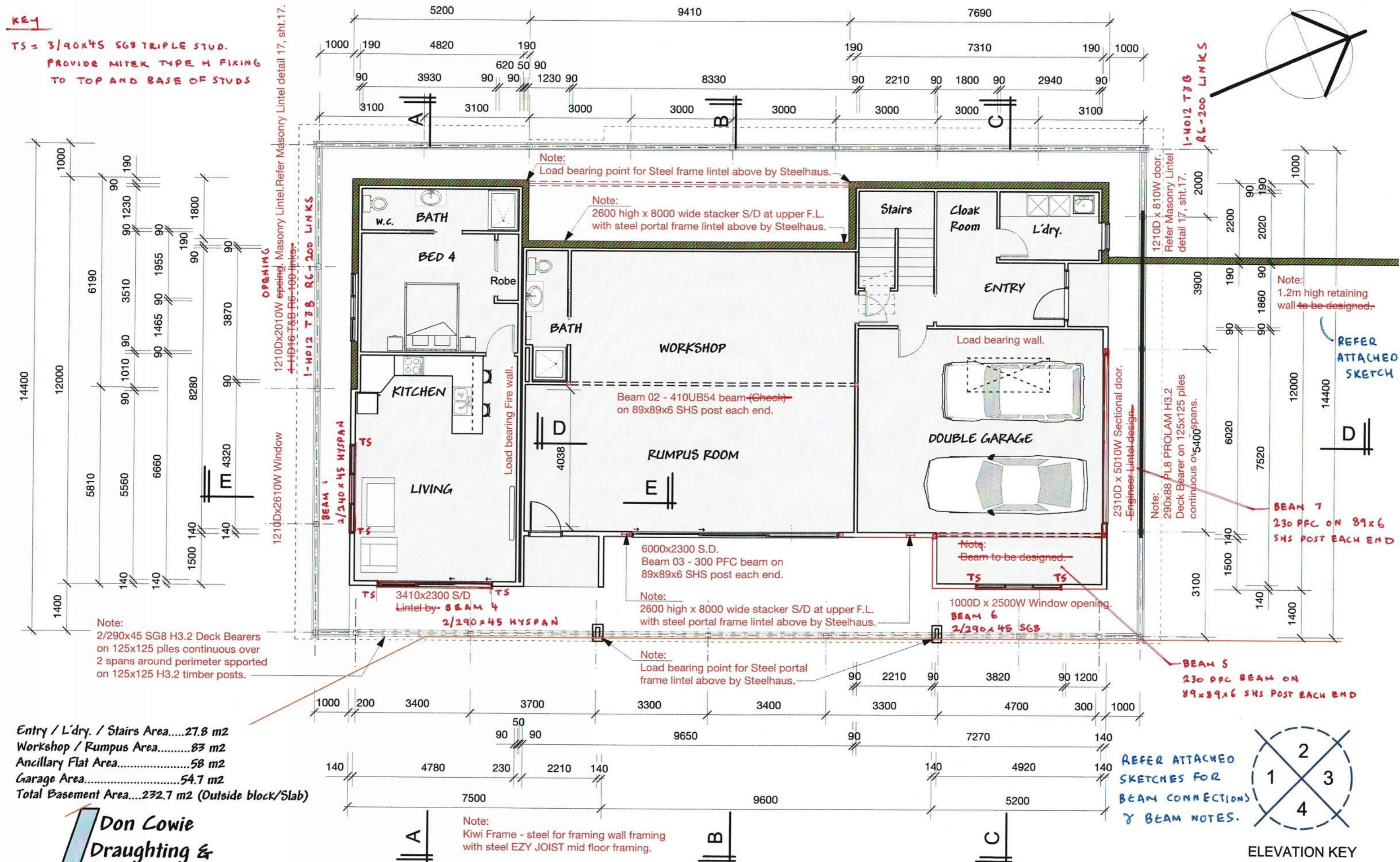


TS = 3/40x45 SGB TRIPLE STUD.
PROVIDE MITEK TYPE H FIXING
TO TOP AND BASE OF STUDS



PRELIMINARY

**Don Cowie
Draughting &
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Email: dcowie_design@hotmail.com

PROPOSED CAMERON RESIDENCE
AT LOT 2 SH26 HAMILTON.

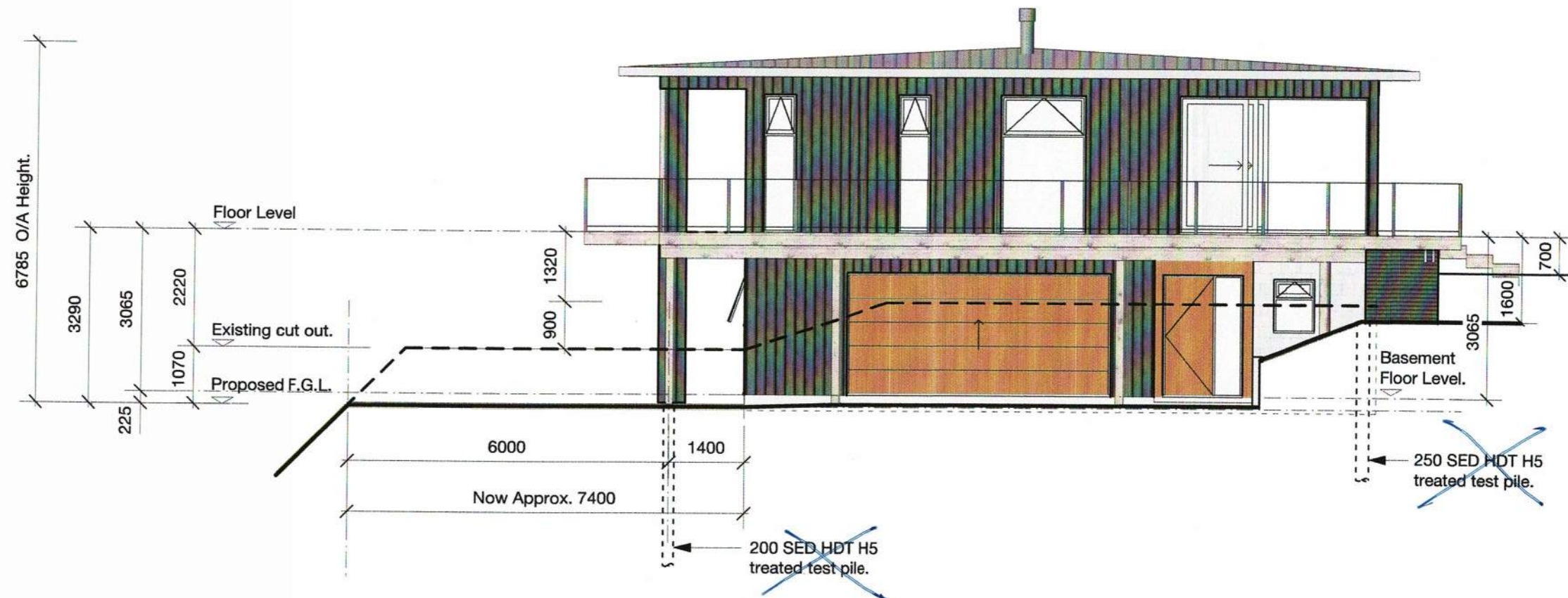
REVISION:	DATE:	REVISION NOTE:	BASEMENT FLOOR PLAN	DWG No. 3 R
DRAWN	CHECKED	DATE	SCALE @ A3	JOB No.
D. Cowie	-	July 2021	1:100	2107
				OF

3

Colorsteel Trapazoidal longrun roofing iron on 3 degree hip roof with colorstel 185 metal fascia and external box guttering.

Aluminium joinery. (Double glazed)
Refer to spec. for head,jamb & sill details.

Selected timber vertical shiplap W/bd.
exterior walls on drained 40mm
structural cavity batten system, on 7mm
H3.2 Ecoply rigid air barrier on 10mm
EPS sheet thermal barrier on
Steelhaus Metal framing.



4



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PROPOSED ELEVATIONS

PROPOSED CAMERON RESIDENCE
AT LOT 2 SH26 HAMILTON.

REVISION: DATE: REVISION NOTE:

PROPOSED ELEVATIONS				
DRAWN	CHECKED	DATE	SCALE @ A3	JOB No.
D. Cowie	-	July 2021	1:100	2107

PRELIMINARY

DWG No.
5
REV
OF

Note:
Steelhaus Engineer designed
beams project into truss roof
framing.

Selected 27mm min high trapezoidal profile
Colorsteel longrun roofing iron, on Thermakraft
215 building paper and wire netting, on 40mm
Top Hat Steel purlins @ 900 crs. on Steel roof
trusses @ 900 crs.

600 o/h

185 Colorsteel metal fascia with
exterior box guttering.

4.5mm Hardiflex soffit.
Aluminium joinery (Double glazed)

External Walls:
Selected vertical timber shiplap w/bd.
on 40mm structural cavity battens on
7mm H3.2 Ecoply rigid air barrier on
10mm EPS thermal break sheet on
140x41x0.75 Steelhaus exterior steel
wall Framing @ 600crs. with nogs @
800crs. with Mammoth R2.8 wall insulation
with 10mm GIB bd. interior wall lining.

190x45 SG8 H3.2 tan. Deck joists @ 400crs.

BED 2

Internal Walls:
89x41x0.75 Steelhaus interior steel wall
Framing @ 600crs. with nogs @
1350crs. with 10mm GIB bd. interior wall
lining fixed horizontal.

19mm Plywood flooring on FJ290x2.50
EZYJOIST @ 450crs. floor joists

F.L. to u/s Trusses.

FAMILY

2600 - Joinery head height.

Note:
2/290x45 SG8 H3.2 Deck Bearers
continuous over 2 spans fixed to
125x125 H3.2 timber posts with
2-M12 dia. s.s. bolts & 50x50x5mm
s.s.washers. Fix posts to foundation
beam with cast in Bowmac BS197
bracket and s.s. bolts & washers.

GBSJA 45 Noise Control, Fire rated
Intertenancy ceiling construction:
2 layers of 13mm Gib Fyrelite on Gib
Rondo metal battens @ 600crs. on Gib
Quiet clips. Mammoth R3.2 ceiling
insulation.

ANCILLARY FLAT

BEDROOM

F.L. to u/s EZYJOISTS.

200 SED
HDT H5
treated pile.
Min. 5.0m
embedment.

200 SED HDT H5
treated pile.
Min. 5.0m embedment.

250 SED HDT H5 treated pile.
Min. 5m embedment.

SECTION A-A

200 SED HDT H5
treated pile.
Min. 5.0m embedment.

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PROPOSED CAMERON RESIDENCE
AT LOT 2 SH26 HAMILTON.

REVISION: DATE: REVISION NOTE:

SECTIONS A-A

DRAWN	CHECKED	DATE	SCALE @ A3	JOB No.
D. Cowie	-	July 2021	1:50	2107

PRELIMINARY

DWG No.
7
REV
OF

Selected 27mm min high trapezoidal profile Colorsteel longrun roofing iron, on Thermakraft 215 building paper and wire netting, on 40mm Top Hat Steel purlins @ 900 crs. on Steel roof trusses @ 900 crs.

185 Colorsteel metal fascia with exterior box guttering.

4.5mm Hardiflex soffit.

Aluminium joinery (Double glazed)

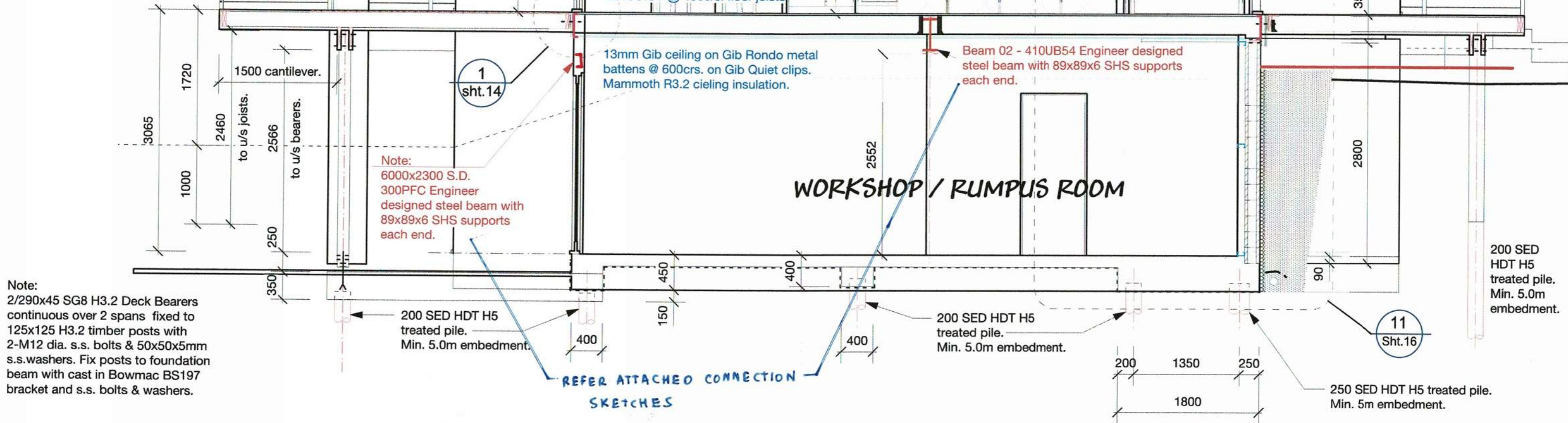
External Walls:

Selected vertical timber shiplap w/bd. on 40mm structural cavity battens on 7mm H3.2 Ecoply rigid air barrier on 10mm EPS thermal break sheet on 140x41x0.75 Steelhaus exterior steel wall Framing @ 600crs. with nogs @ 800crs. with Mammoth R2.8 wall insulation with 10mm GIB bd. interior wall lining.

190x45 SG8 H3.2 tan. Deck joists @ 400crs.

Note:
Steelhaus Engineer designed beams project into truss roof framing.

Note:
Steelhaus Engineer designed beams project into truss roof framing.



SECTION B-B

185 Colorsteel metal fascia with exterior box guttering.

4.5mm Hardiflex soffit.

Aluminium joinery (Double glazed)

External Walls:
Selected vertical timber shiplap w/bd. on 40mm structural cavity battens on 7mm H3.2 Ecoply rigid air barrier on 10mm EPS thermal break sheet on 140x41x0.75 Steelhaus exterior steel wall Framing @ 600crs. with nogs @ 800crs. with Mammoth R2.8 wall insulation with 10mm GIB bd. interior wall lining.

190x45 SG8 H3.2 tan. Deck joists @ 400crs.

Note:
2/290x45 SG8 H3.2 Deck Bearers continuous over 2 spans fixed to 125x125 H3.2 timber posts with 2-M12 dia. s.s. bolts & 50x50x5mm s.s.washers. Fix posts to foundation beam with cast in Bowmac BS197 bracket and s.s. bolts & washers.

Selected 27mm min high trapezoidal profile Colorsteel longrun roofing iron, on Thermakraft 215 building paper and wire netting, on 40mm Top Hat Steel purlins @ 900 crs. on Steel roof trusses @ 900 crs.

Internal Walls:
89x41x0.75 Steelhaus interior steel wall Framing @ 600crs. with nogs @ 1350crs. with 10mm GIB bd. interior wall lining fixed horizontal.

19mm Plywood flooring on FJ290x2.50 EZYJOIST @ 450crs. floor joists

13mm Gib ceiling on Gib Rondo metal battens @ 600crs. on Gib Quiet clips. Mammoth R3.2 ceiling insulation.

ENS.

STUDY

DOUBLE GARAGE

ENTRY

Note:
Trim for tiled shower in Ensuite to suit 25mm falls to waste outlet as shown.

200 SED HDT H5 treated pile. Min. 5.0m embedment.

200 SED HDT H5 treated pile. Min. 5.0m embedment.

200 SED HDT H5 treated pile. Min. 5.0m embedment.

250 SED HDT H5 treated pile. Min. 5m embedment.

SECTION C-C

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PROPOSED CAMERON RESIDENCE
AT LOT 2 SH26 HAMILTON.

PRELIMINARY

SECTION C-C					DWG No. 9 REV
REVISION	DATE	REVISION NOTE	SCALE @ A3	JOB No.	
DRAWN D. Cowie		CHECKED -	DATE July 2021	SCALE @ A3 1:50	JOB No. 2107

OF

BLOCKWALL LEDGEND:

- Retaining Wall 1
- Retaining Wall 2
- RETAINING WALL 3

LEGEND

- 200 SED HDT Pile, 5m embedment.
- 250 SED HDT Pile, 5m embedment.

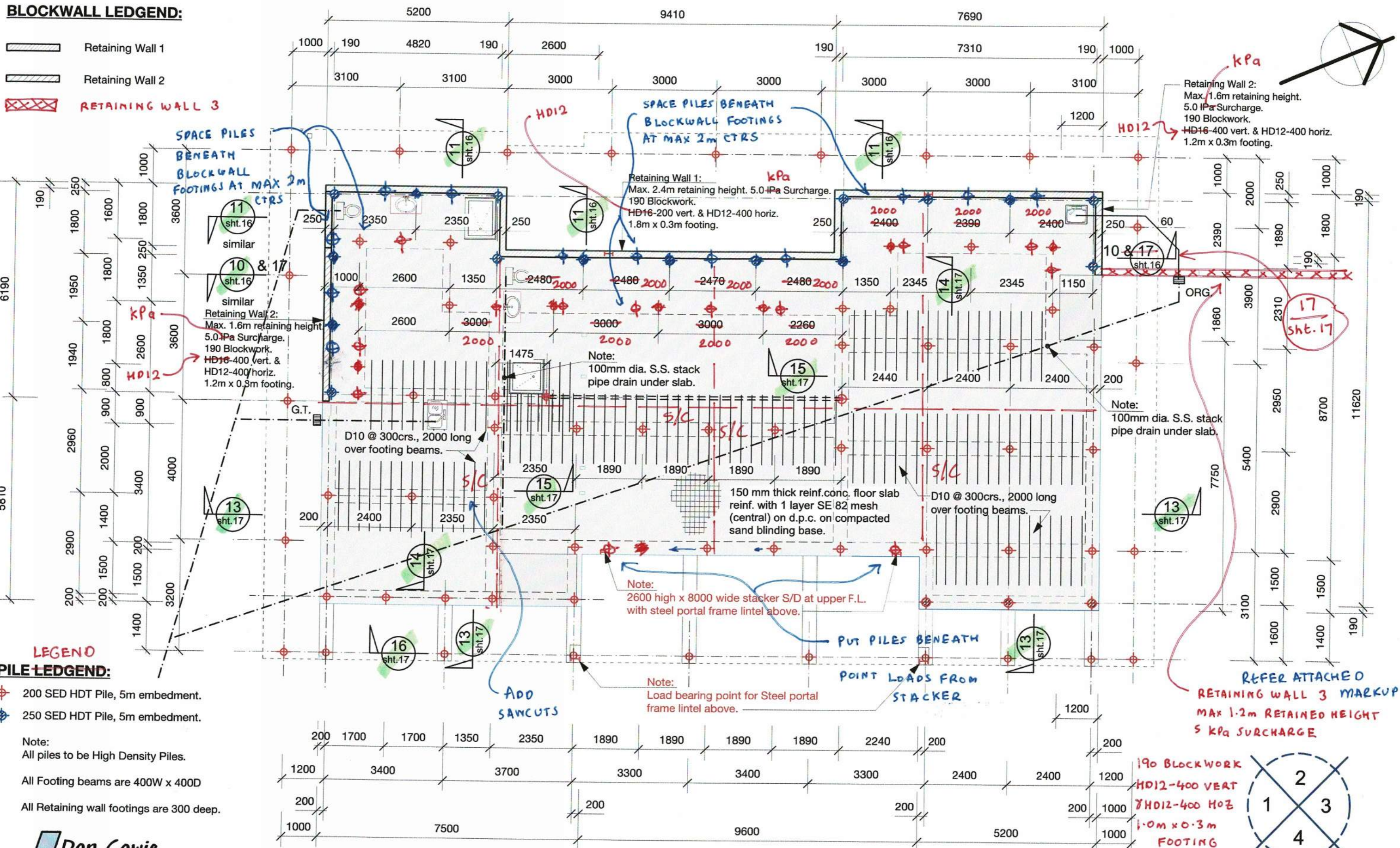
Note:
All piles to be High Density Piles.

All Footing beams are 400W x 400D

All Retaining wall footings are 300 deep.

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BASEMENT / FOUNDATION PLAN

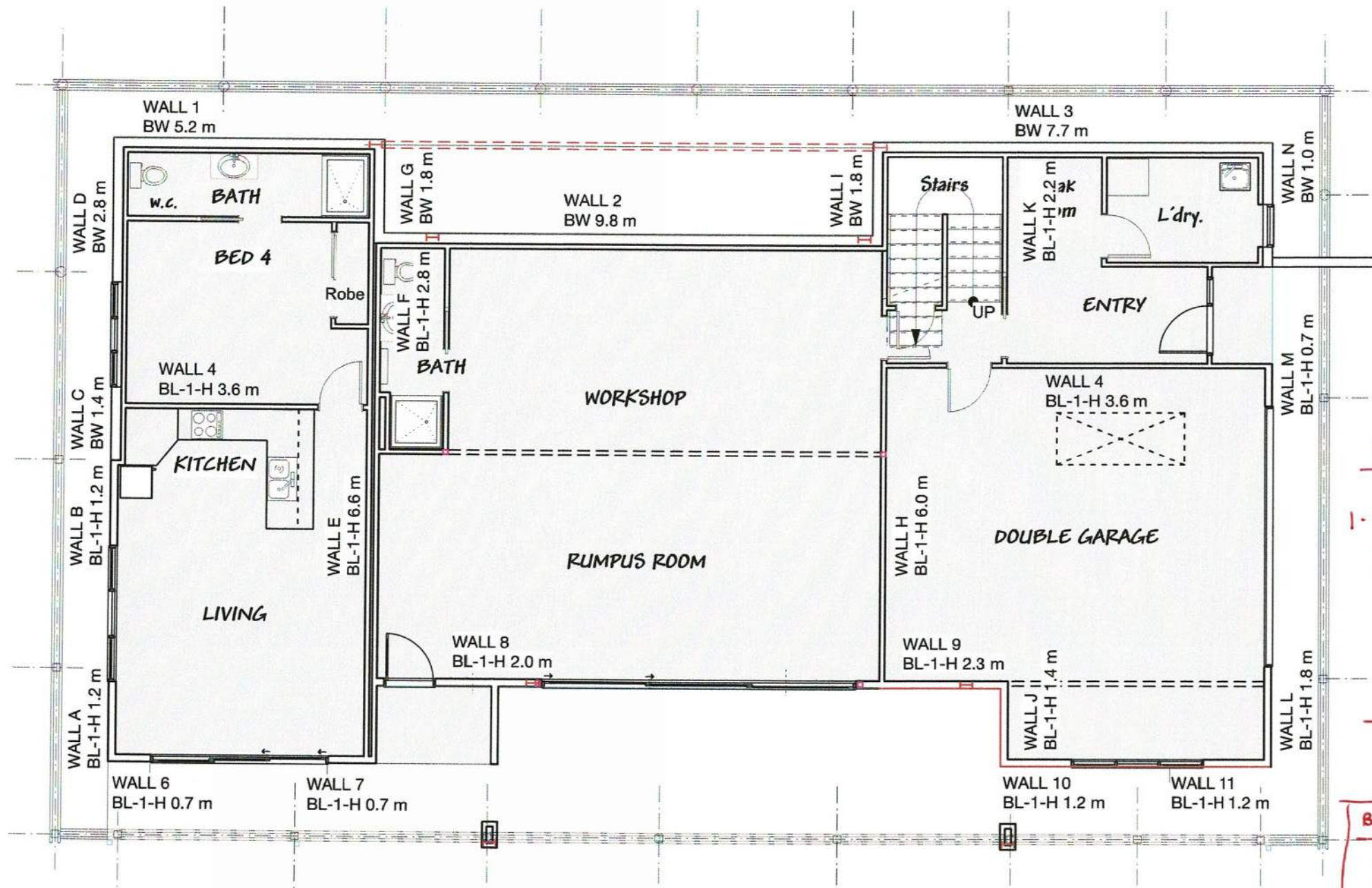
PROPOSED CAMERON RESIDENCE
AT LOT 2 SH26 HAMILTON.

REVISION: DATE: REVISION NOTE:				
BASEMENT / FOUNDATION PLAN				
DRAWN	CHECKED	DATE	SCALE @ A3	JOB No.
D. Cowie	-	July 2021	1:100	2107

ELEVATION KEY

PRELIMINARY

DWG No.
13
REV
OF



REFER UPDATED
BRACING WALL LAYOUT

NOTES

1. REFER TO GIB EZY BRACE LITERATURE FOR FULL SYSTEM INSTALLATION DETAILS

BRACING LEGEND

BRACE TYPE	LINING REQUIREMENT	BOTTOM PLATE FIXING
BL1-H	MIN 10mm GIB BRACELINE ONE SIDE	GIB HANDIBRAC FIXING EACH END OF BRACING ELEMENT AS PER GIB SYSTEM SPECIFICATIONS
BLOCK	190 SERIES CONCRETE BLOCKWALL	n/a

Don Cowie
Draughting &
Design Services Ltd

N.Z.C.E.

BASEMENT WALL BRACING PLAN

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PROPOSED CAMERON RESIDENCE
AT LOT 2 SH26 HAMILTON.

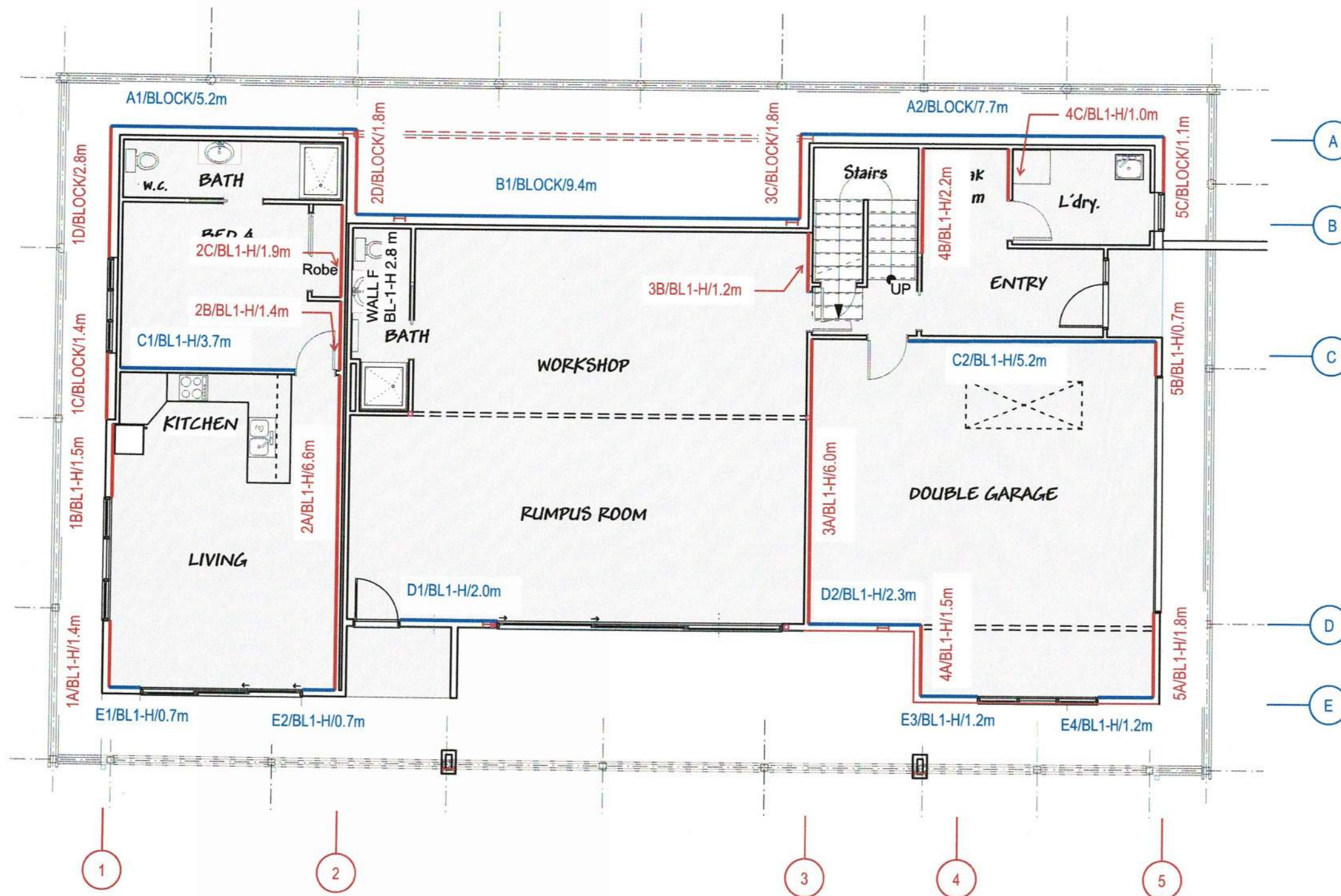
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BASEMENT WALL BRACING PLAN

DRAWN	CHECKED	DATE	SCALE @ A3	JOB No.
D. Cowie	-	July 2021	1:100	2107

PRELIMINARY

DWG No.
14
REV
OF



BASEMENT WALL BRACING PLAN

PROPOSED CAMERON RESIDENCE
AT LOT 2 SH26 HAMILTON.

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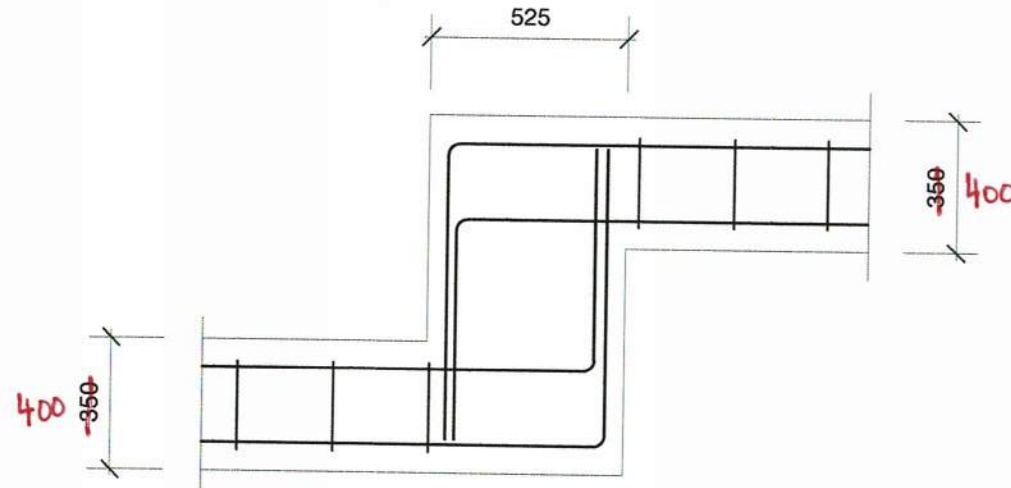
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BASEMENT WALL BRACING PLAN

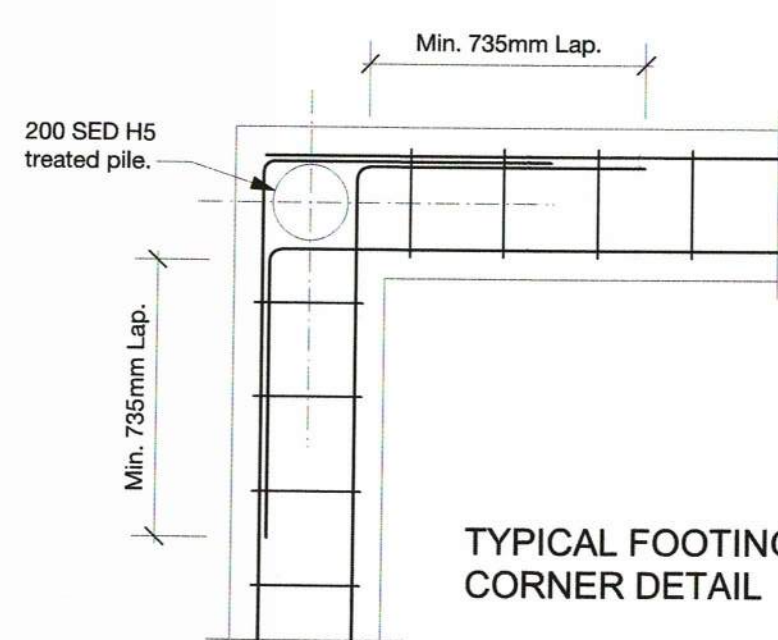
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D. Cowie	-	July 2021	1:100	2107

PRELIMINARY

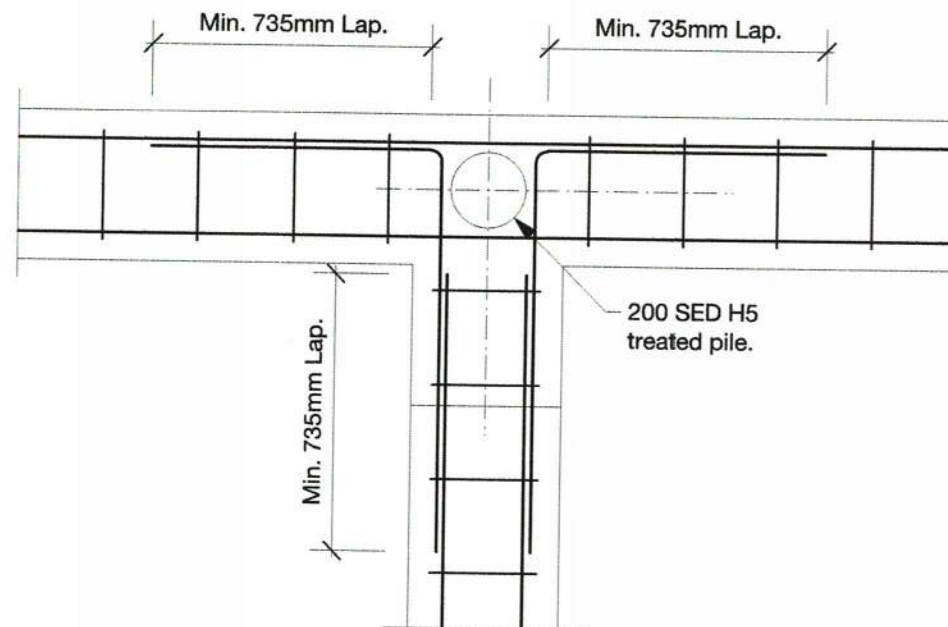
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14
REV
OF



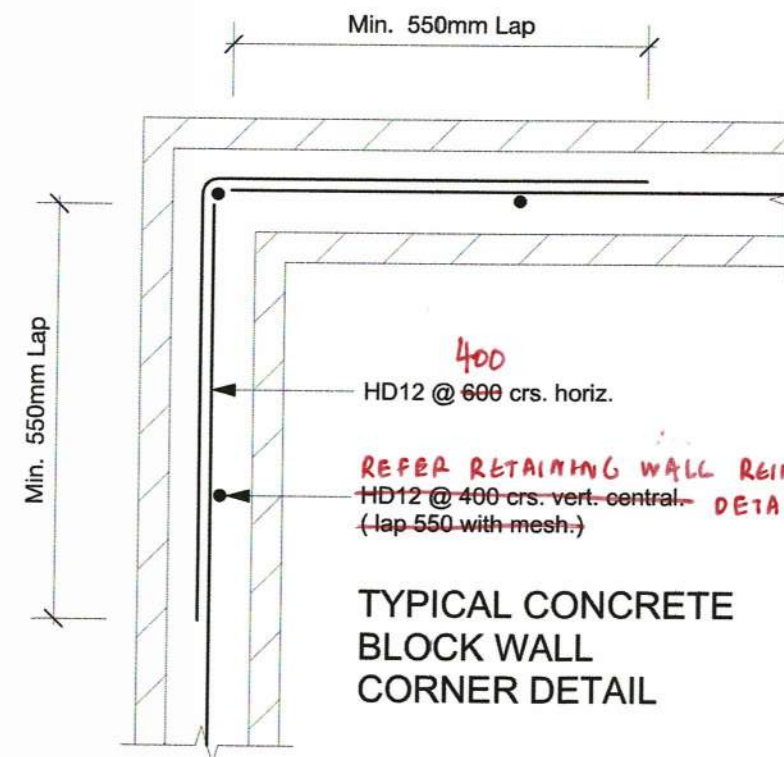
FOOTING STEP ELEVATION



TYPICAL FOOTING CORNER DETAIL



TYPICAL FOOTING INTERSECTION DETAIL



TYPICAL CONCRETE BLOCK WALL CORNER DETAIL

CONCRETE NOTES

- 1 CONCRETE TO BE 20MPa
- 2 ALL STEEL INCLUDING MESH SHALL BE DUCTILITY CLASS E IN ACCORDANCE WITH NZS 4671
- 3 BAR REINFORCEMENT SHALL BE GRADE 500 UNO.
- 4 LAP MESH 225mm MINIMUM OR GREATER IF MANUFACTURER RECOMMENDS.
- 5 CONCRETE PLACING, FINISHING & CURING SHALL BE IN ACCORDANCE WITH NZS3109:1997.
- 6 CURING OF THE CONCRETE MUST TAKE PLACE IMMEDIATELY AFTER FINISHING THE CONCRETE BY PONDING OR CONTINUOUSLY SPRINKLING OF WATER.
- 7 SHRINKAGE CONTROL JOINTS: GENERALLY SAW CUTS ARE TO COINCIDE WITH MAJOR CHANGES IN PLAN. WHERE THE CONCRETE IS TO BE EXPOSED OR BRITTLE COVERING PLACED OVER, SPACED AT 6m CENTRES MAXIMUM TO CREATE BAYS WITH LENGTH: WIDTH RATIO OF 2:1.
- 8 SHRINKAGE CONTROL JOINTS SHALL BE FORMED BY SAW CUTTING 25mm DEEP AFTER CONCRETE HARDENING AND NO LATER THEN 24 HOURS.
- 9 PLUMBING & SERVICES SHALL BE CONVEYED UNDERGROUND TO THEIR PLAN LOCATION AND THEN BROUGHT UP THROUGH THE SYSTEM. AT NO STAGE SHALL ANY OF THE REINFORCEMENT BARS BE RELOCATED OR CUT TO ALLOW FOR THE SERVICES. SERVICES ARE TO BE PLACED CENTRALLY WITHIN AN OPENING 50mm GREATER IN DIAMETER THAN THE PIPE. HORIZONTAL PENETRATIONS THROUGH EDGE BEAM SHALL BE LOCATED IN THE CENTRAL THIRD. ALL PIPES SHALL BE WRAPPED IN DENSO TAPE AND THE GAP SEALED WITH COMPRESSIVE FOAM.

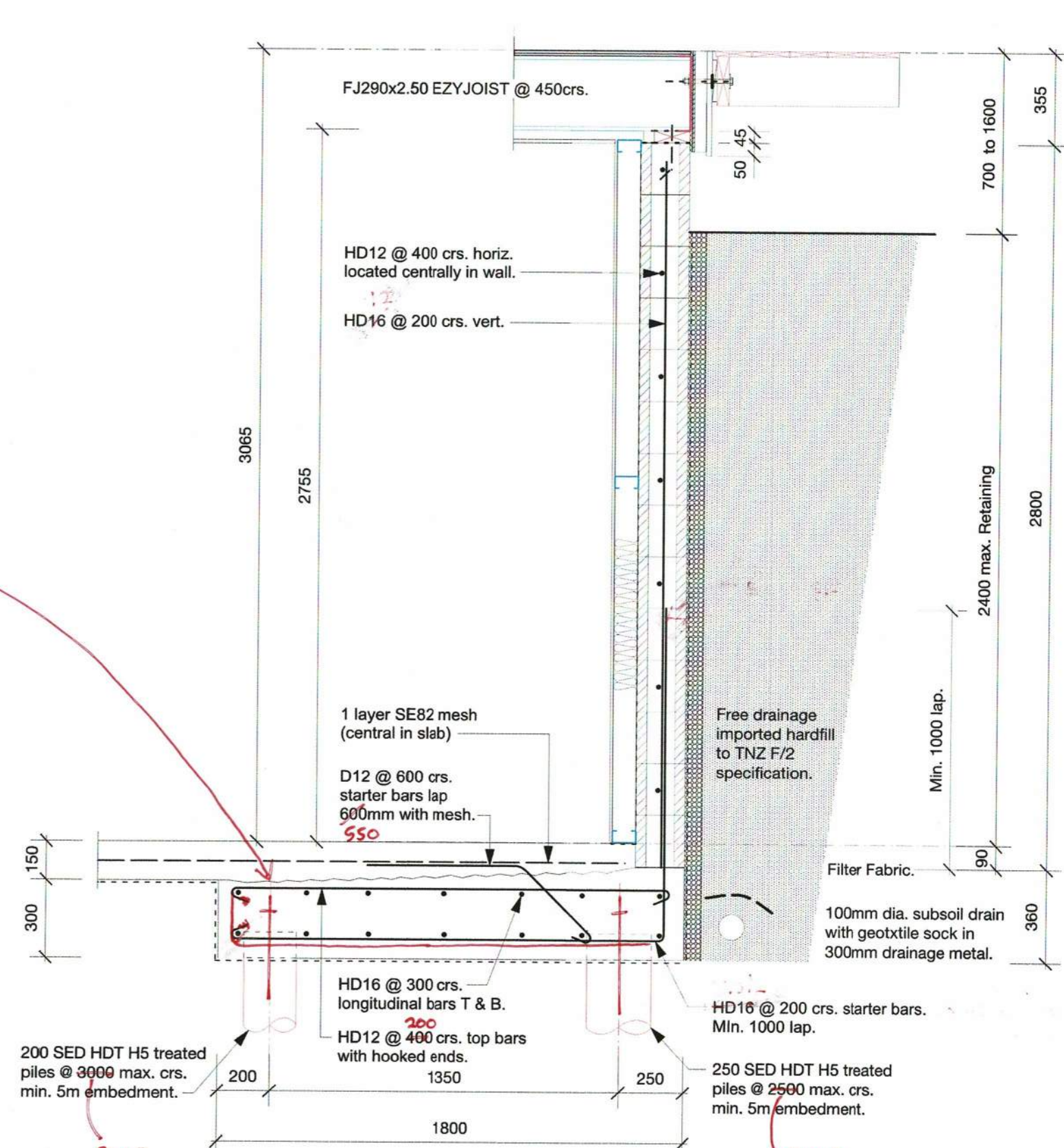
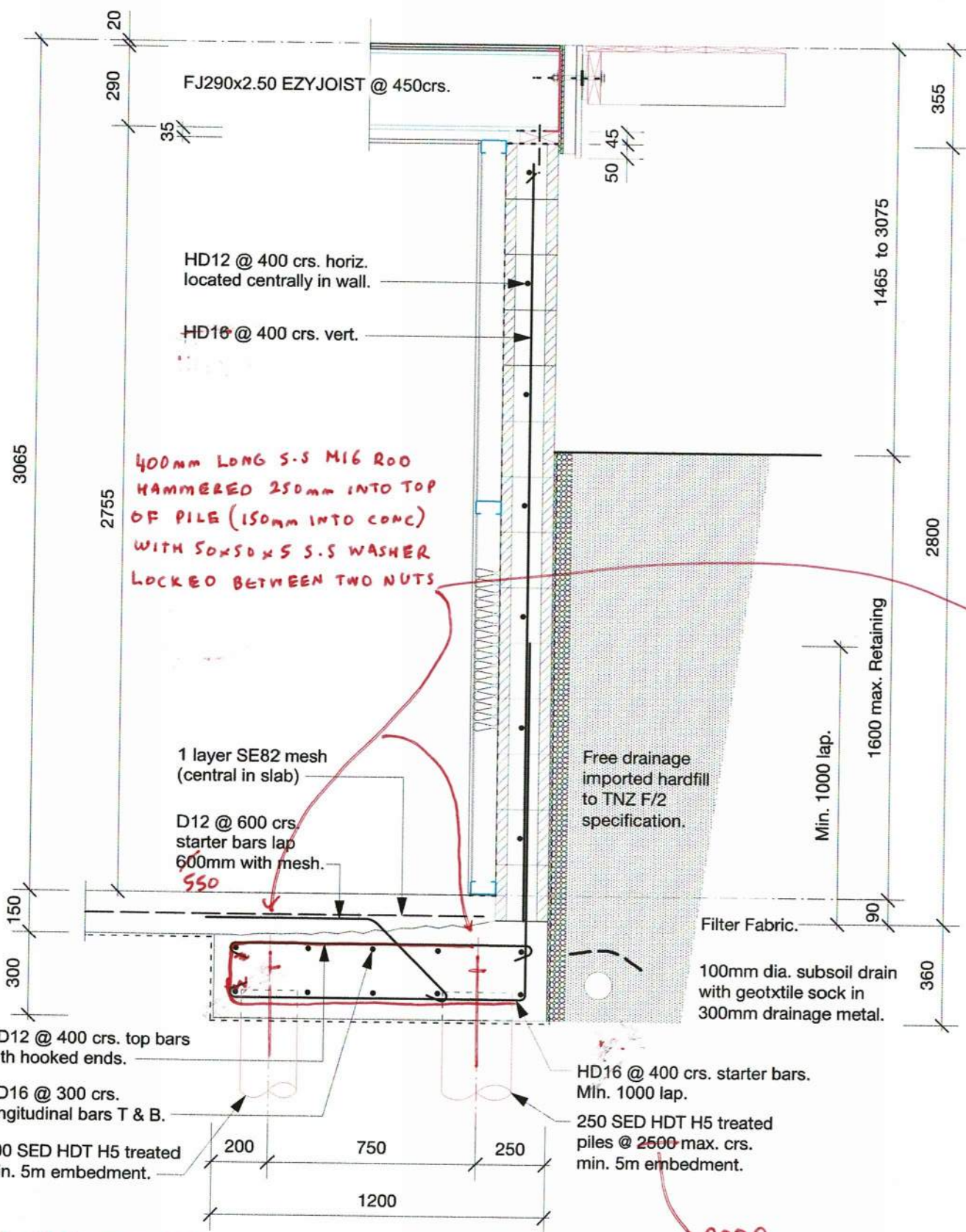
PILE NOTES

- PROVIDE MIN 25mm COVER TO FOOTING REINFORCEMENT.
- BEAMS
- 1 ALL PILES TO BE PLACED SMALL END DOWN AND DRIVEN TO THE FOLLOWING CRITERIA:
HAMMER WEIGHT = 500kg
DROP = 1.0m
SET = 15mm / BLOW
2.0m SET = 10mm / BLOW
 - 2 MINIMUM PILE EMBEDMENT DEPTH TO BE 5m
 - 3 PRE-DRILL HOLES 4.0m. CARE IS TO BE TAKEN WHEN DRIVING PILES IN TERMS OF VIBRATION EFFECTS ON ADJACENT STRUCTURES & SERVICES
 - 4 ENGINEER TO OBSERVE THREE TEST PILES AT OPPOSITE ENDS OF THE SITE
 - 5 DRAWINGS TO BE READ IN CONJUNCTION WITH TITUS CONSULTING ENGINEERING ASSESSMENT AND DESIGN REPORT 11122 DATED 19 JUNE 2020
 - 6 CUT TOP SURFACES ON PILES TO BE TREATED WITH TWO COATS OF METALEX
 - 7 ALL PILES TO BE HIGH DENSITY PILES
 - 8 ALL PILES TO BE TREATMENT CLASS H5

MASONRY NOTES

- 1 ALL MASONRY WALL SHALL BE LAID STRETCHER (RUNNING) BOND
- 2 ALL MASONRY GROUT TO BE 20MPa MIN. STRENGTH AFTER 28 DAYS
- 3 ALL GROUTING SHALL BE CARRIED OUT USING THE HIGH LIFT GROUTING METHOD
- 4 ALL MASONRY UNITS SHALL BE SOLID FILLED WITH GROUT
- 5 ALL WALL ENDS TO BE TRIMMED WITH HD12 BAR (U.N.O.) ALL WALLS TO HAVE HD12 BOND BEAM AT TOP UNO
- 6 PROVIDE CONTROL JOINTS: - MAXIMUM 5.0m CENTRES OR ONE SIDE OF DOOR OPENINGS
- 7 CONTROL JOINTS ARE NOT REQUIRED IN RETAINING WALLS (U.N.O.)
- 8 ALL HORIZONTAL AND VERTICAL WALL REINFORCEMENT TO HAVE 200mm HOOK RETURN ENDS

UPDATE TO LATEST REPORT DATE



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10
 Sht. 9

**BASEMENT RETAINING
 WALL 2 DETAIL**

**ADD RETAINING WALL
 3 DETAIL**

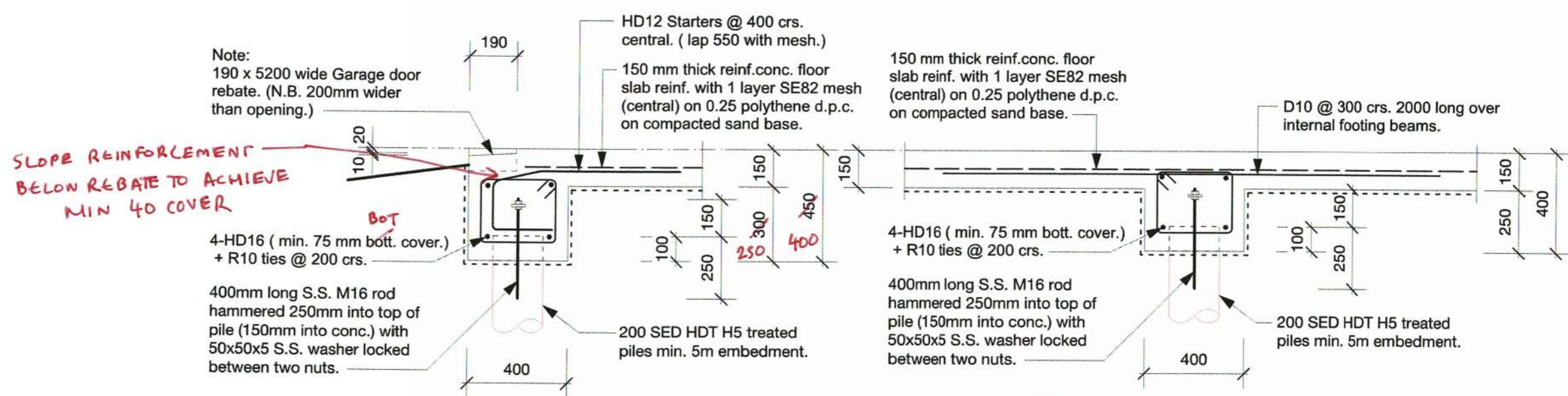
11
 Sht. 9

**BASEMENT RETAINING
 WALL 1 DETAIL**

**PROPOSED CAMERON RESIDENCE
 AT LOT 2 SH26 HAMILTON.**

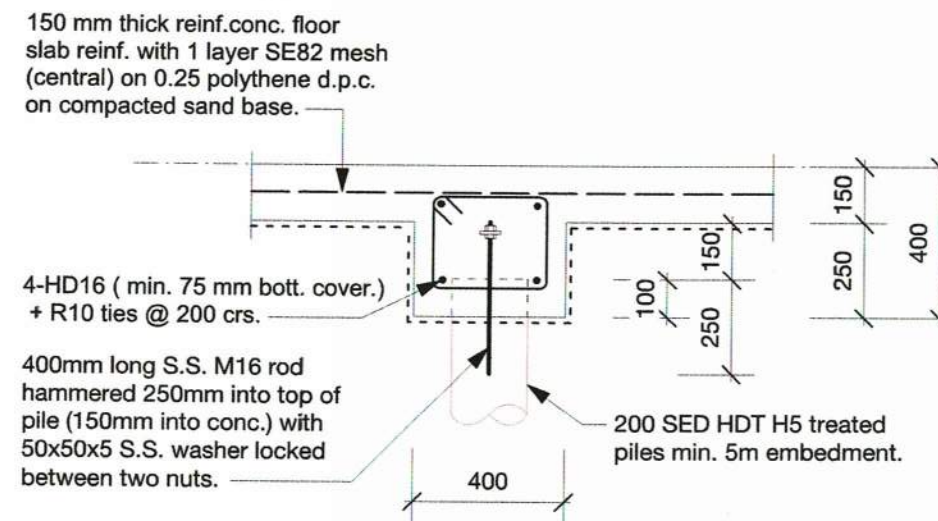
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REVISION	DATE	REVISION	DATE	REVISION
DRAWN	CHECKED	DATE	SCALE @ A3	JOB No.
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16
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 OF

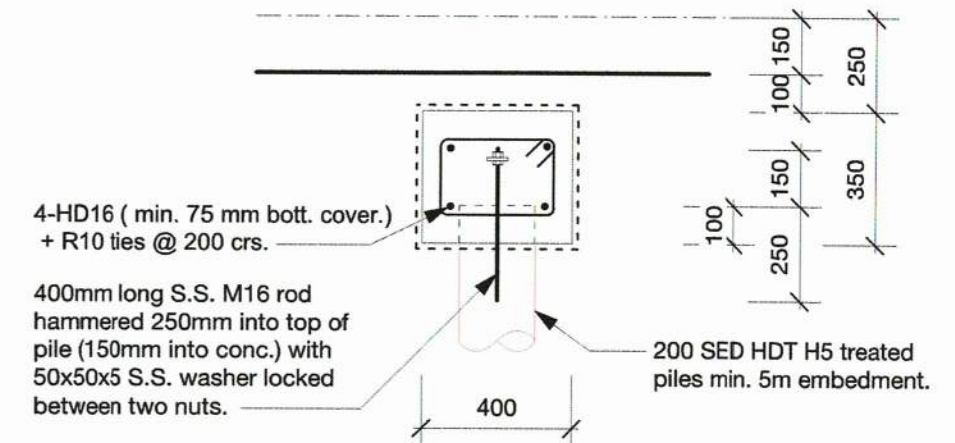


13
EXTERNAL FOOTING DETAIL
Sht. 9

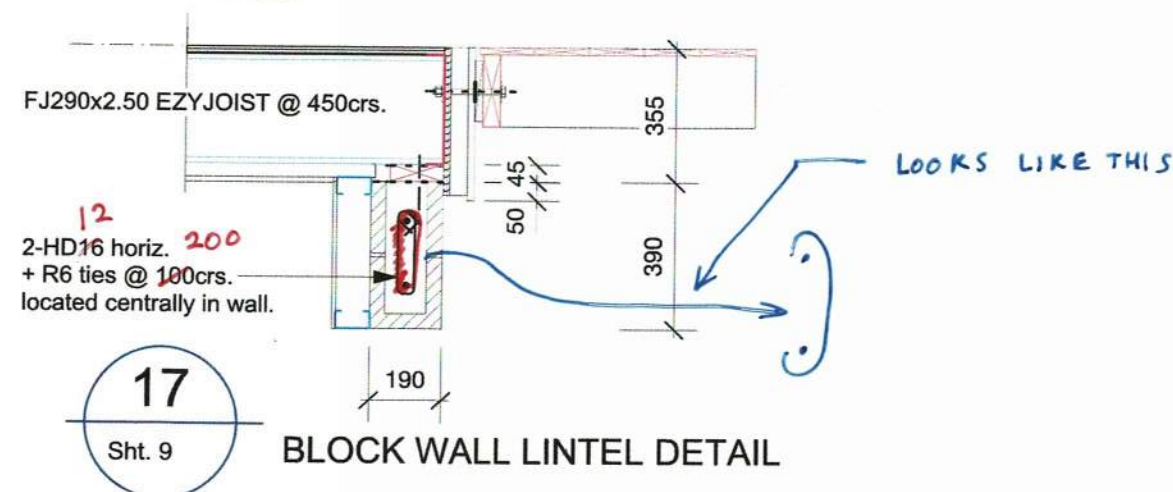
14
INTERNAL FOOTING DETAIL
Sht. 9



15
INTERNAL FOOTING DETAIL
Sht. 9



16
LINK FOOTING DETAIL
Sht. 9



17
BLOCK WALL LINTEL DETAIL
Sht. 9

PROPOSED CAMERON RESIDENCE
AT LOT 2 SH26 HAMILTON.

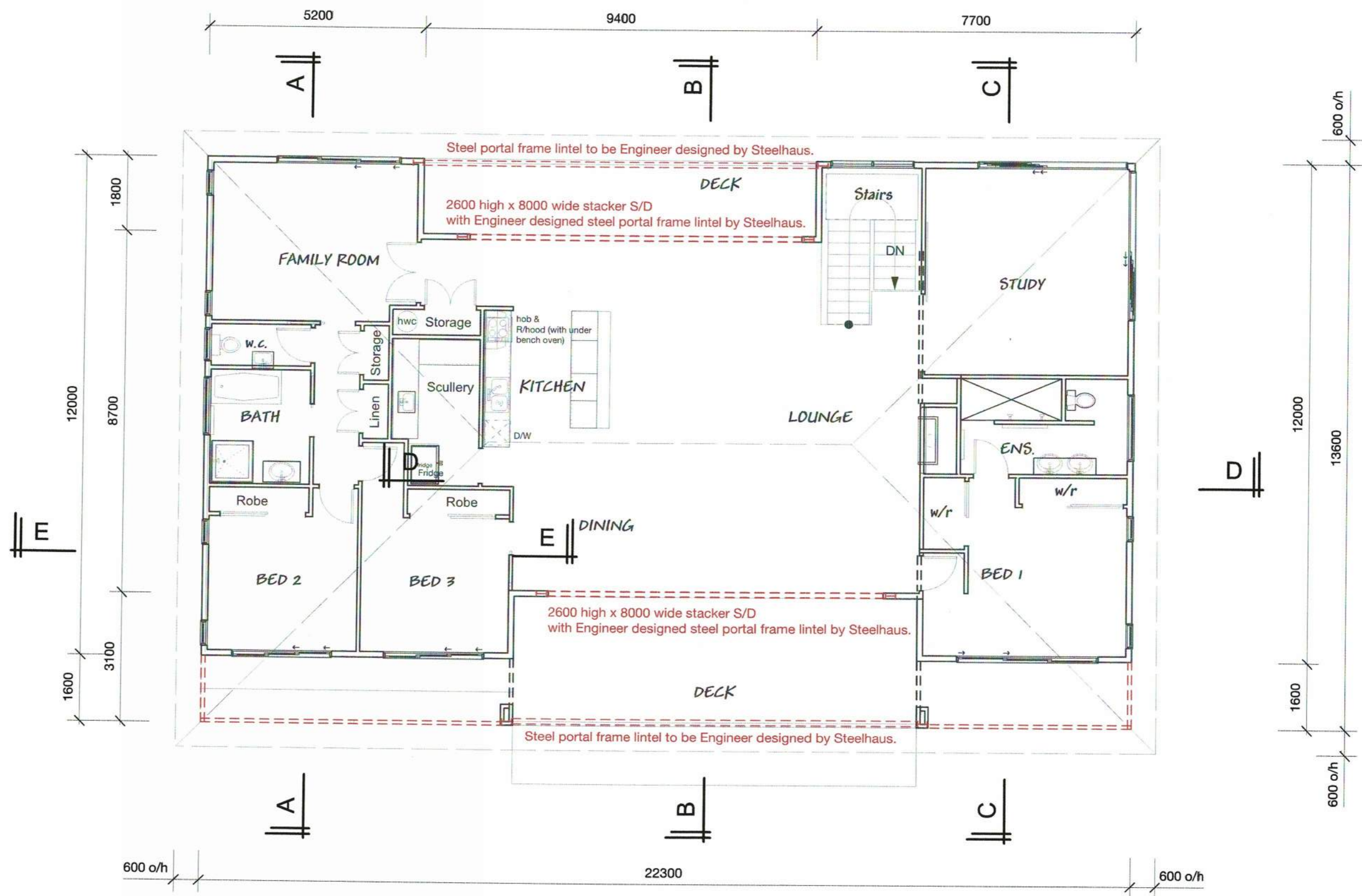
FOUNDATION DETAILS				
DRAWN	CHECKED	DATE	SCALE @ A3	JOB No.
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DWG No. **17**
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3 degrees pitch Hip Roof:
 600mm eaves over hang.
 40mm Top Hat steel purlins @ 900
 crs. on Steel roof Trusses @ 900 crs.
 2760 from U/S Trusses to F.L.
 Roof Area....348 m2

ROOF FRAMING PLAN

Don Cowie
 Draughting &
 Design Services Ltd

N.Z.C.E.

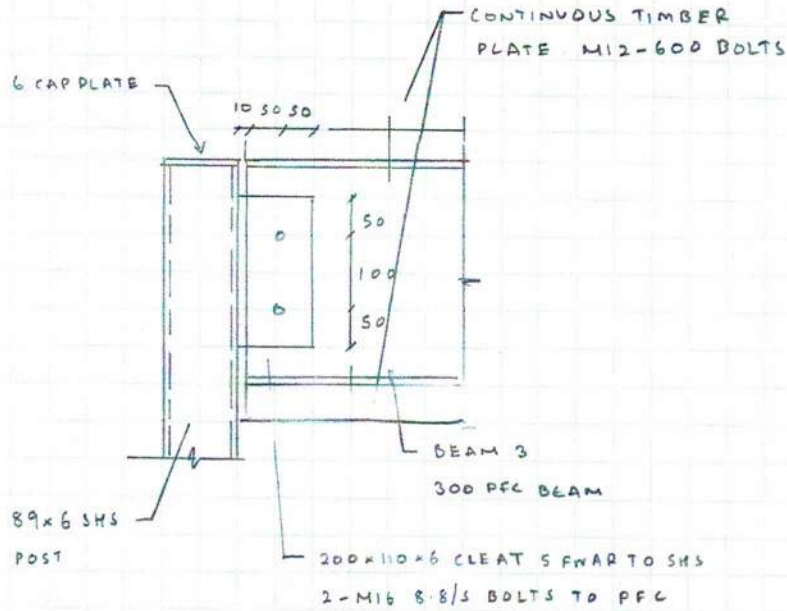
20 Waimarie Street Hamilton
 Ph. 07 847 8864 Mobile 027 6041 392
 Email: dcowie_design@hotmail.com

PROPOSED CAMERON RESIDENCE
AT LOT 2 SH26 HAMILTON.

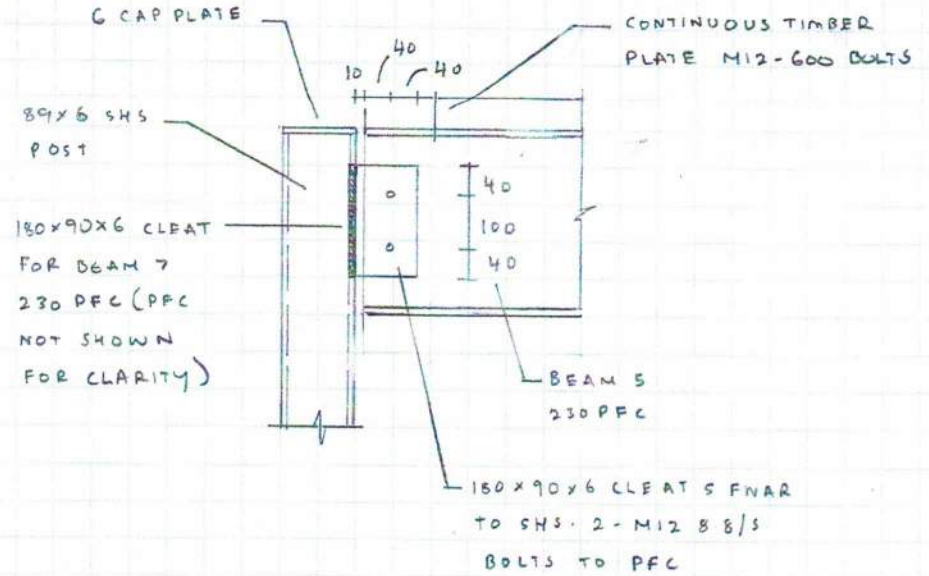
REVISION: DATE: REVISION NOTE:				
ROOF FRAMING PLAN				
DRAWN	CHECKED	DATE	SCALE @ A3	JOB No.
D. Cowie	-	July 2021	1:100	2107

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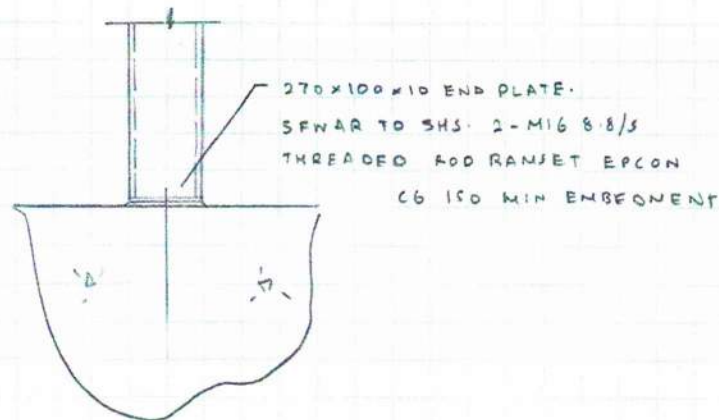
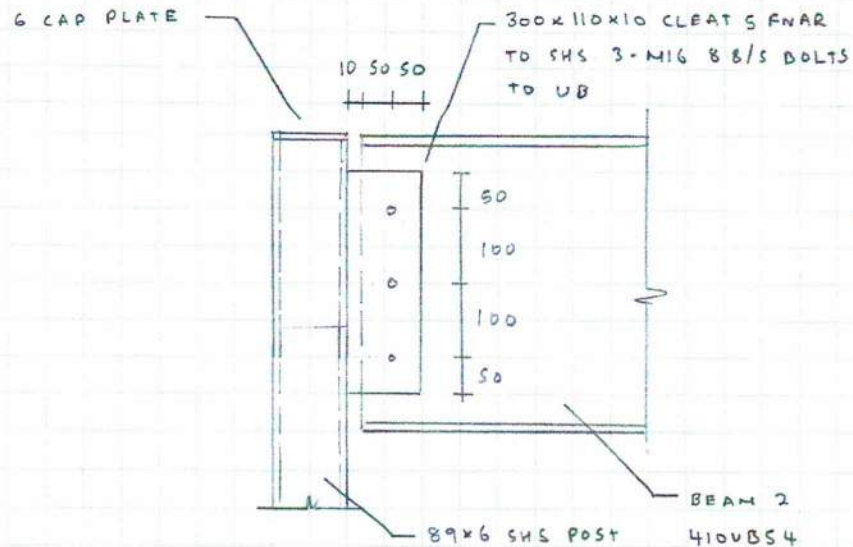
DWG No.
18
 REV
 OF



BEAM 3/POST FIXING DETAIL

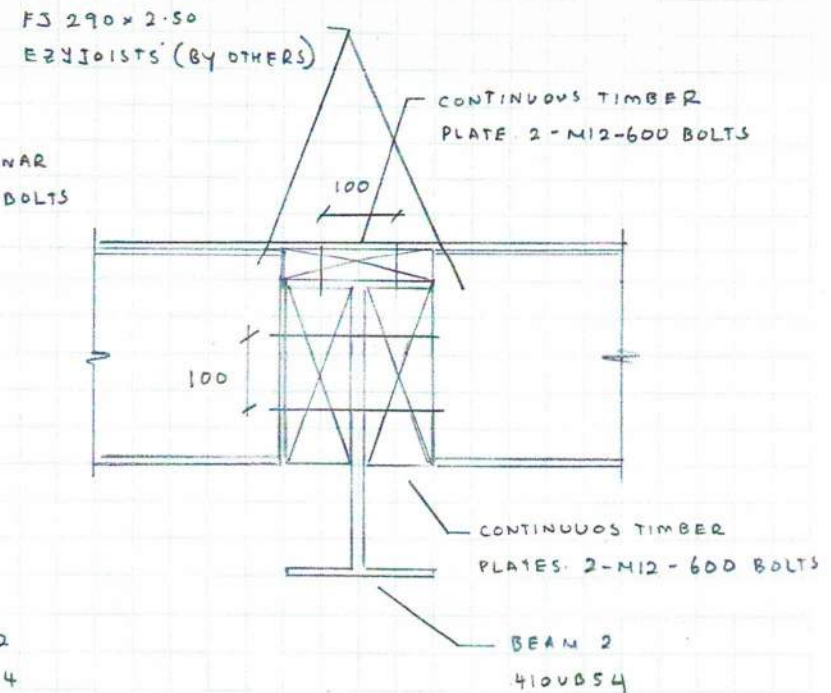


BEAM 5 & 7/POST FIXING DETAIL



BEAM 2/POST FIXING DETAIL

BEAM 3, 5, 7 BASE PLATE
FIXING DETAIL SIM



BEAM 2/JOIST FIXING DETAIL

NOTES

1. ALL INTERNAL STEELWORK TO BE SHOP
PRIMED AND PAINTED WITH RESENE 22;
INTERIOR PAINT SPECIFICATION
2. ALLOW FOR HOLES FOR M12-600 BOLTS
INTO BEAMS AND POSTS AS REQUIRED
FOR FIXING TO TIMBER FRAMING
3. FASTEN HYSPAN MEMBERS TOGETHER WITH
2 ROWS OF 90x3.3 DIA NAILS AT 100mm CTRS
AS PER FIGURE 9 OF THE FUTURE BUILD LVL
RESIDENTIAL DESIGN GUIDE.

