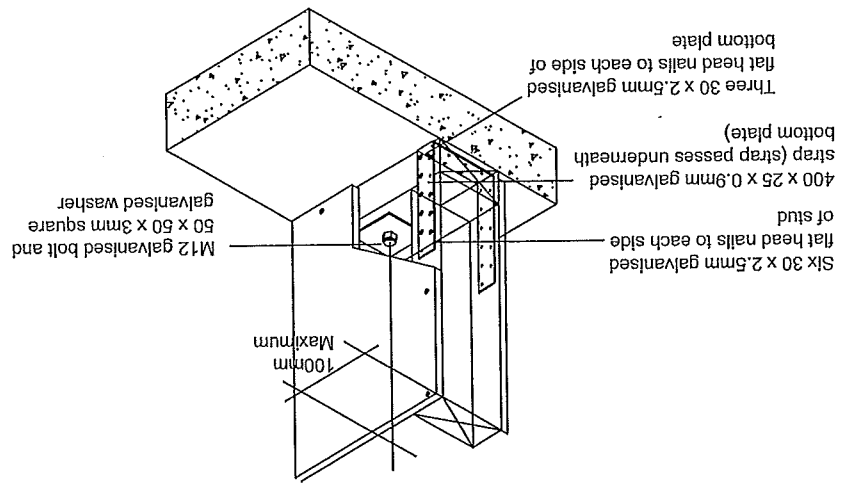
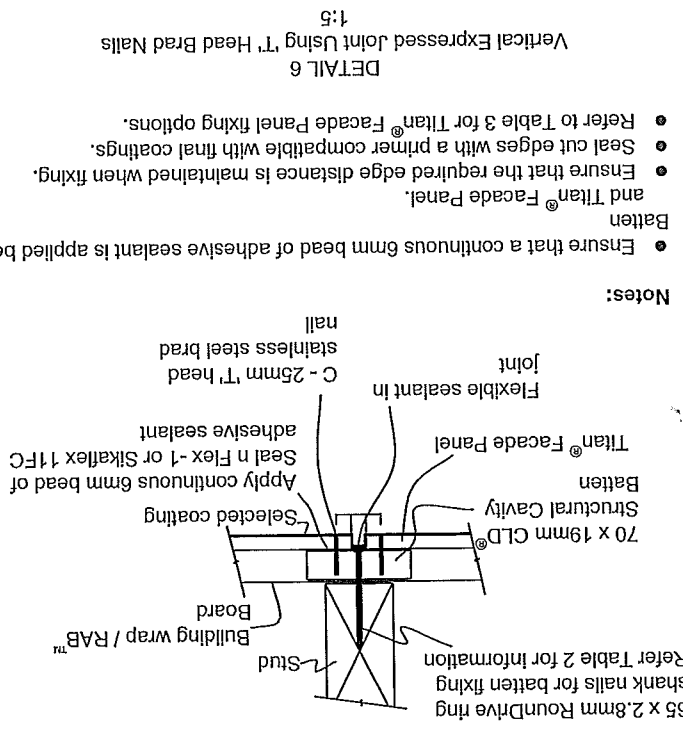
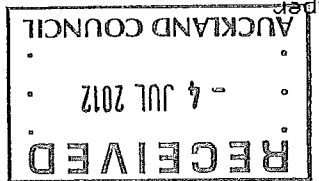


Diagram illustrating the roof structure and wall assembly:

- RAFTER
- Longrun Colour Steel Roofing
- UNDERLAY SHOWN DASHED
- Cavity battens
- Bevel-back timber weatherboard to 20mm cavity battens
- Eaves mould as required
- SOFFIT



- Ensure that a continuous 6mm bead of adhesive sealant is applied
- and Tiltan® Facade Panel.
- Ensure that the required edge distance is maintained when fixing.
- Seal cut edges with a primer compatible with final coatings.
- Refer to Table 3 for Tiltan® Facade Panel fixing options.



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Scale: 1 : 5

1 : 10

Date: 26/07/11

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Shiwei Zhang
13 Borneo Drive, Albany,
Auckland
Phone: 09-4759618
Mobile: 021-299 2395

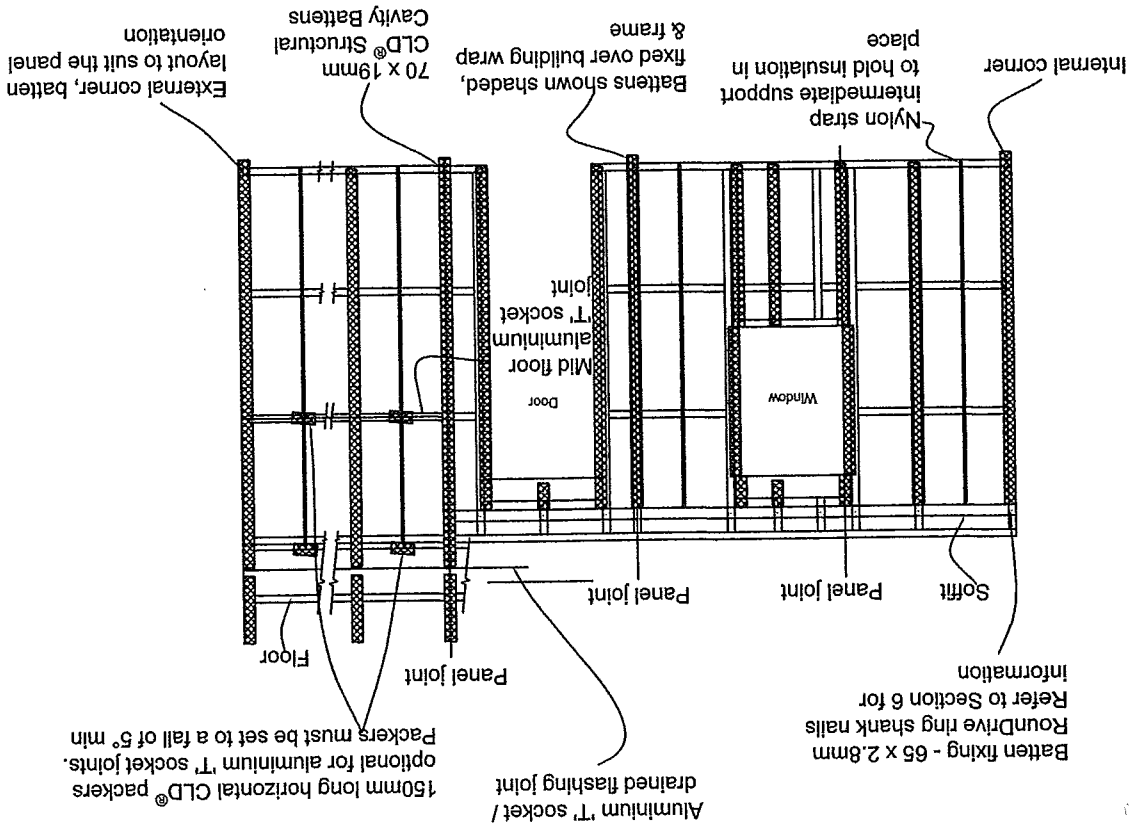
PROPOSED NEW RESIDENCE
AT 240 PAREMOREMO ROAD,
LUCAS HEIGHTS
NORTHSHORE CITY

TYPICAL DETAILS

A 17

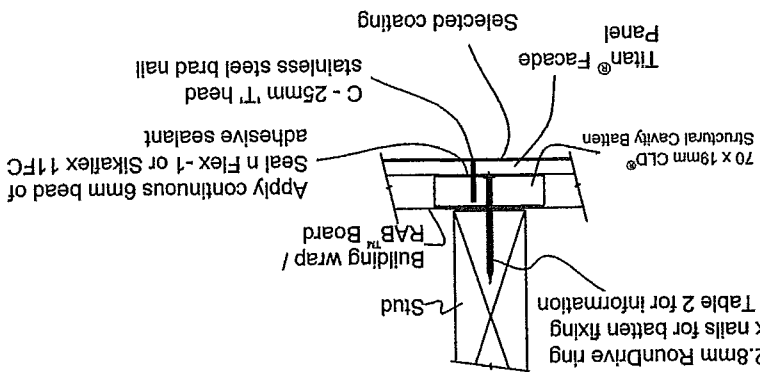
- The panel vertical joint must be formed on the batten fixed over the stud.
- If studs are placed at 400mm centres no intermediate support is required.

DETAIL 7
Framing Setout
1:50

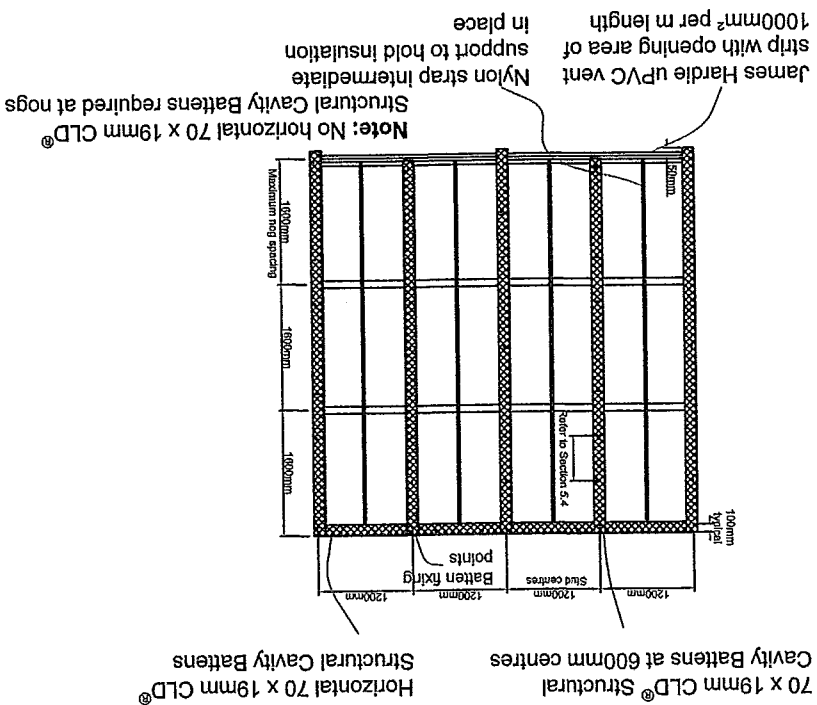


- Fix panel from the middle of the board outwards.
- Refer to Table 3 for Titan® Facade Panel fixing options.

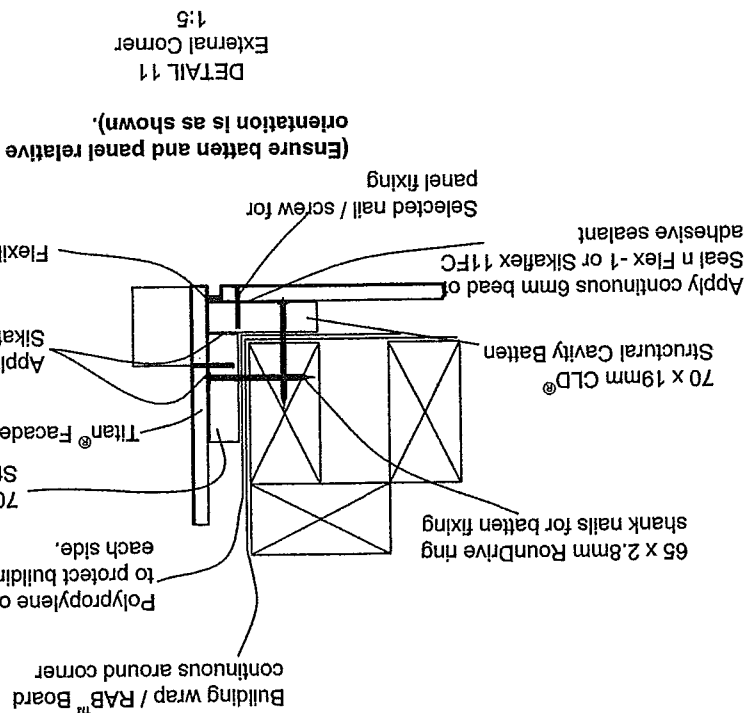
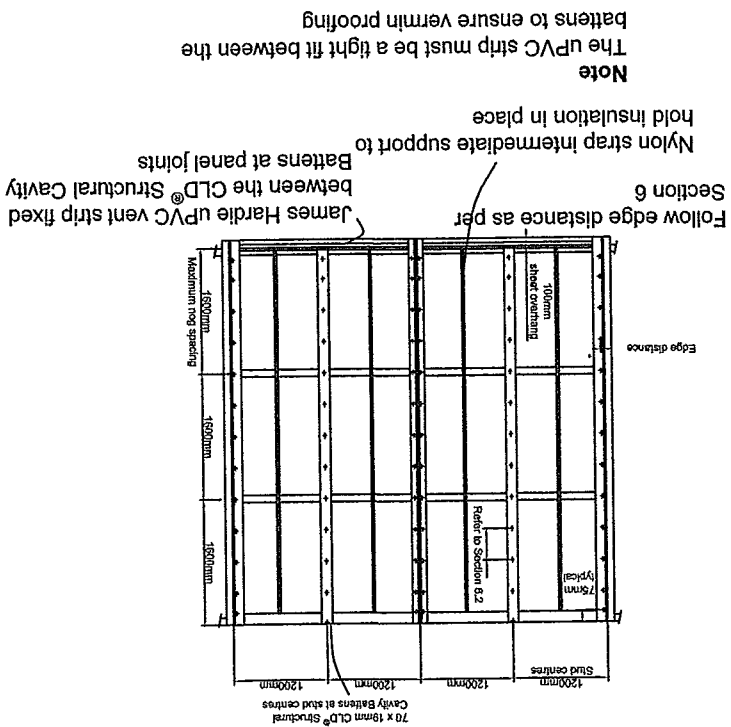
DETAIL 10
Intermediate Stud Fixing Using 'T' Head Brad Nails
1:5



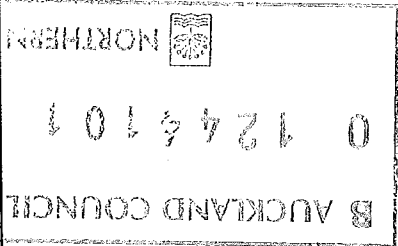
DETAIL 8
Batten Fixing Setout
1:50

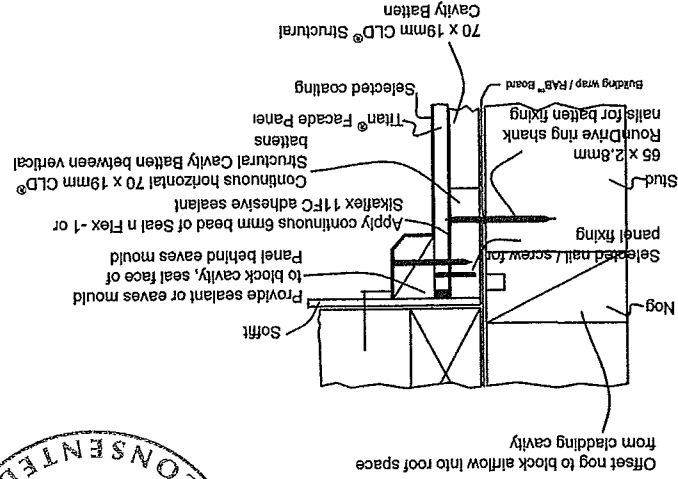
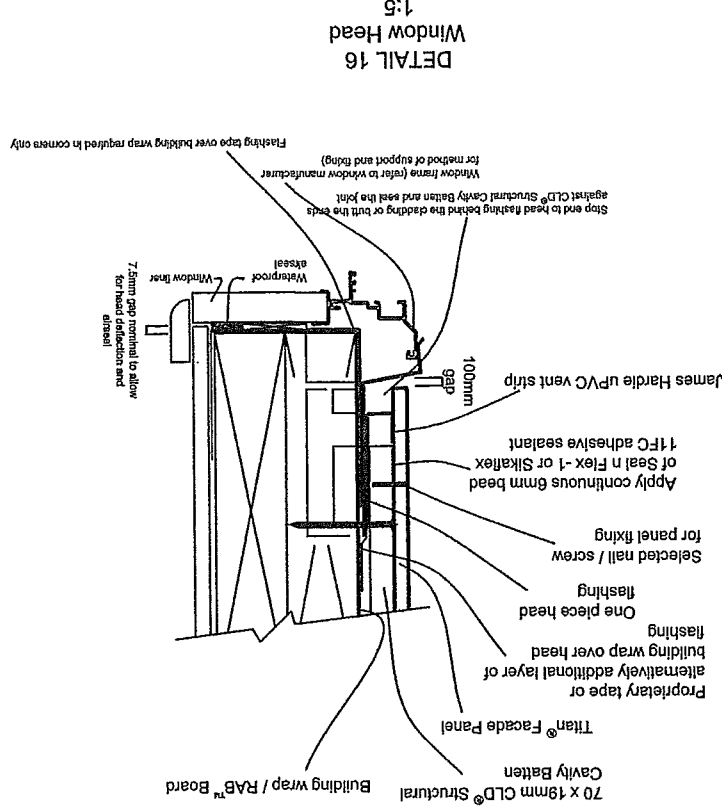
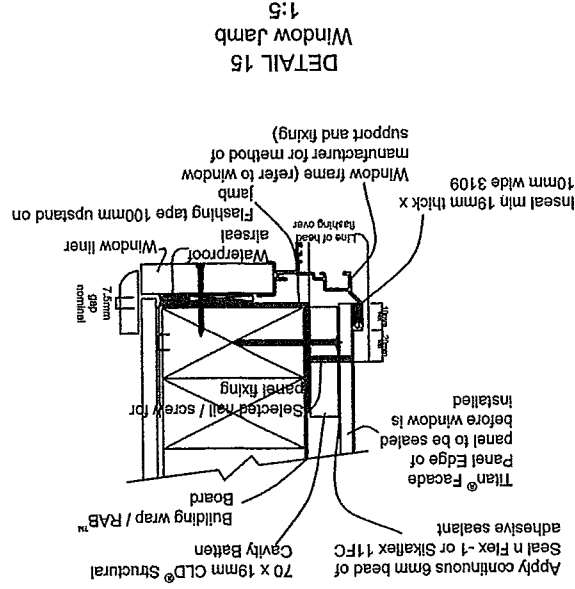


DETAIL 9
Sheet Fixing Setout
1:5

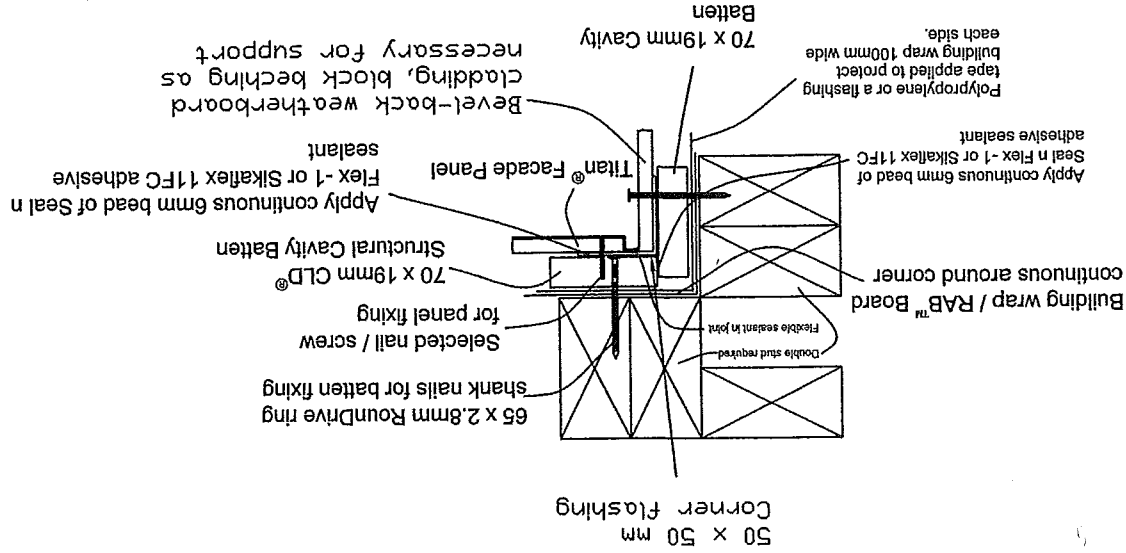


DETAIL 11
External Corner
1:5

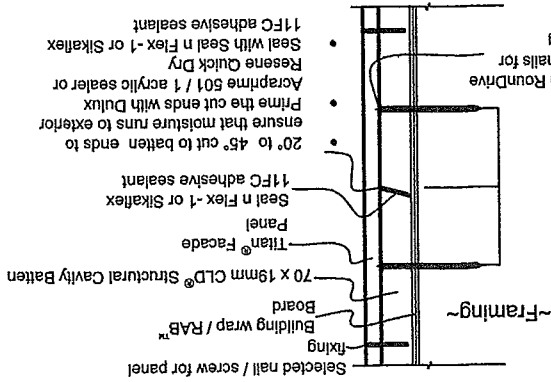




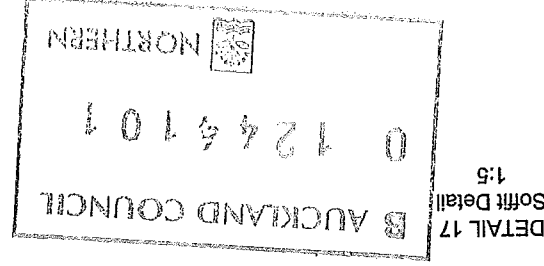
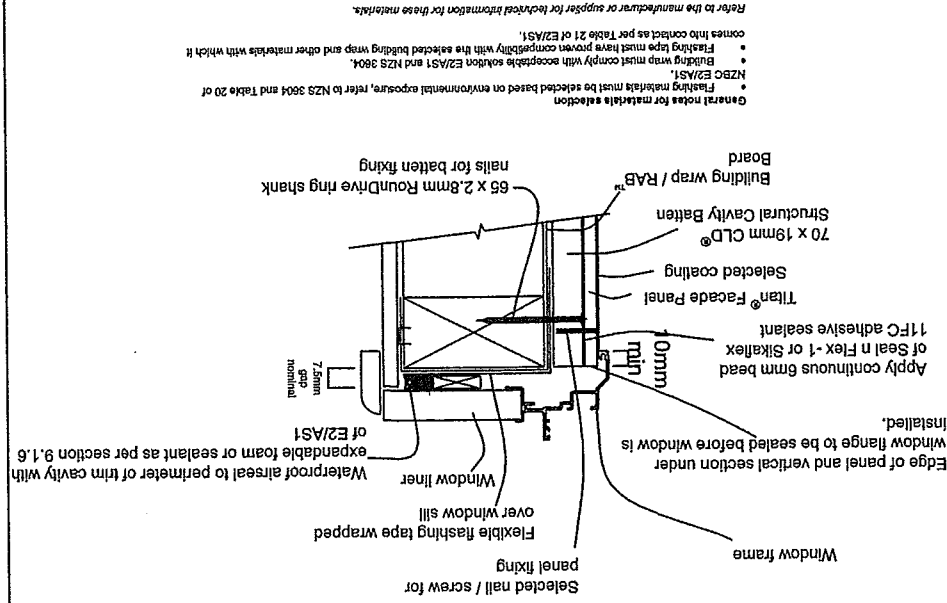
DETAIL 12
Junction of Titan and Weatherboard
1:5



DETAIL 13
Jointing of JH Batten
1:5



DETAIL 14
Window Sill
1:5



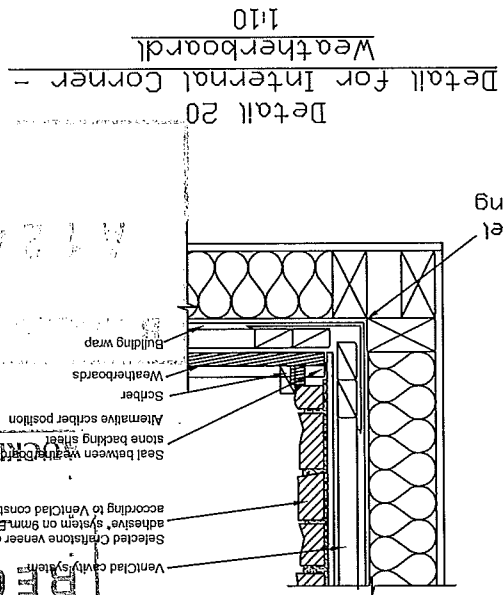
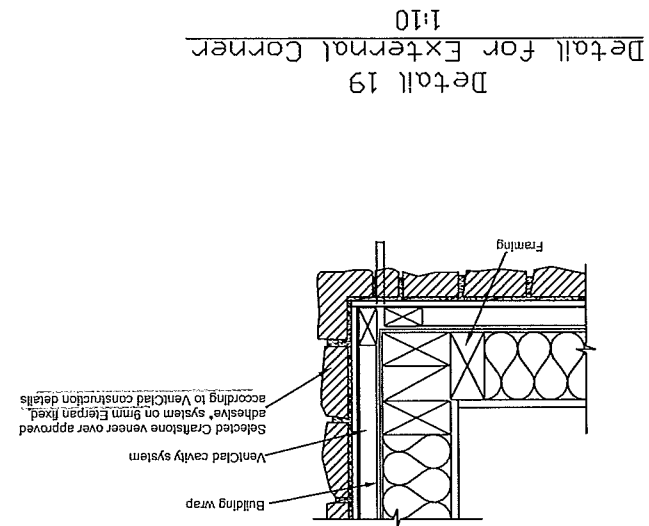
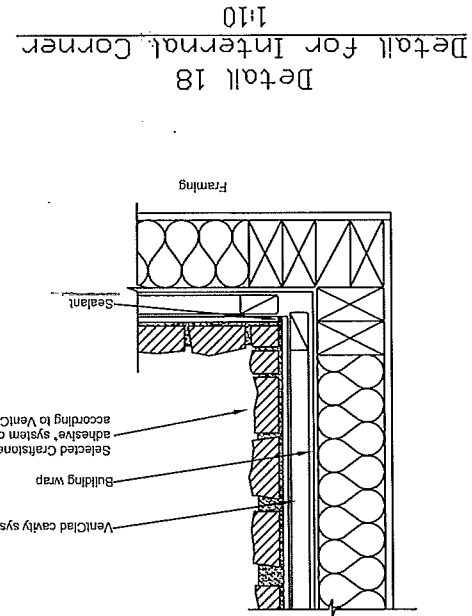
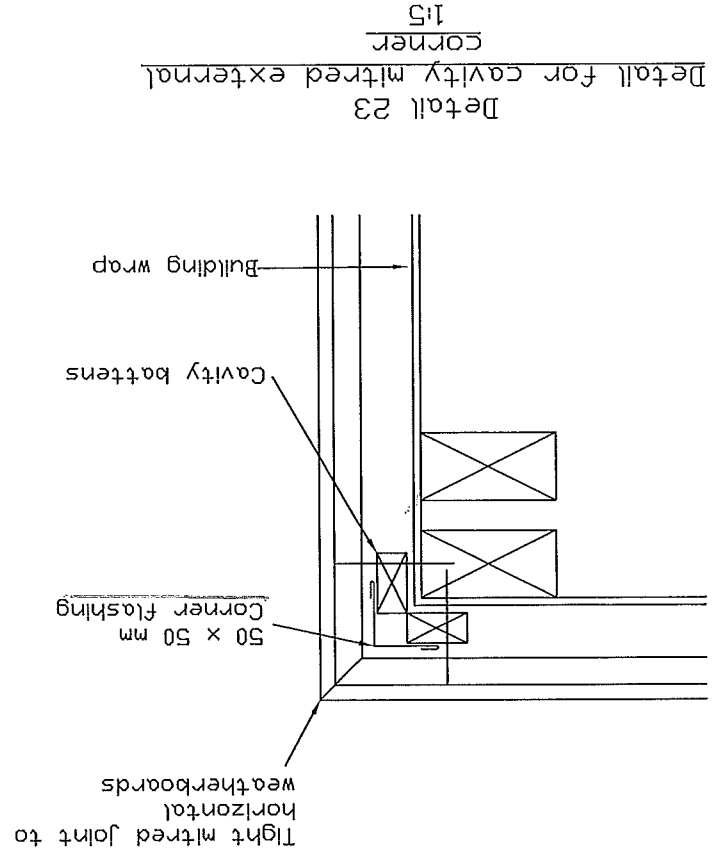
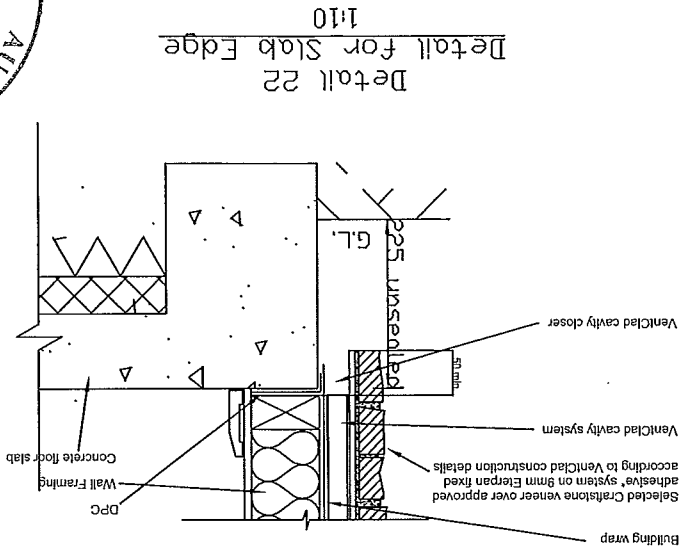
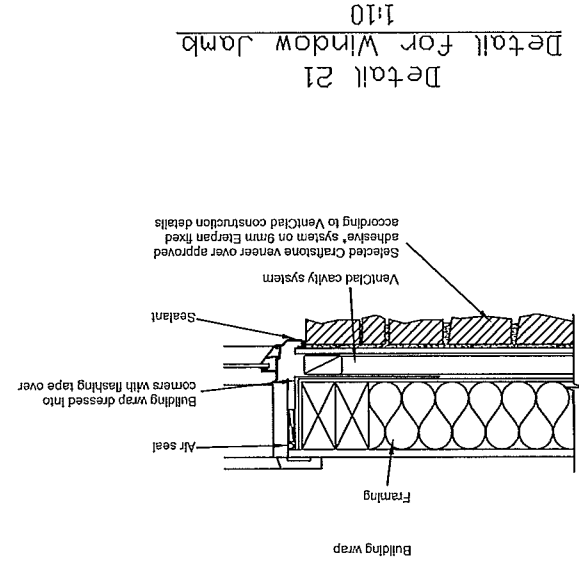
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Shiwei Zhang
13 Borneo Drive, Albany,
Auckland
Phone: 09-4759618
Mobile: 021-299 2395

PROPOSED NEW RESIDENCE
AT 240 PAREMOREMO ROAD,
LUCAS HEIGHTS
NORTHSHORE CITY

TYPICAL DETAILS

A 18



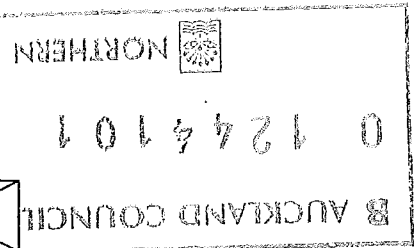
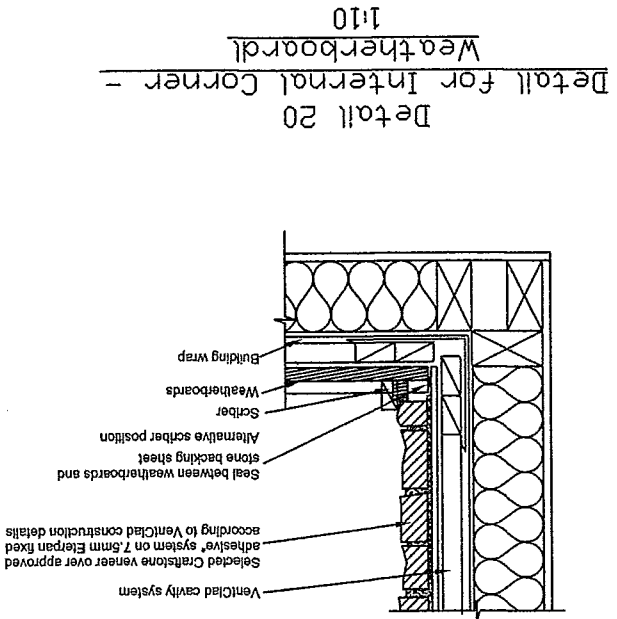
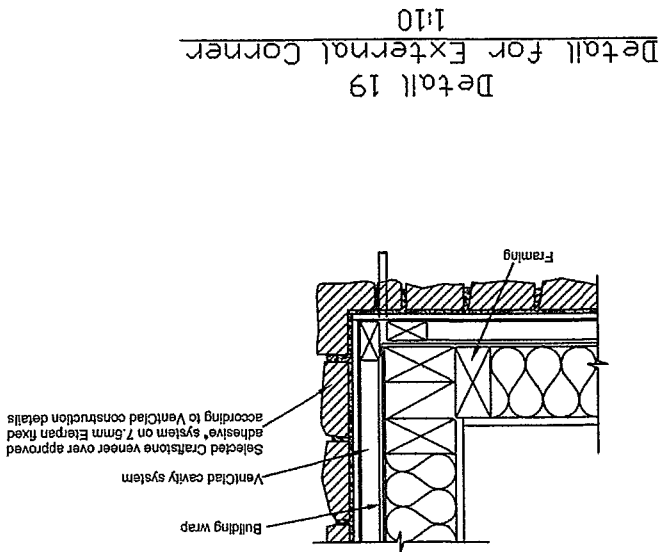
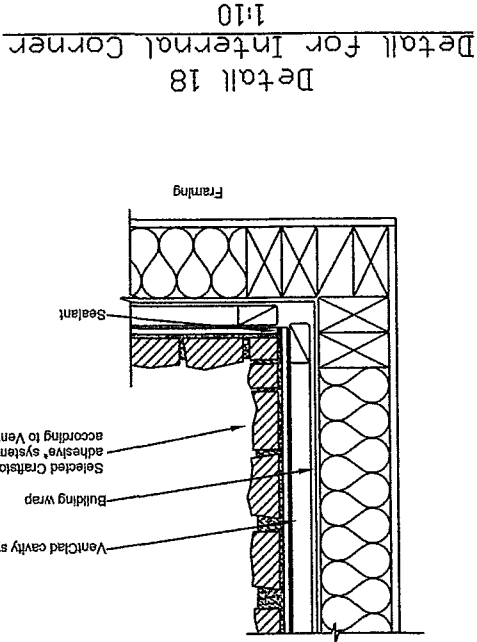
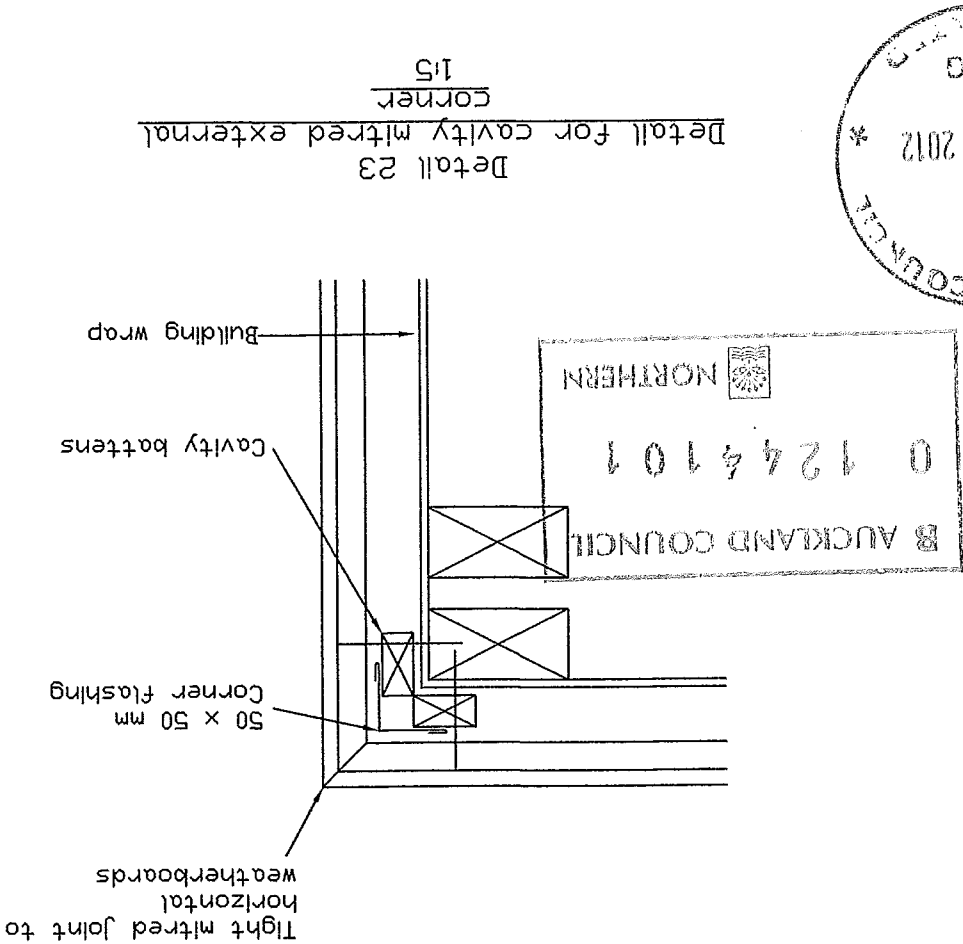
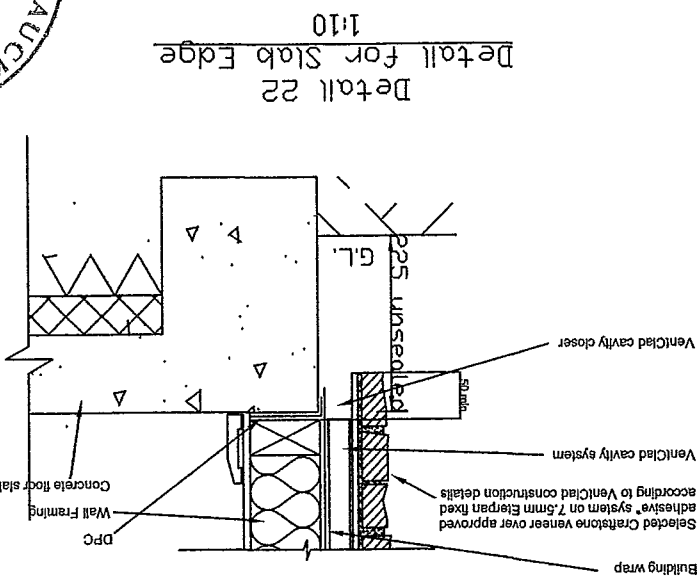
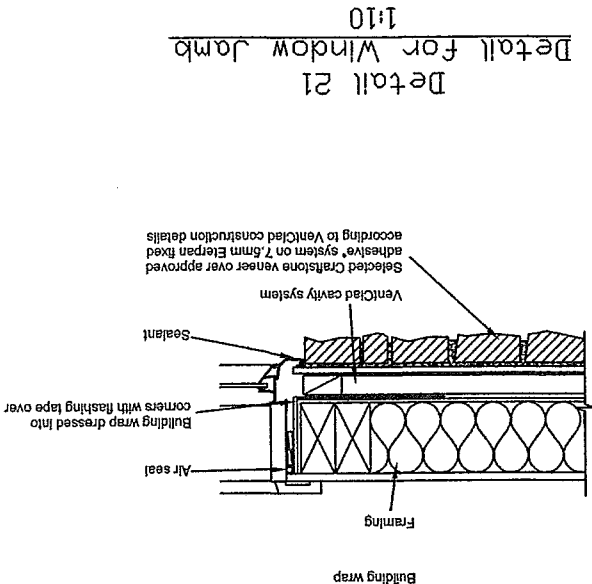
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Shiwei Zhang
13 Borneo Drive, Albany,
Auckland
Phone: 09-4759618
Mobile: 021-299 2395

PROPOSED NEW RESIDENCE
AT 240 PAREMOREMO ROAD,
LUCAS HEIGHTS
NORTHSHORE CITY

TYPICAL DETAILS



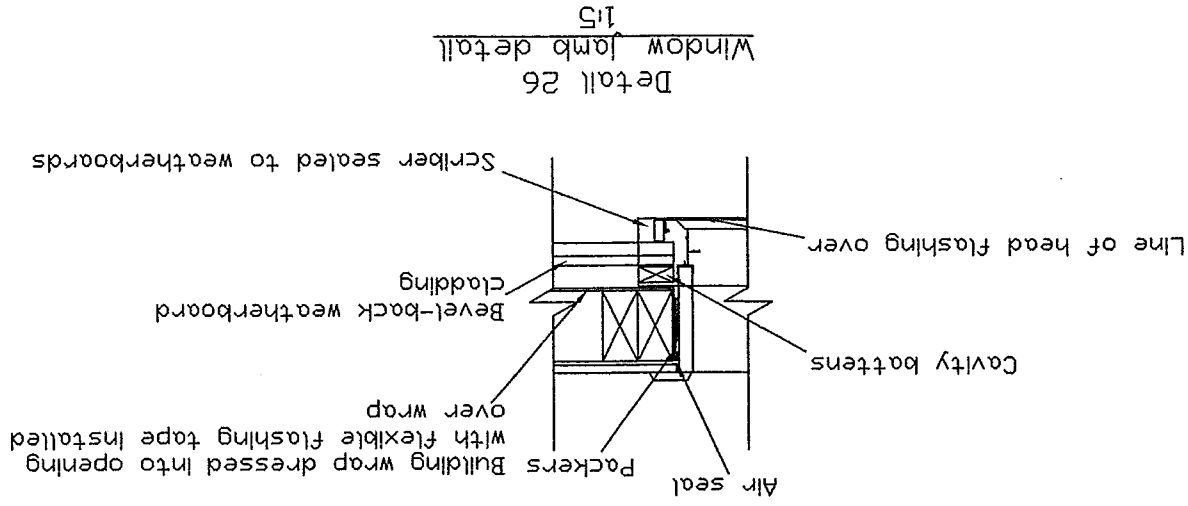
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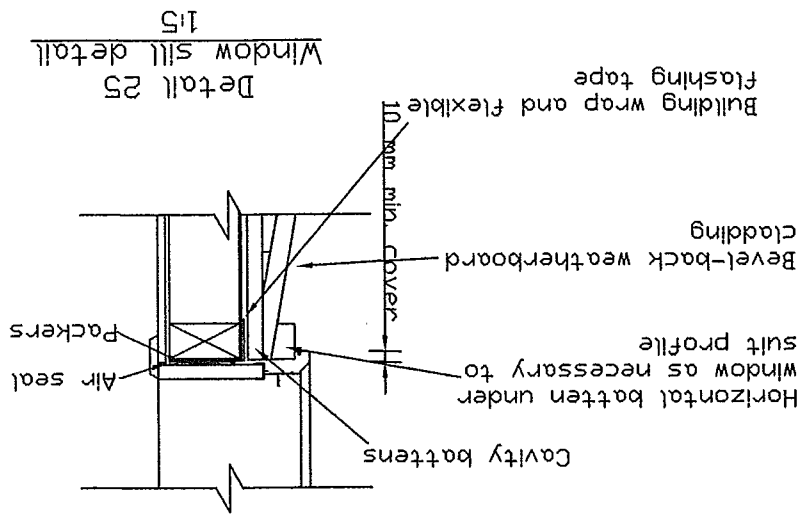
PROPOSED NEW RESIDENCE
AT 240 PAREMOREMO ROAD,
LUCAS HEIGHTS
NORTHSHORE CITY

TYPICAL DETAILS

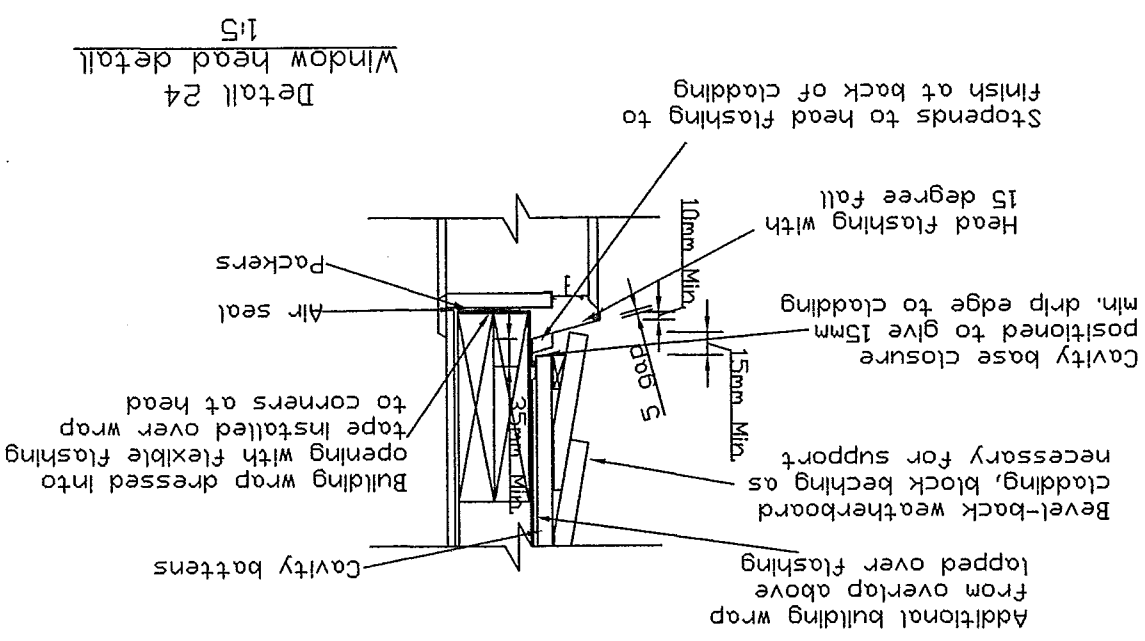
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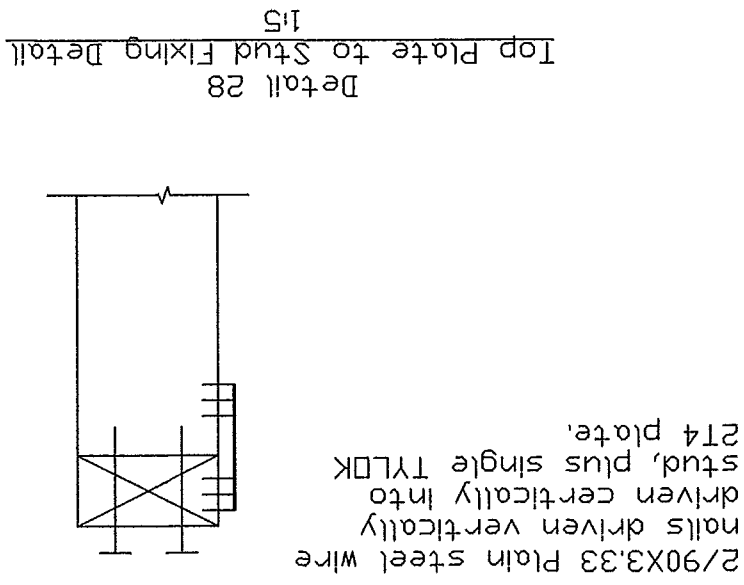
Detail 26
Window jamb detail
1:5



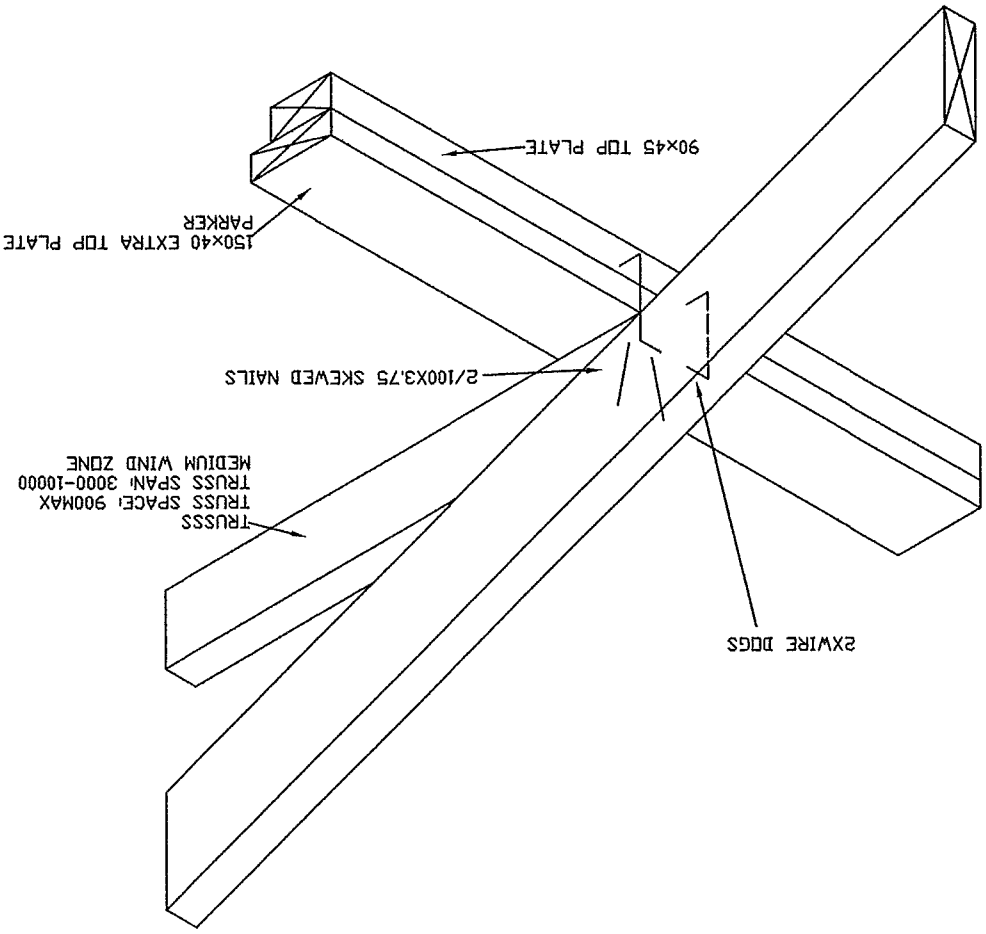
Detail 25
Window sill detail
1:5



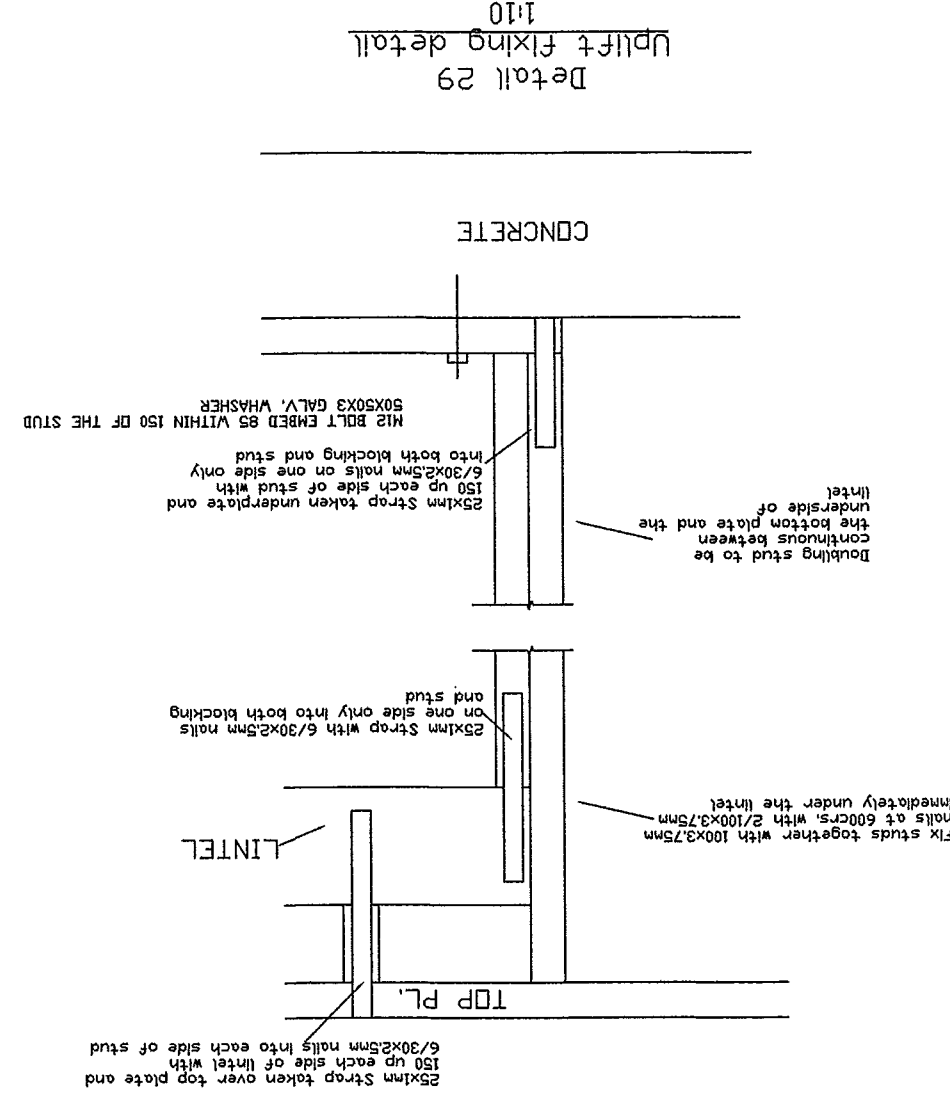
Detail 24
Window head detail
1:5



Detail 27
Truss to Top Plate Fixing Detail
1:20



Selamtic Restraint of Storage Water Heaters 90 – 360 litres
Paragraph 6.11.4



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Shiwei Zhang
13 Borneo Drive, Albany,
Auckland
Phone: 09-4759618
Mobile: 021-299 2395

PROPOSED NEW RESIDENCE
AT 240 PAREMOREMO ROAD,
LUCAS HEIGHTS
NORTHSHORE CITY

TYPICAL DETAILS

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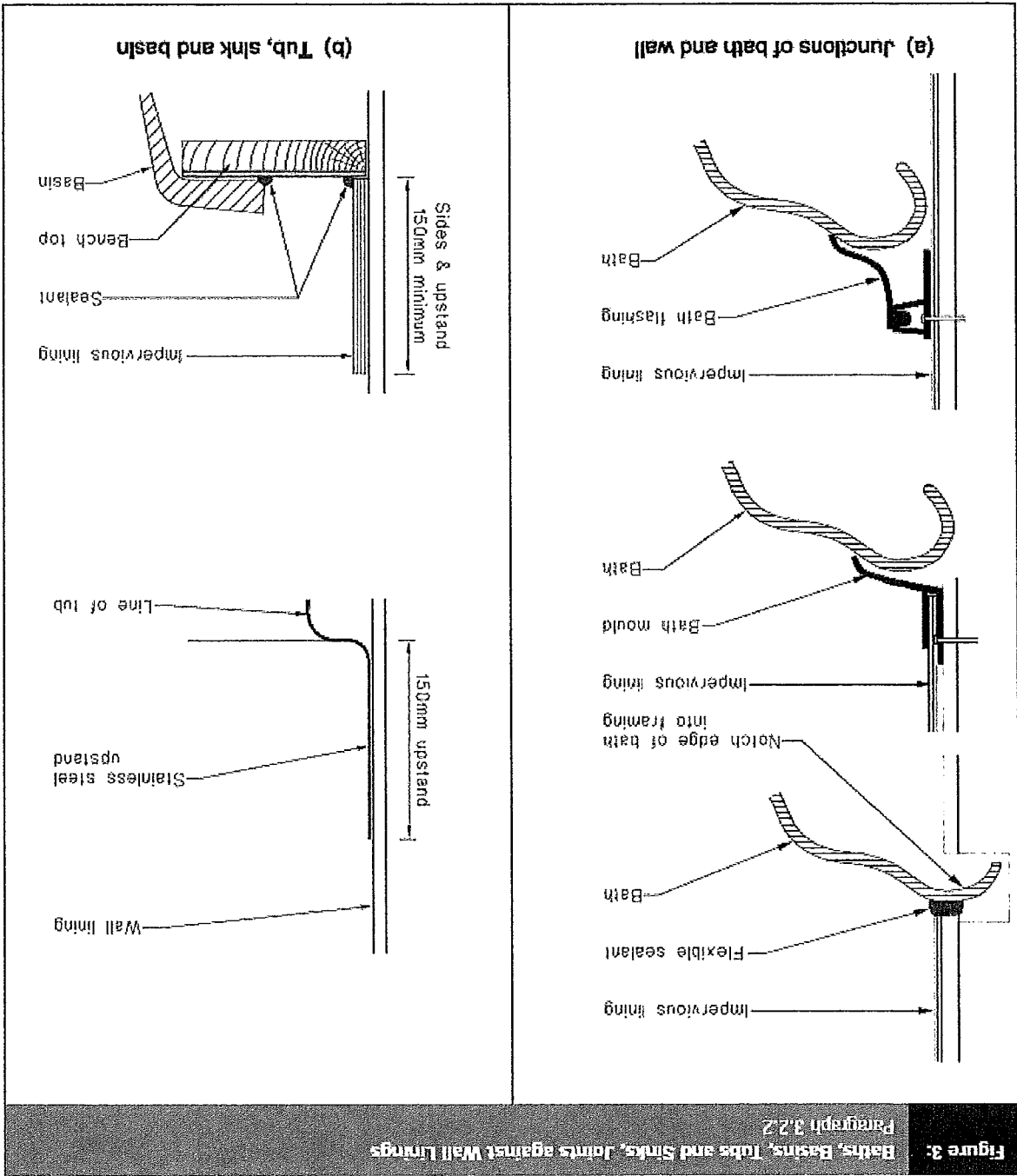
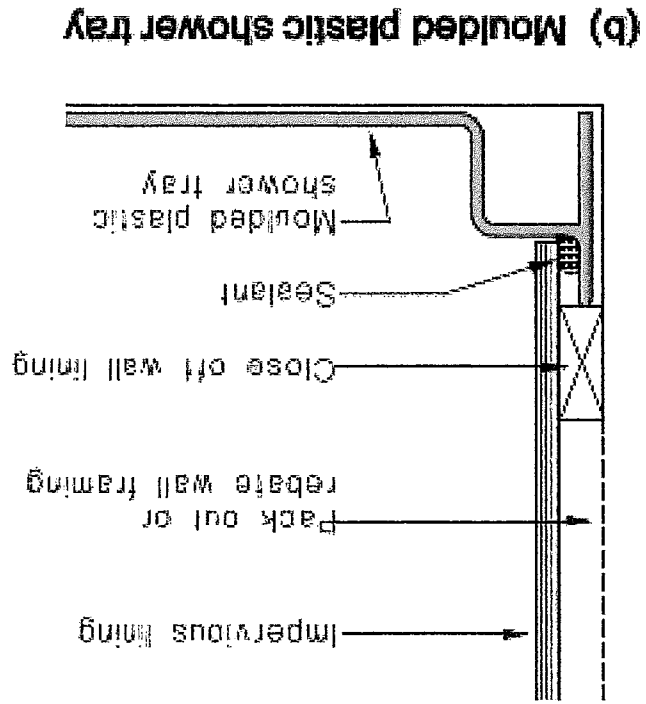
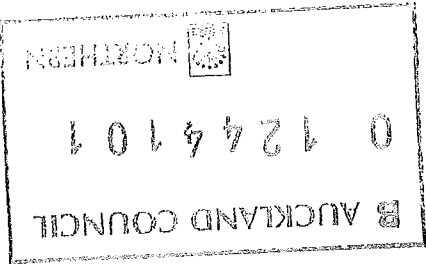
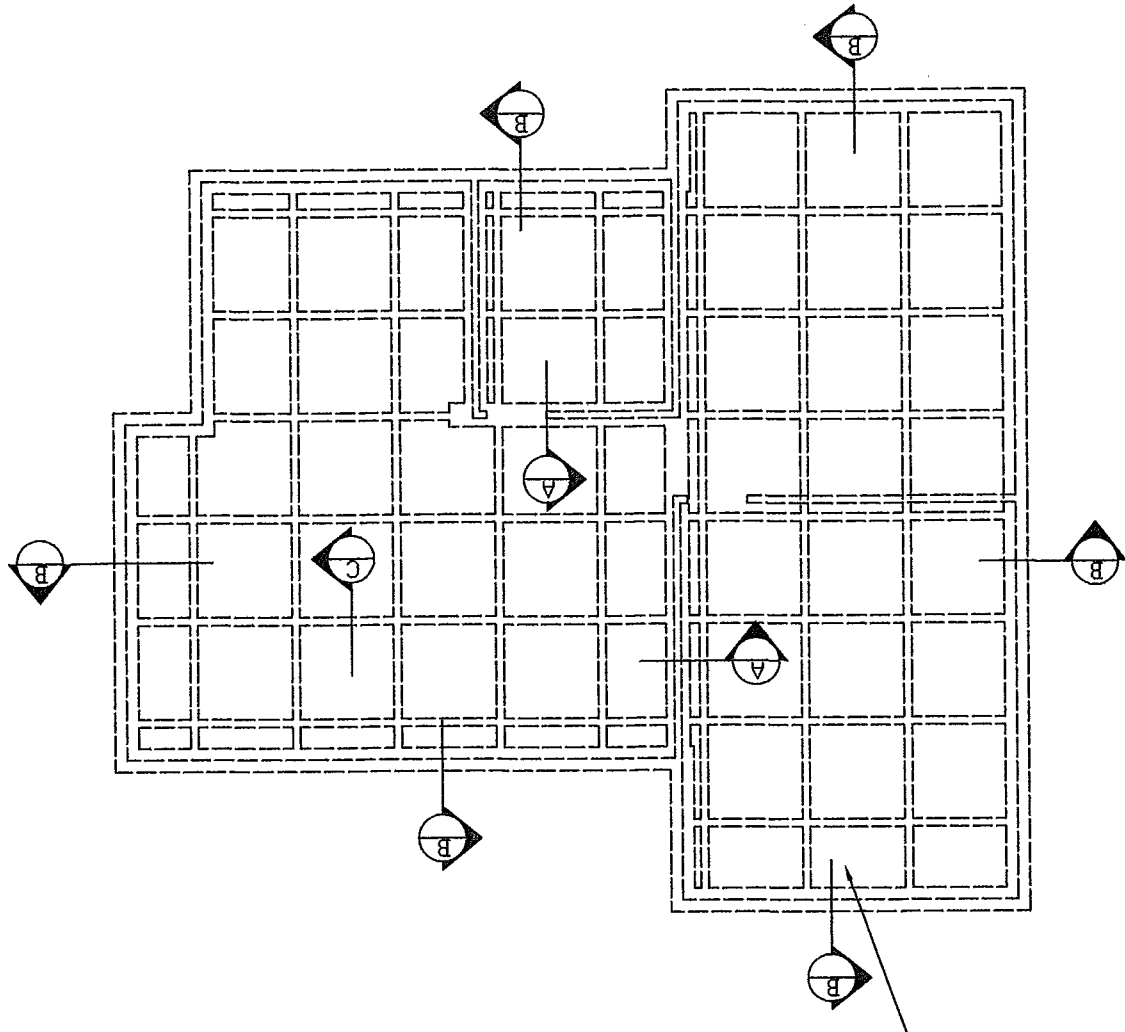


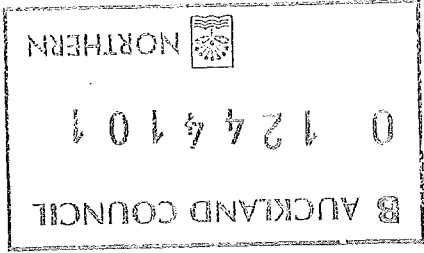
Figure 3: Baths, Basins, Tubs and Sinks, Joints against Wall Linings
Paragraph 3.2.2



- Notes:
1. Concrete Strength for concrete slab and foundation to be 25mpa at 28 days
 2. All topsoil to be removed from house area. All filling required within the house area to be compacted hardfill.
 3. Building platform to be prepared in a way that there is Min. 1m distance flat ground around the slab foundation. The Max. batter slope to be 1:2.5 (V/H) Max.
 4. Provide 2/H12 bars - 1200 long 200 apart at 45 degree to all slab re-entry internal corners -
 5. Where the Conc. is to be exposed or for brittle covering placed over, sawcuts are required. Sawcuts to be 20mm deep. The Max. sawcut grids to be 5m & limited to a Max. ration of length/width of 2/1. Sawcut shall be placed over 100mm wide internal rib or above one edge of 300mm rib.
 6. Refer to architectural drawings for confirmation of all dimensions.
 7. All blockwork shall comply with NZS 4210 Masonry material and workmanship
 8. Concrete grades:
Foundation 20MPa at 28 days
Floor slab 20MPa at 28 days
Masonry infill 17.5MPa at 28 days



20MPa CONCRETE SLAB 85TK WITH 665 MESH SUPPORTED
BY RIBS AS SHOWN WITH MAX 1.2M X 1.2M X 225TK PLOY
PDOS ON D.P.M ON SAND BUILDING GRANULAR FILL TO
NZS 3604:1999



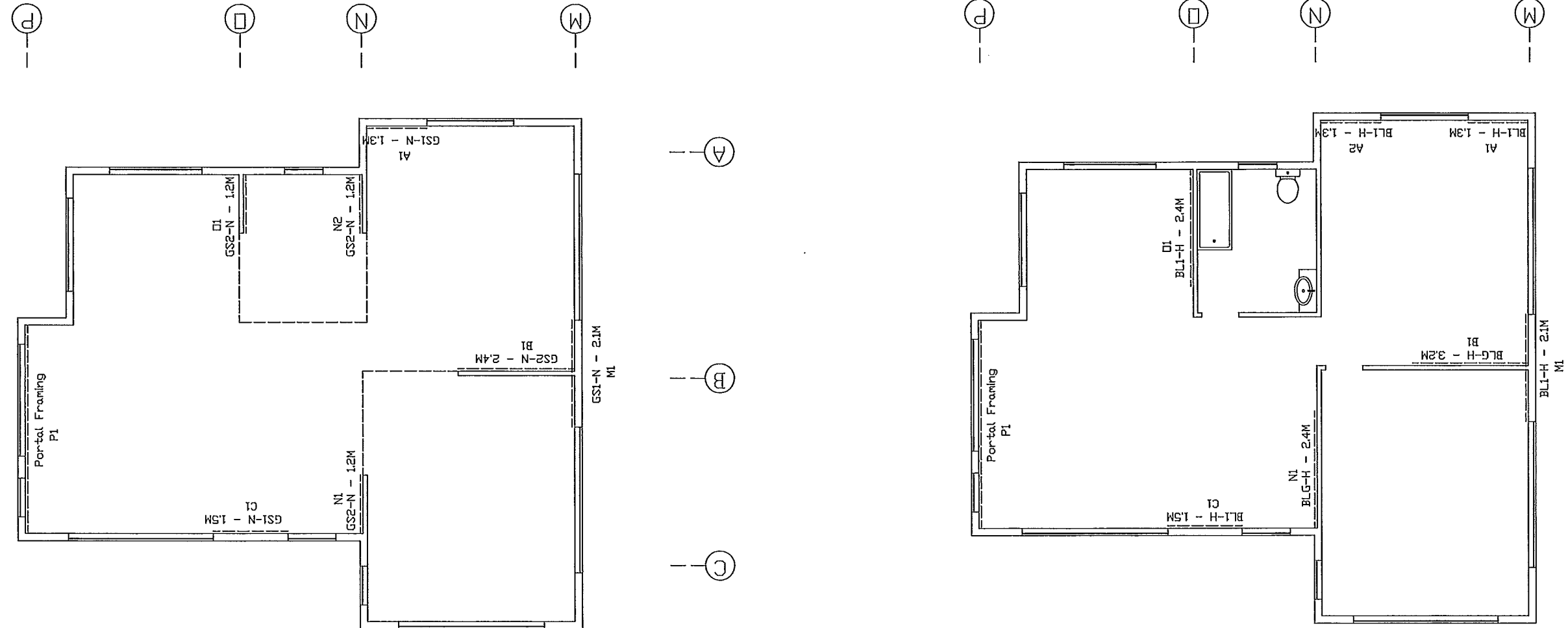
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Drawn: S.W

Engineer:
Doug Rimmer
Ph/Fax: 5334187

PROPOSED NEW RESIDENCE
AT 240 PAREMOREMO ROAD,
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BRACING PLAN

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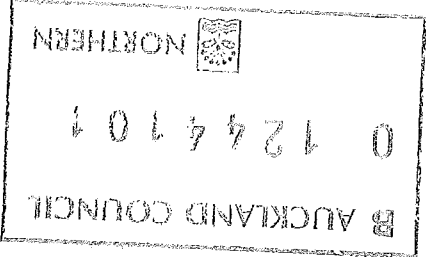
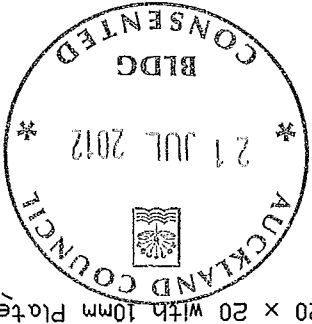
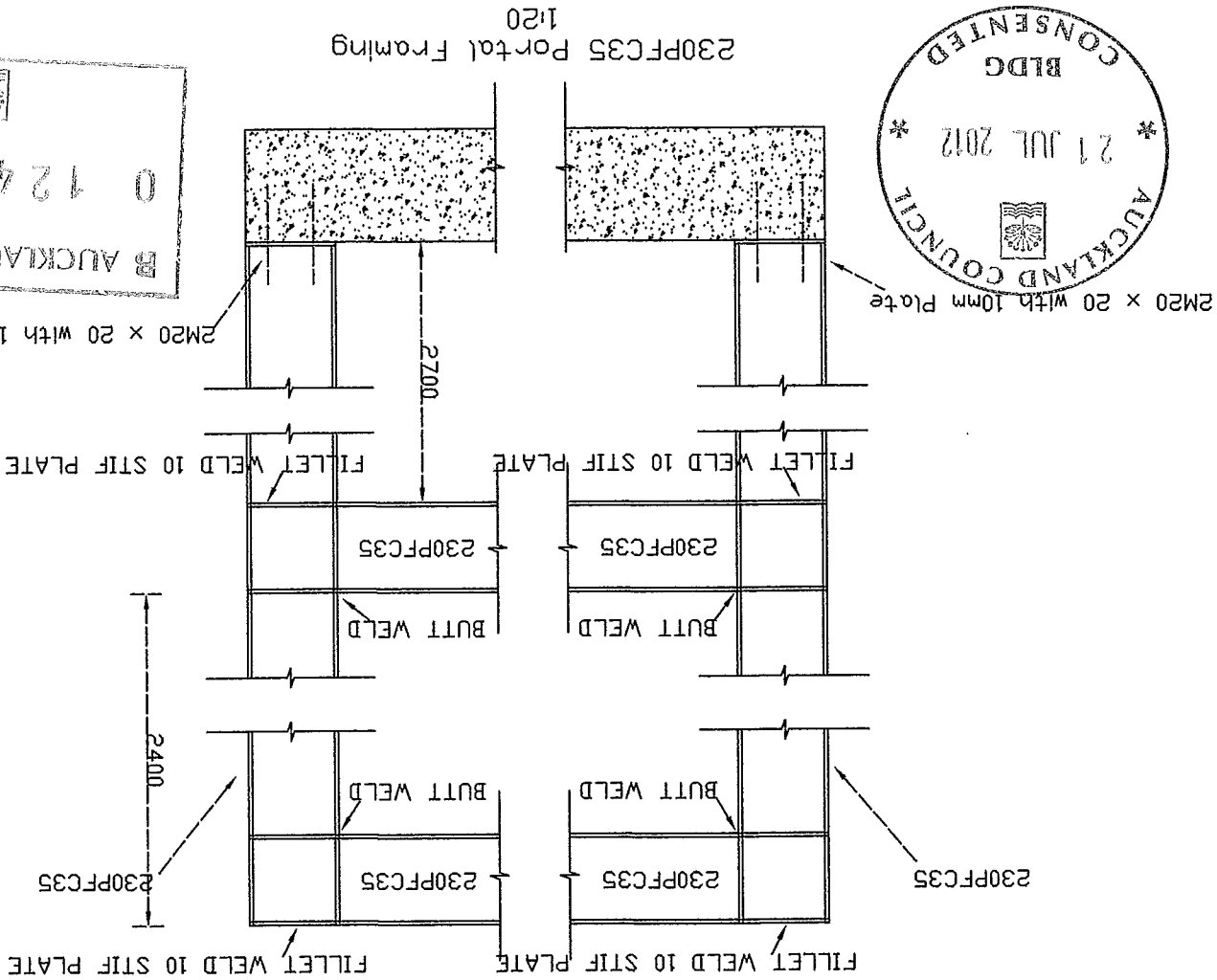
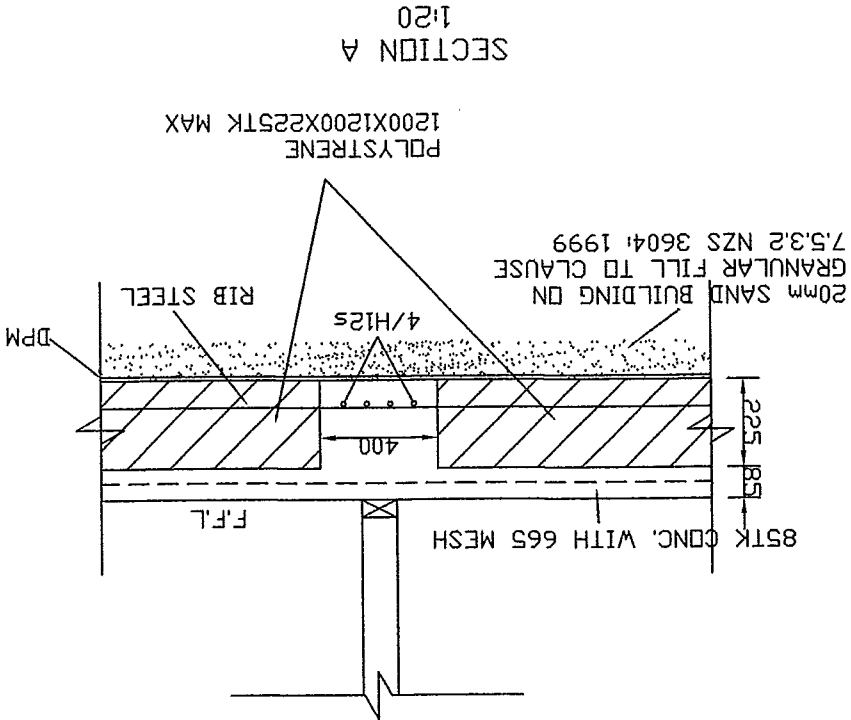
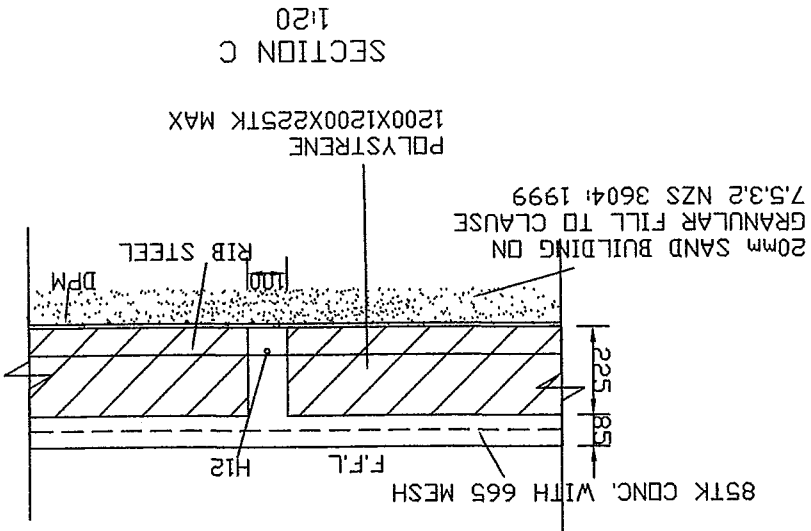
Job No: 1103	Scale: 1 : 100
Date: 03/4/11	Drawn: S.W

Engineer:
Doug Rimmer
Ph/Fax: 5334187

PROPOSED NEW RESIDENCE
AT 240 PAREMOREMO ROAD,
LUCAS HEIGHTS
NORTHSHORE CITY

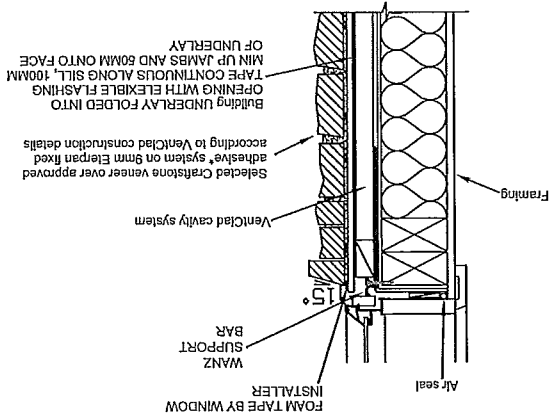
FOUNDATION DETAILS

A 25

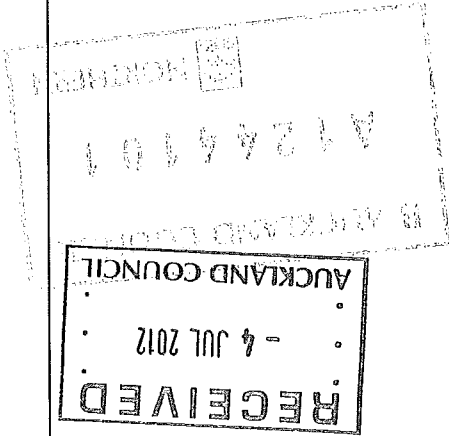
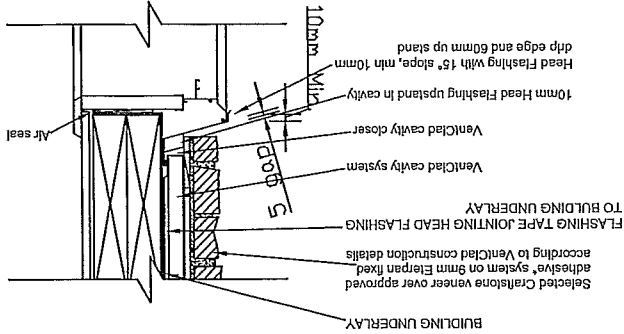


Job No. 1103	Scale: 1 : 100	Shiwei Zhang 13 Borneo Drive, Albany, Auckland Phone: 09-4759618 Mobile: 021-299 2395	PROPOSED NEW RESIDENCE AT 240 PAREMOREMO ROAD, LUCAS HEIGHTS NORTHSHORE CITY	TYPICAL DETAILS	A 26
Date: 03/4/11	Drawn: S.W				

Detail 29
TYPICAL WINDOW SILL DETAIL
1:5

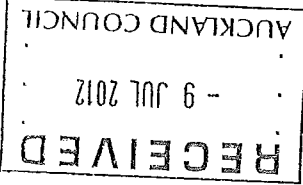
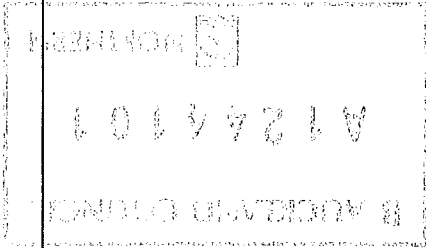
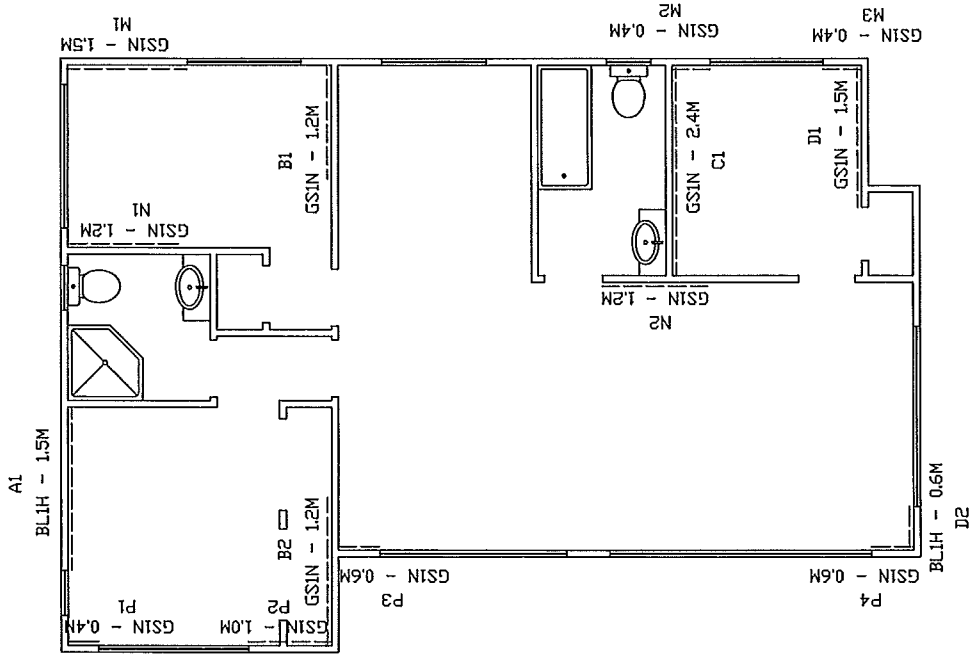


Detail 30
Window head detail
1:5



		PROPOSED NEW RESIDENCE AT 240 PAREMOREMO ROAD, LUCAS HEIGHTS NORTHSHORE CITY	BRACING PLAN	A 27
Job No.: 1119 Scale: 1 : 10	Engineer: Doug Rimmer Ph/Fax: 5334187			

Minor Dwelling

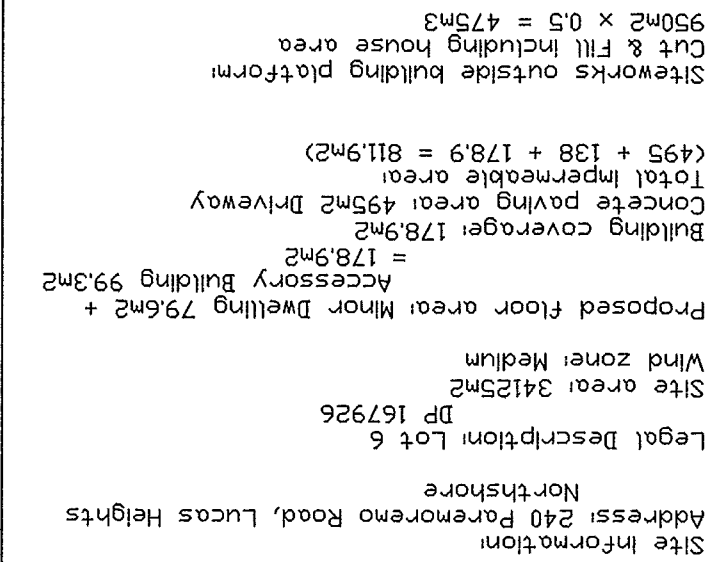


Mobile: 021-299 2395

NORTHSHORE CITY

CONTROL PLAN

Proposed silt fences to be installed



NOTES:

REVISIONS

REV #	REVISION DESCRIPTION	DATE	DRAWN
V2	CHANGE DISPOSAL SIZE	7/3/11	DA

PO Box 17288 Glenview, 1518, Auckland
Tel: 09-571 0966
Fax: 09-571 0981
Email: Peter.Cerbelli@hynds.co.nz



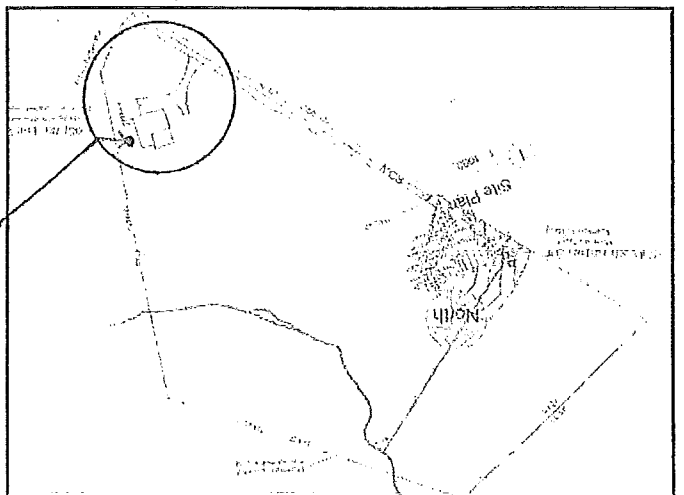
PROJECT:

WU, REGAN
240 PAREMOREMO RD,
ALBANY

WASTEWATER
APPLICATION
PLAN

REFERENCE QUOTE	NUMBER	CHECKED:	SIGNATURE	DATE	REVISION NUMBER
DA1606	DA	DA	DA	23/2/11	V1

Locality Plan

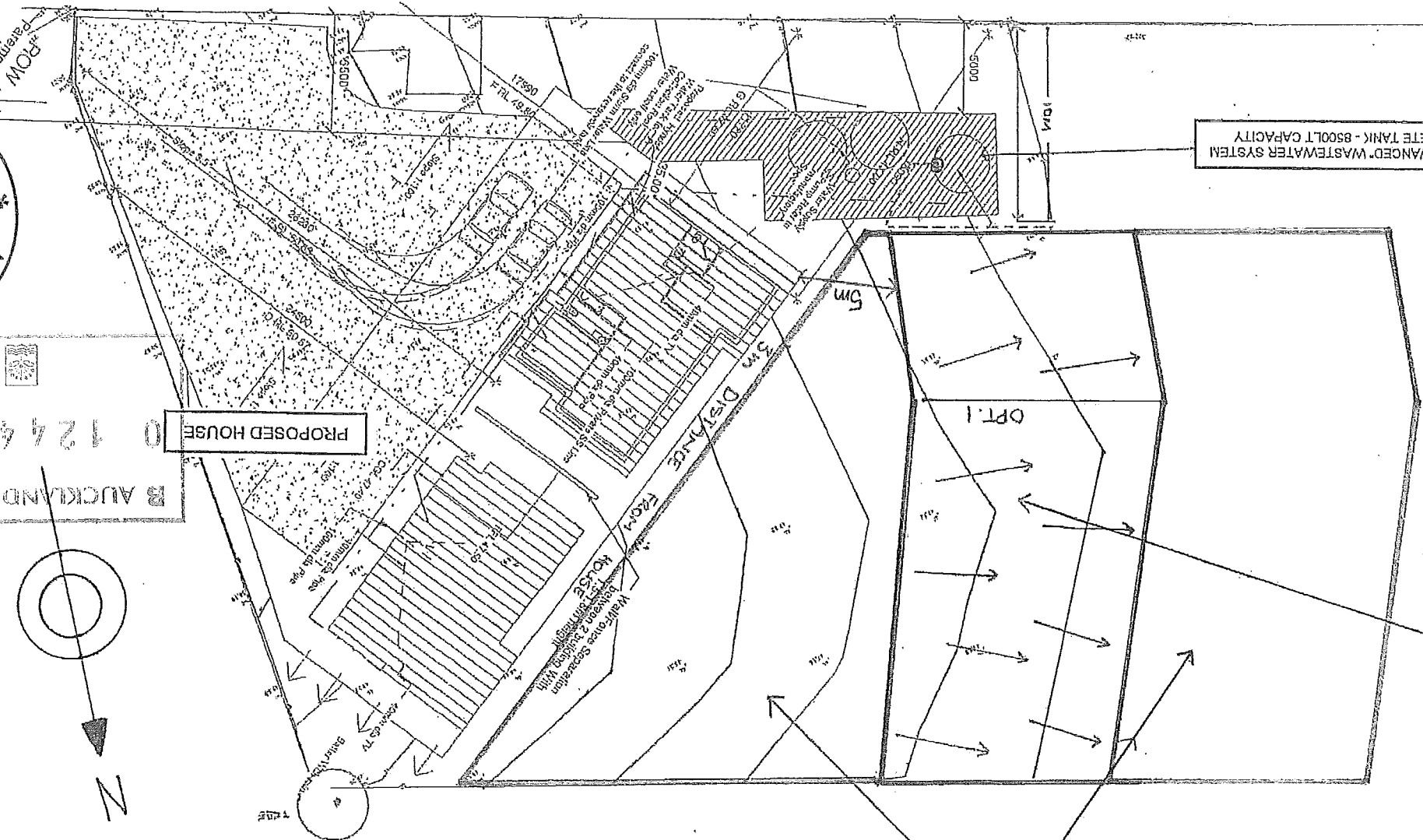


EXISTING HOUSE ON THE
SAME LOT.
EXISTING BIO-CYCLE SYSTEM UP TO
200M AWAY.

RESERVE LAND DISPOSAL
AREA
OPTION A OR B
TOTAL: 480M² (= 100%)

PRIMARY LAND DISPOSAL AREA
TOTAL: 480M² OF DRIPPER IRRIGATION AREA - 1.5m FROM ANY
BOUNDARY AND 20m FROM ANY WATER COURSE

HYNDS 'ADVANCED' WASTEWATER SYSTEM
CONCRETE TANK - 8500LT CAPACITY



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NORTH
0 124410

LEGEND	
1.5M DISTANCE FROM THE BOUNDARY	✓
100MM SANITARY SEWER LINE	---
PRIMARY LAND APPLICATION - 16MM PCD X 3.6LT X 1M SPACING	---
RESERVE LAND APPLICATION	---
25MM LATERAL RISING MAIN	---
NON-RETURN VALVE	●
HYNDS ADVANCED WASTEWATER SYSTEM (TOTAL CAPACITY OF 8500LT - TOTAL USAGE OF 2000LT PER DAY)	○
AIR RELIEF VALVE	○