

Wind Zone: Very High
EQ Zone: 1
Corrosion: B
Lot Size: ? m2
Allowable site coverage 40%: ? m2
Actual site coverage ?%: ? m2
Permeable site area = ? m2 (?%)

- Proposed 100 mm dia. stormwater line.
- Proposed 100 mm dia. sewer line with min. 1:60 fall.
- Proposed 50 mm dia. thick walled alkathene LDPE pressure pipe.

SHEET INDEX:

Sht. 1	Site Plan
Sht. 2	Proposed Floor Plan
Sht. 3	Proposed Basement Floor Plan
Sht. 4	Proposed Elevations 1 & 2
Sht. 5	Proposed Elevations 3 & 4
Sht. 6	Floor Plan Wall Bracing Plan
Sht. 7	Sections A-A
Sht. 8	Sections B-B
Sht. 9	Section C-C
Sht. 10	Section D-D
Sht. 11	Section E-E
Sht. 12	Mid Floor Framing Plan
Sht. 13	Basement Foundation / Pile Plan
Sht. 14	Basement Wall Bracing Plan
Sht. 16	Engineering Notes & Details
Sht. 16	Details Cont.
Sht. 17	Details Cont.
Sht. 18	Roof Framing Plan
Sht. 19	Floor Plan Electrical Plan
Sht. 20	Basement Electrical Plan
R1	Renders 1
R2	Renders 2
R3	Renders 2
R4	Internal Renders
R5	Earthworks Renders

Sanitary Sewer Note:
Sewer lines to discharge into
Engineer designed septic tank
system as shown.
Refer to Engineers Design Report
by TITUS Consulting Engineers
Ref. 11122

Stormwater Note:
Trickle feed and Roof water to discharge into 2x25000L
water tanks as shown with over flow piped to the bottom
of the gully and discharge through a level spreader onto
an erosion control blanket of rock.
Refer to Engineers Design Report by TITUS Consulting
Engineers Ref. 11122

Don Cowie

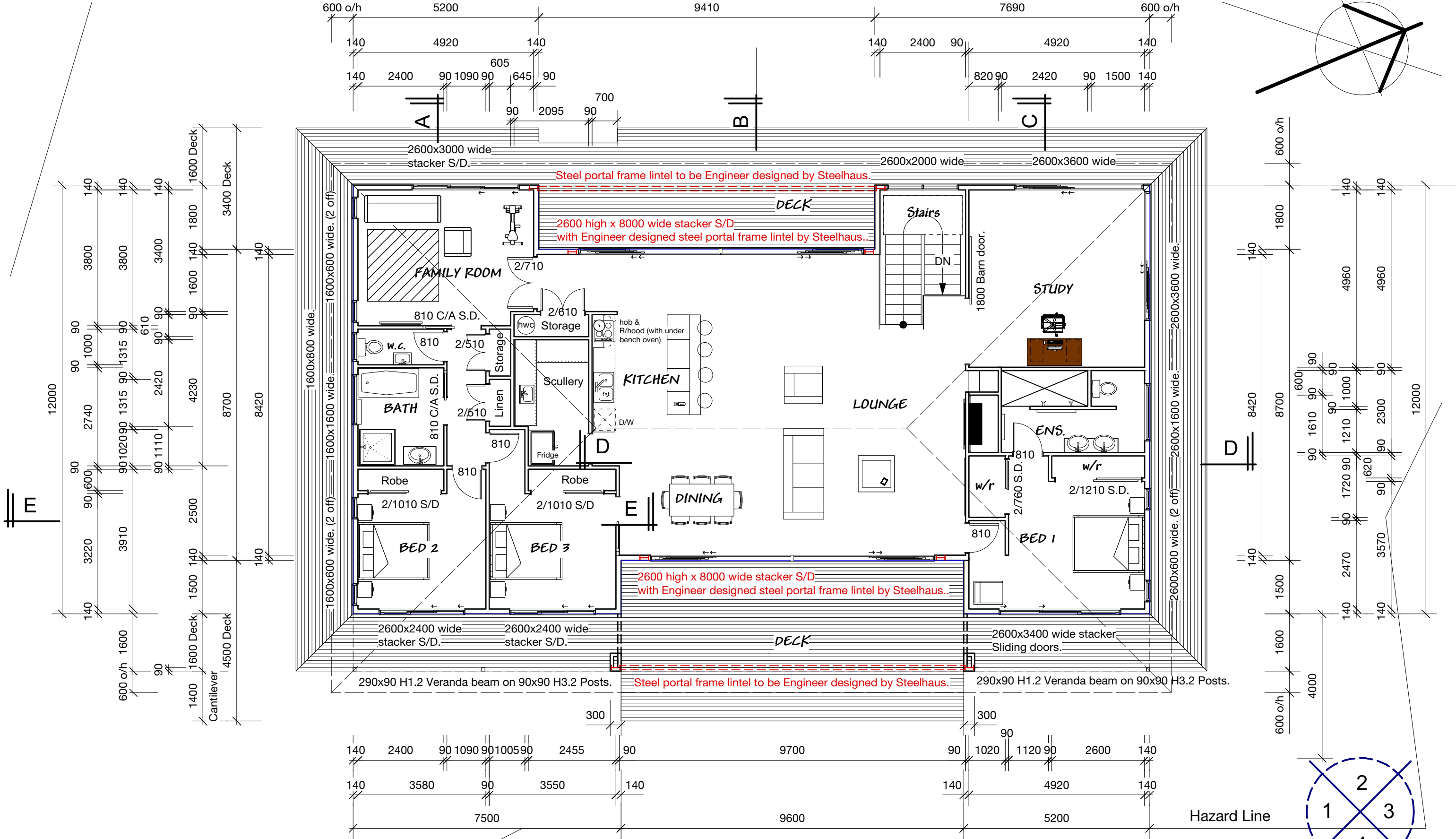
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SITE PLAN
PROPOSED CAMERON RESIDENCE
AT LOT 2 SH26 HAMILTON.

REVISION: DATE: REVISION NOTE:					PRELIMINARY	
SITE PLAN					DWG No.	REV
DRAWN	CHECKED	DATE	SCALE @ A3	JOB No.	1	
D. Cowie	-	July 2021	1:250	2107		OF



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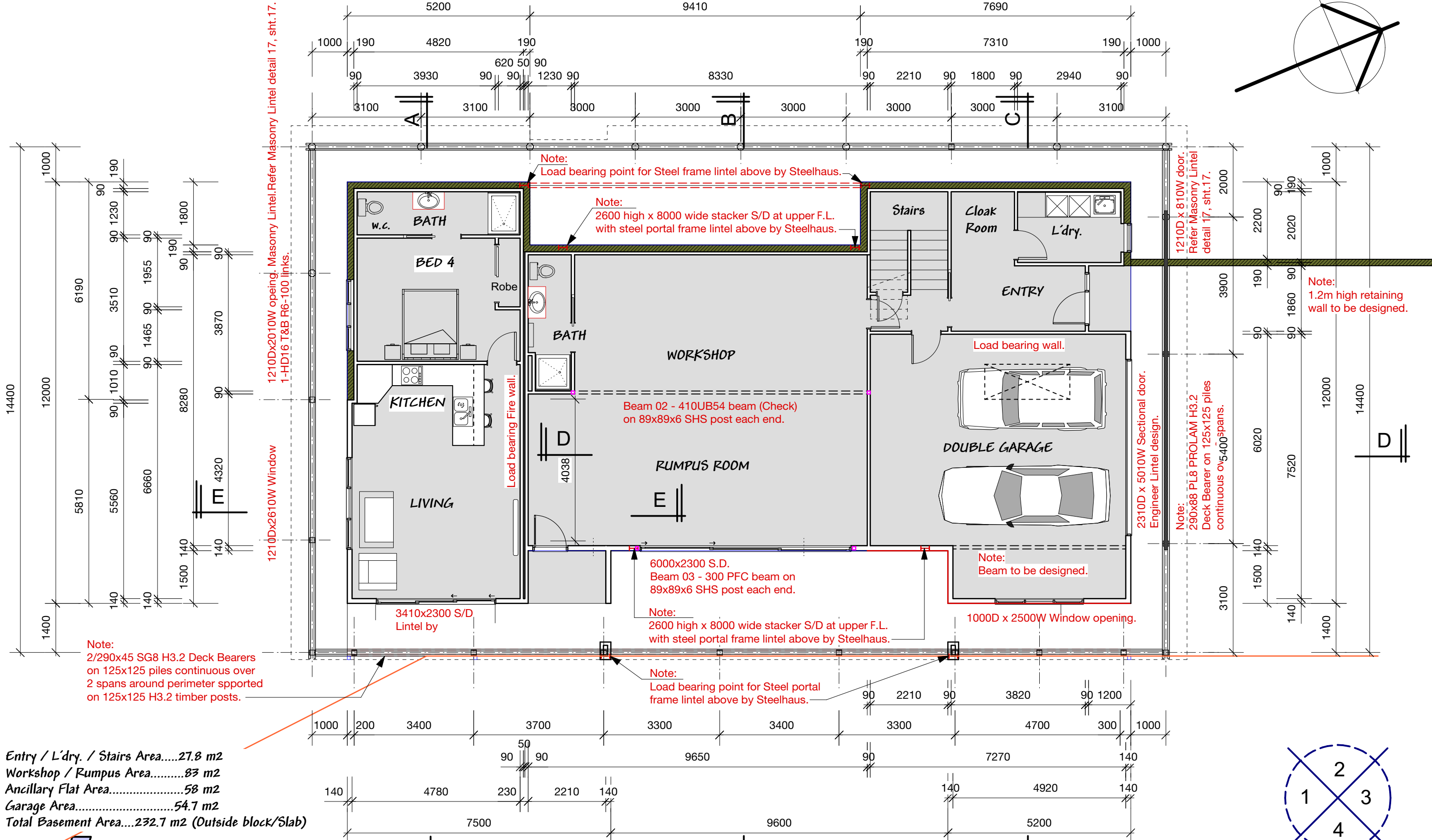
Note:
Kiwi Frame - steel for framing wall framing
with steel trussed 3 degree Hip Roof.
Living Area.....236.2 m2

PROPOSED FLOOR PLAN

PROPOSED CAMERON RESIDENCE
AT LOT 2 SH26 HAMILTON.

REVISION: DATE: REVISION NOTE:				
PROPOSED FLOOR PLAN				
DRAWN	CHECKED	DATE	SCALE @ A3	JOB No.
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DWG No. 2				REV OF

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BASEMENT FLOOR PLAN
PROPOSED CAMERON RESIDENCE
AT LOT 2 SH26 HAMILTON.

REVISION:

DATE:

REVISION NOTE:

BASEMENT FLOOR PLAN

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

DWG No.

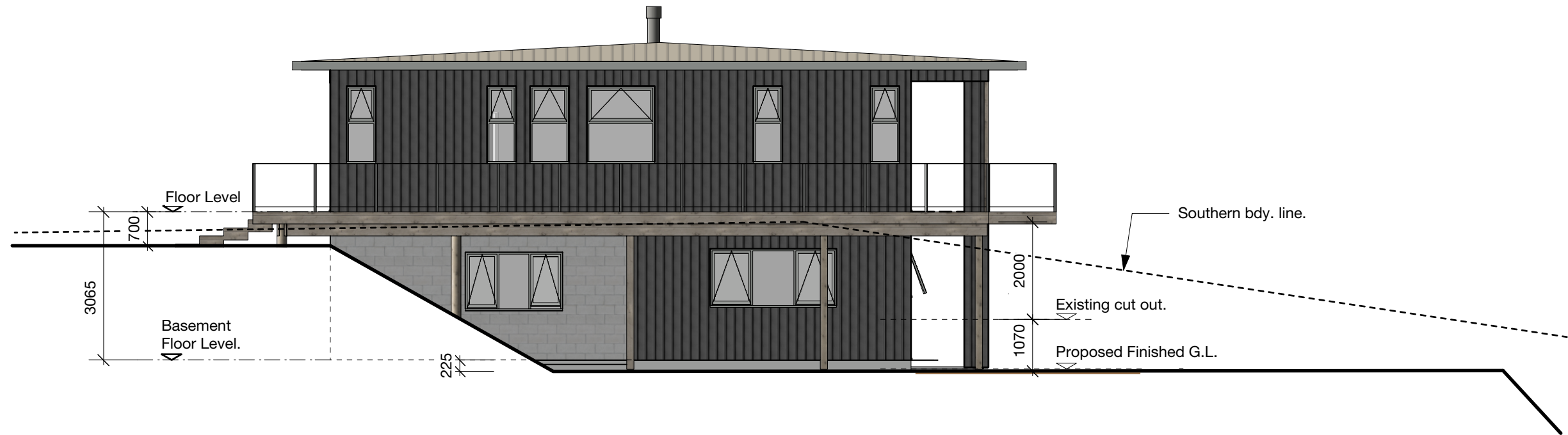
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REV

OF

PRELIMINARY

1

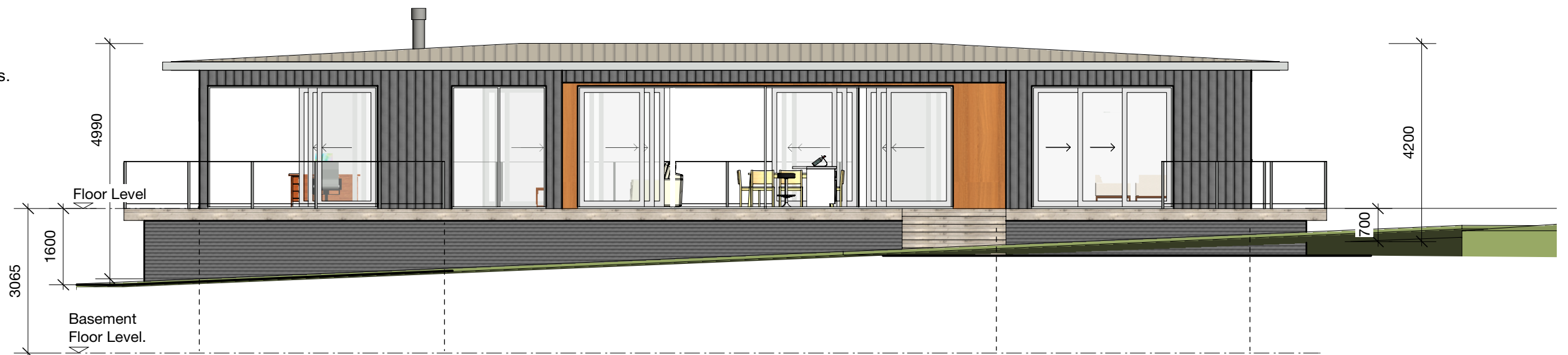


2

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.



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PROPOSED ELEVATIONS

PROPOSED CAMERON RESIDENCE AT LOT 2 SH26 HAMILTON.

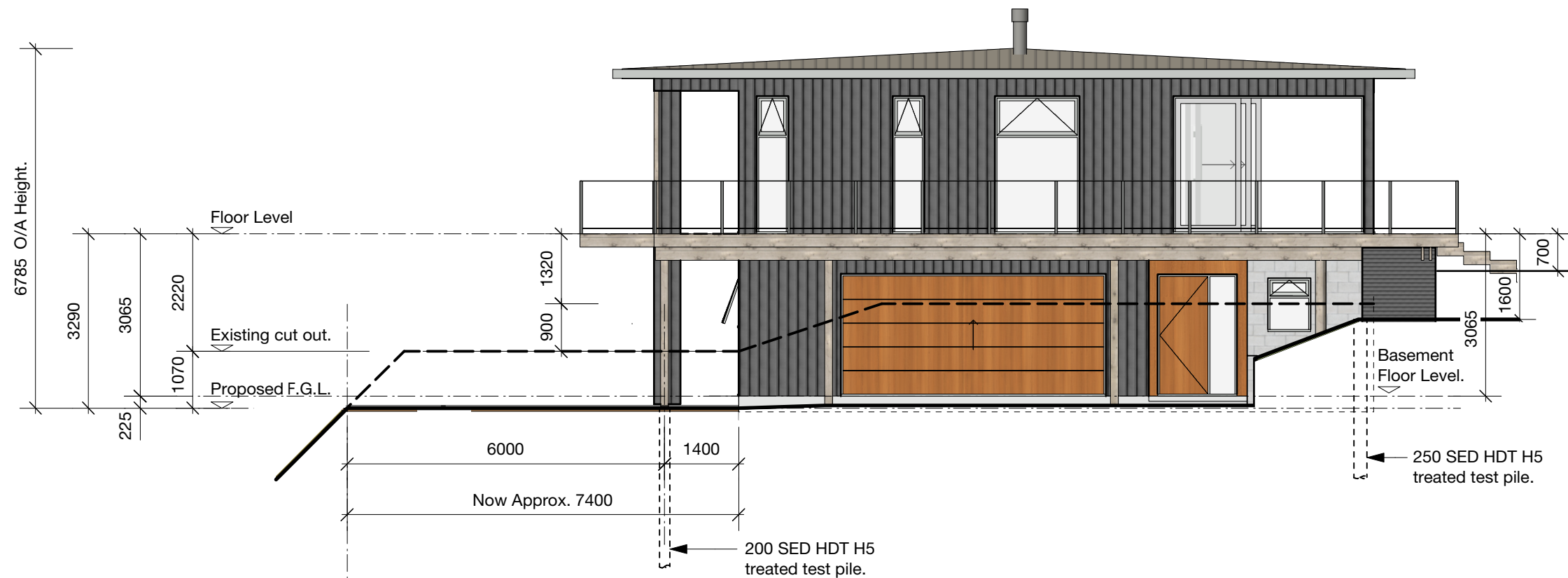
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PROPOSED ELEVATIONS 1 & 2						DWG No. 4
DRAWN	CHECKED	DATE	SCALE @ A3	JOB No.	REV	
D. Cowie	-	July 2021	1:100	2107	OF	

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 ridgid air barrier on 10mm
EPS sheet thermal barrier on
Steelhaus Metal framing.



4



PROPOSED ELEVATIONS

PROPOSED CAMERON RESIDENCE
AT LOT 2 SH26 HAMILTON.

REVISION: DATE: REVISION NOTE:

PRELIMINARY

PROPOSED ELEVATIONS					DWG No.
DRAWN	CHECKED	DATE	SCALE @ A3	JOB No.	5
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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.

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 ridgid 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.

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

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

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

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

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

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

SECTION A-A

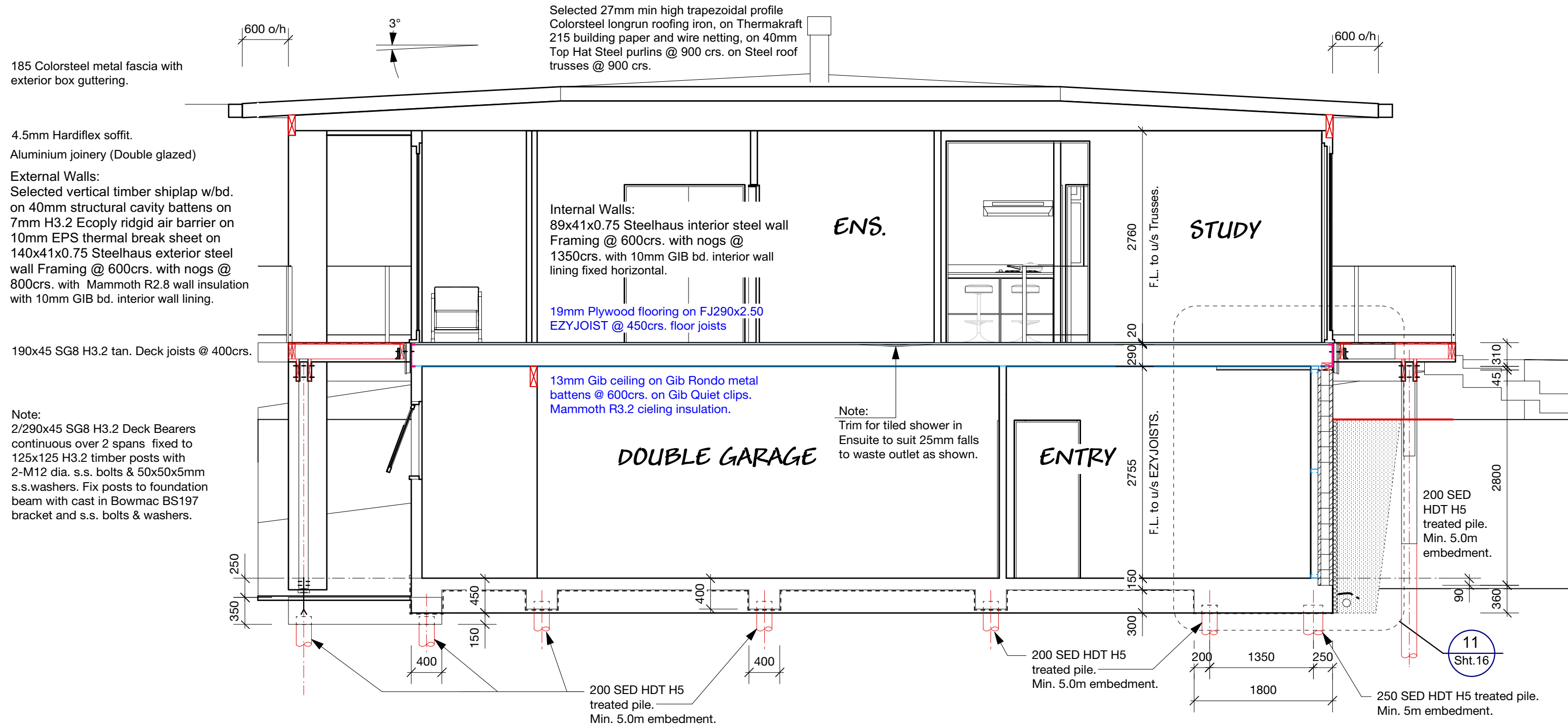
PROPOSED CAMERON RESIDENCE
AT LOT 2 SH26 HAMILTON.

SECTIONS A-A					DWG No. 7
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D. Cowie	-	July 2021	1:50	2107	REV

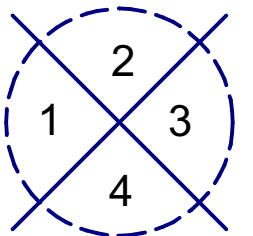
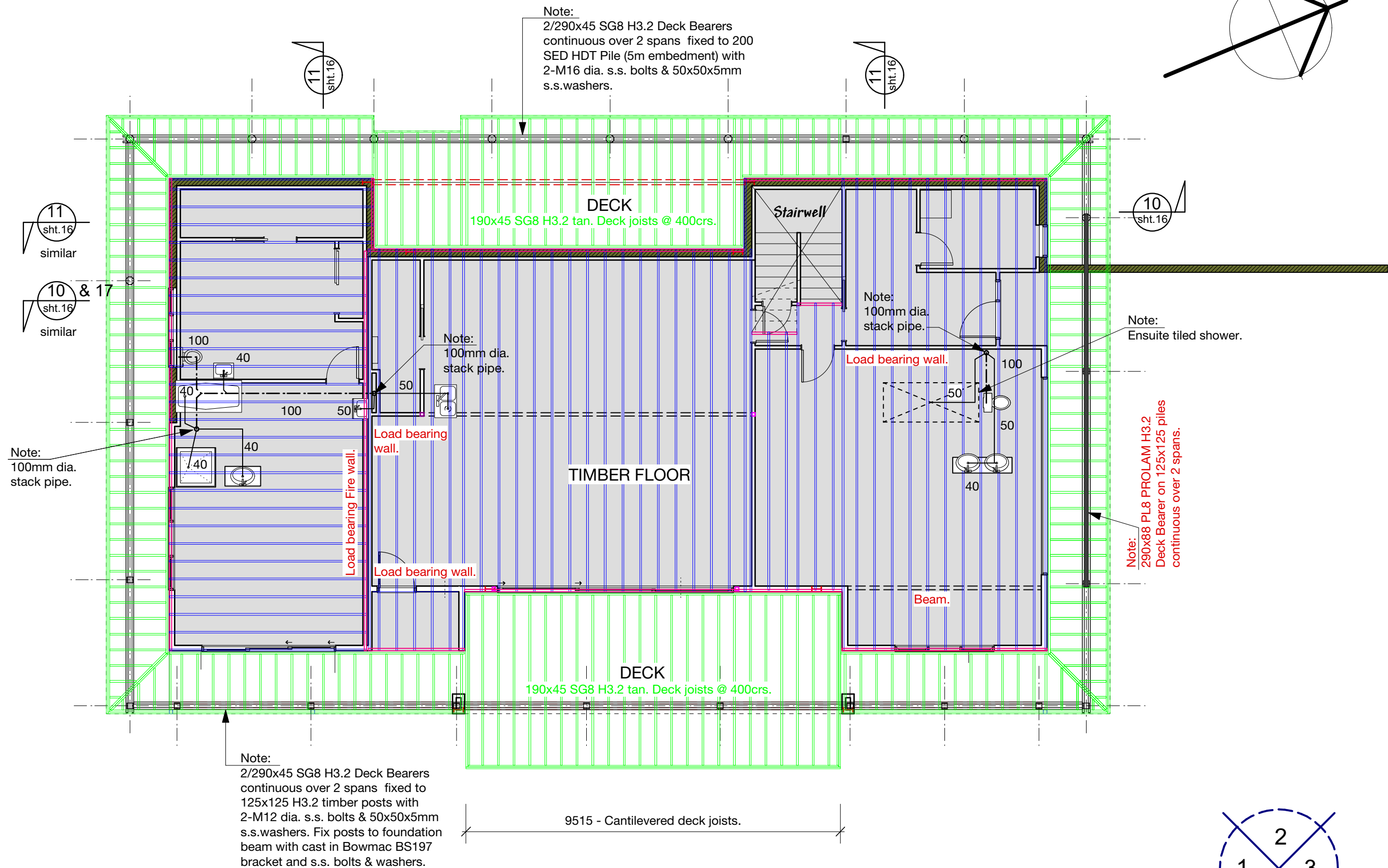
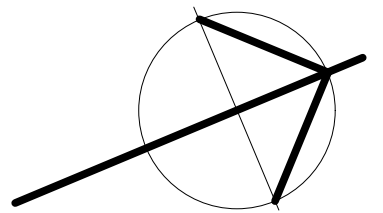
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SECTION C-C



ELEVATION KEY

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PROPOSED CAMERON RESIDENCE
AT LOT 2 SH26 HAMILTON.

MID FLOOR FRAMING PLAN

FJ290x2.50 EZYJOIST @ 450crs.

9515 - Cantilevered deck joists.

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

PRELIMINARY

DWG No.
12

REV

OF

DWG No.
12
REV
OF

BLOCKWALL LEDGEND:

- Retaining Wall 1
- Retaining Wall 2

PILE LEDGEND:

- 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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PROPOSED CAMERON RESIDENCE
AT LOT 2 SH26 HAMILTON.

BASEMENT / FOUNDATION PLAN

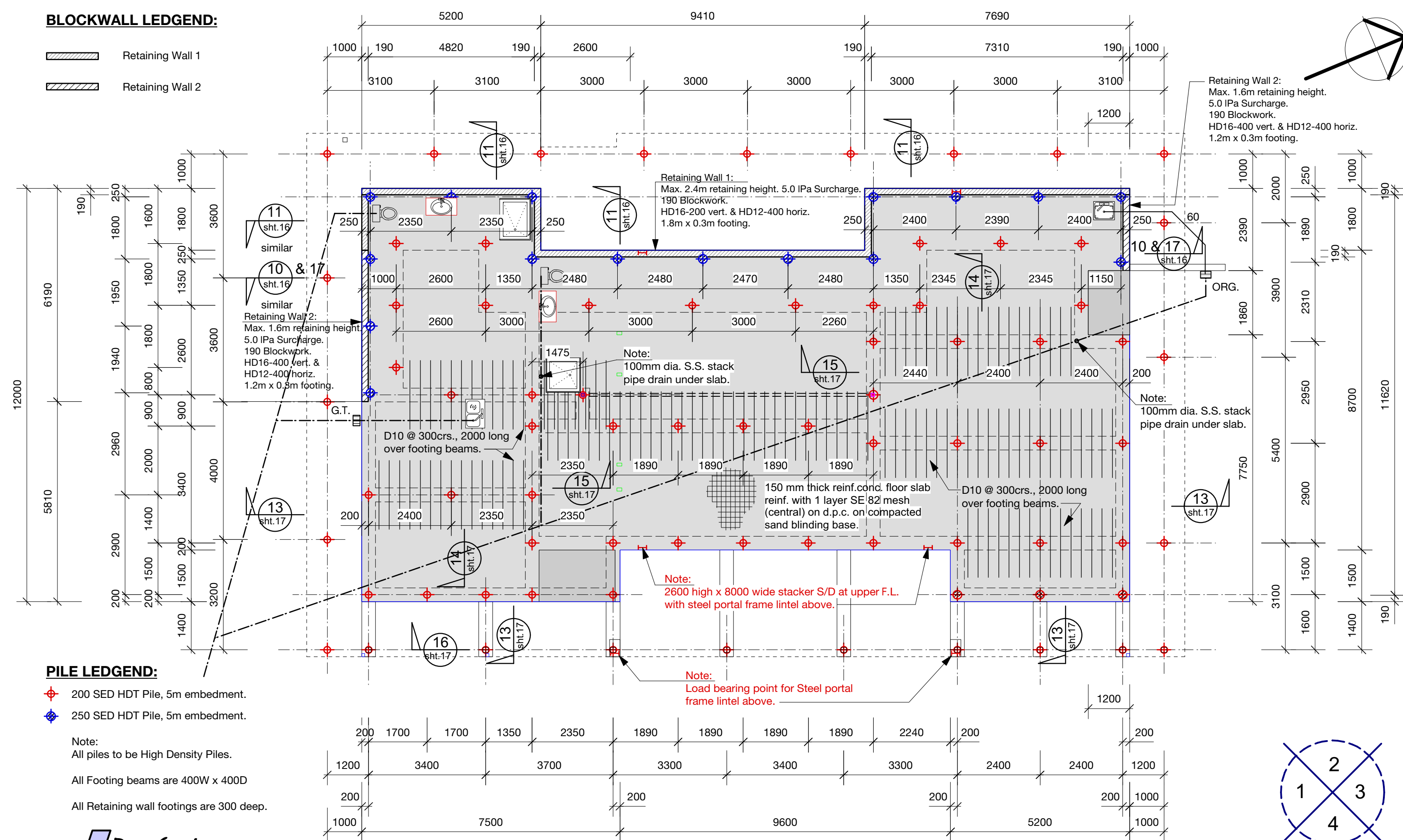
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D. Cowie		-	July 2021	1:100
JOB No.		2107		REV
OF				

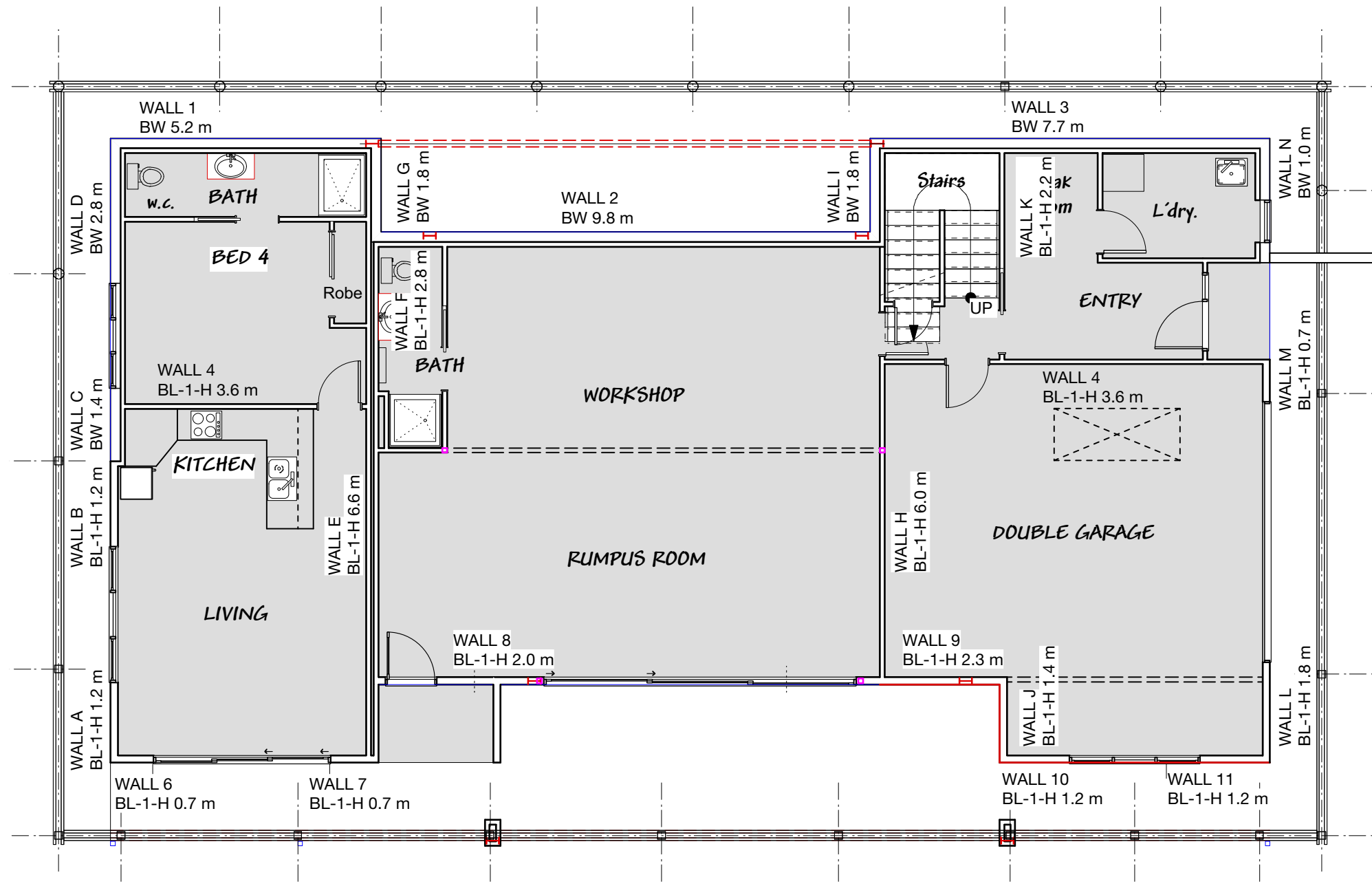
BASEMENT / FOUNDATION PLAN

ELEVATION KEY

PRELIMINARY

DWG No.	13
REV	OF

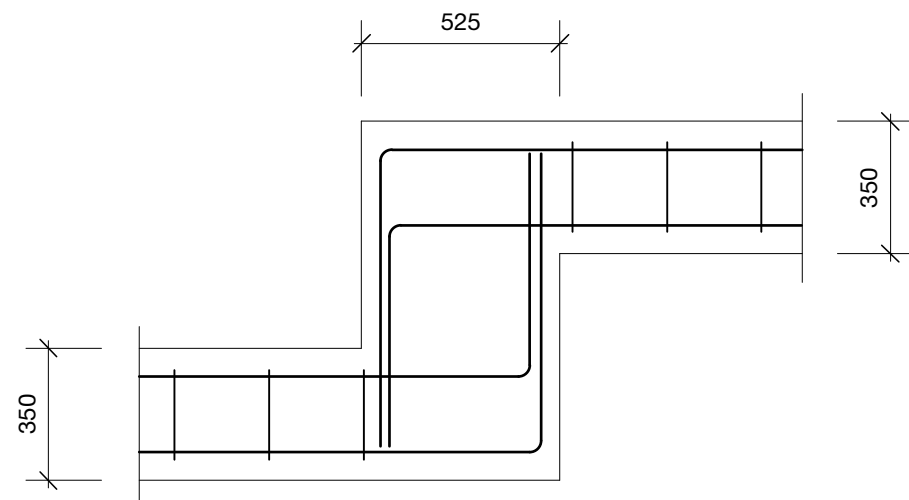




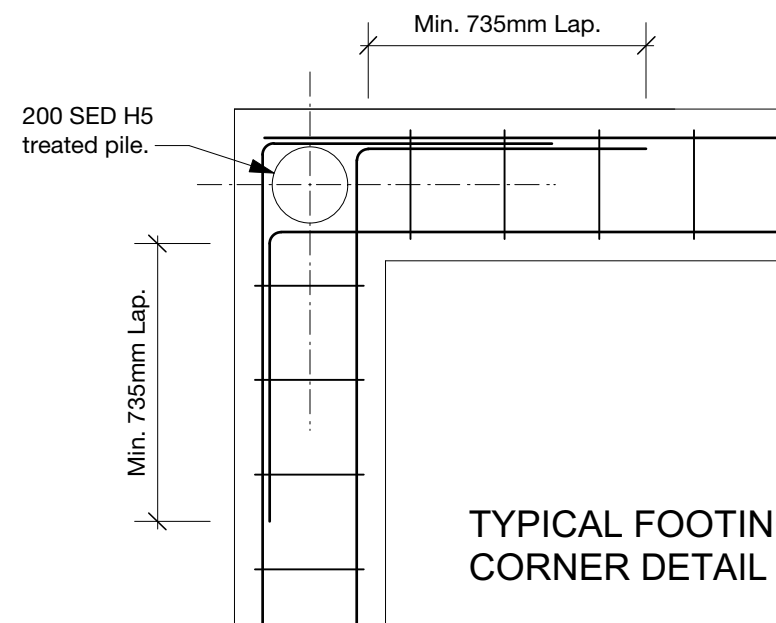
BASEMENT WALL BRACING PLAN

PROPOSED CAMERON RESIDENCE
 AT LOT 2 SH26 HAMILTON.

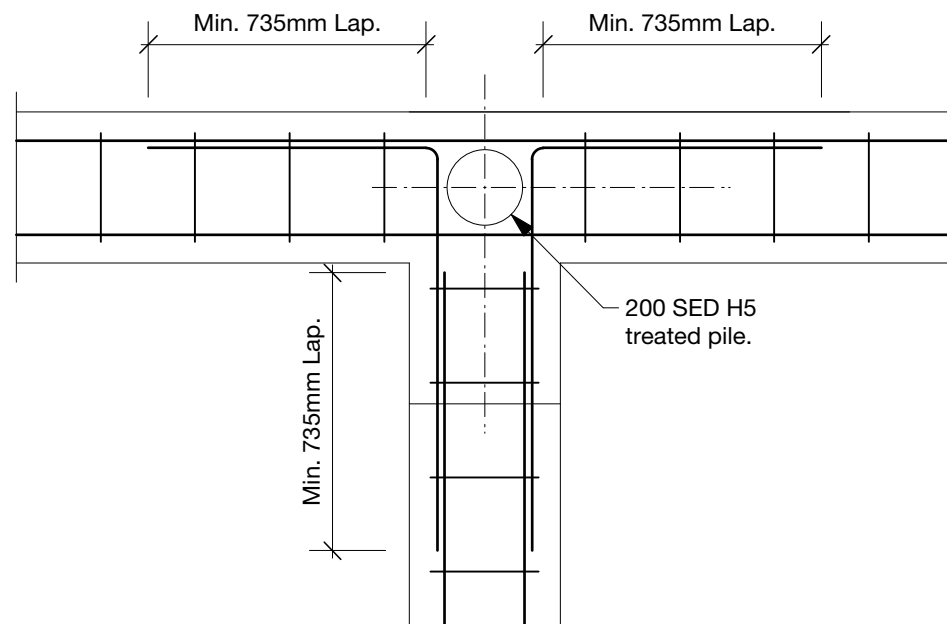
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BASEMENT WALL BRACING PLAN					DWG No.	REV
DRAWN	CHECKED	DATE	SCALE @ A3	JOB No.	14	OF
D. Cowie	-	July 2021	1:100	2107		



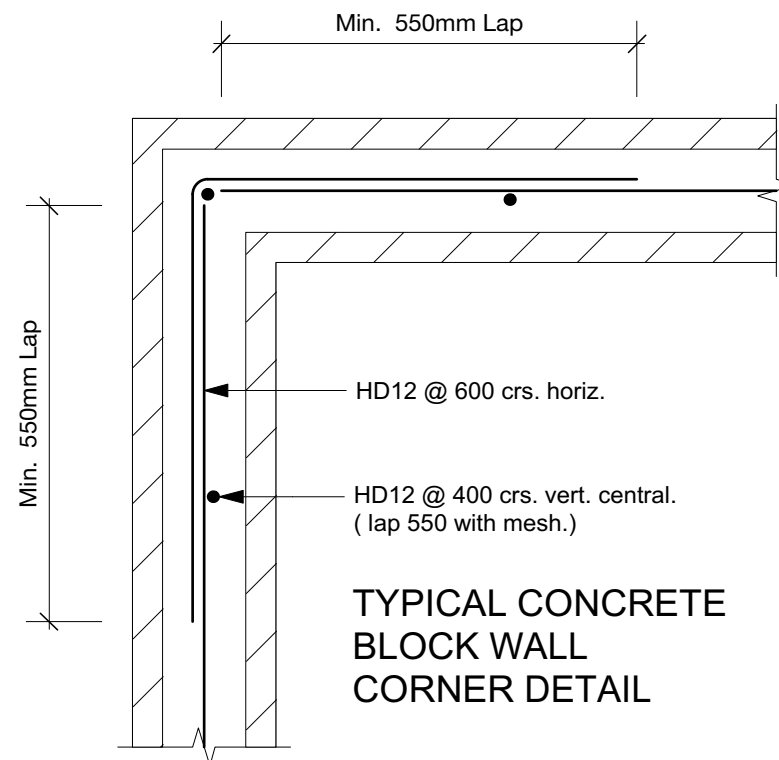
FOOTING STEP ELEVATION



TYPICAL FOOTING CORNER DETAIL



TYPICAL FOOTING INTERSECTION DETAIL



TYPICAL CONCRETE BLOCK WALL CORNER DETAIL

CONCRETE NOTES

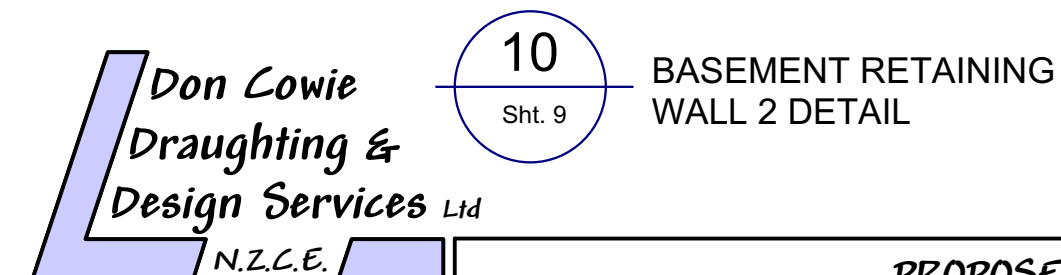
- 1 CONCRETE TO BE 20MPa
- 2 ALL STEEL INCLUDING MESH SHALL BE DUCTILITY CLASS E IN ACCORDANCE WITH NZS 4671
- 3 BAR REINFORCEMENT SHALL BE GRADE 500 UNO.
- 4 LAP MESH 225mm MINIMUM OR GREATER IF MANUFACTURER RECOMMENDS.
- 5 CONCRETE PLACING, FINISHING & CURING SHALL BE IN ACCORDANCE WITH NZS3109:1997.
- 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

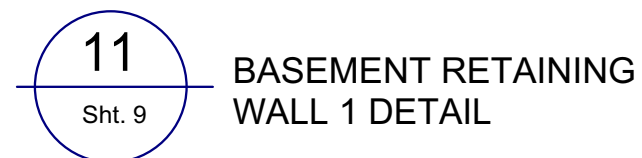
- 1 ALL PILES TO BE PLACED SMALL END DOWN AND DRIVEN TO THE FOLLOWING CRITERIA;
HAMMER WEIGHT = 500kg
DROP = 1.0m
SET = 15mm / BLOW
- 2 MINIMUM PILE EMBEDMENT DEPTH TO BE 5m
- 3 PRE-DRILL HOLES 1.0m. CARE IS TO BE TAKEN WHEN DRIVING PILES IN TERMS OF VIBRATION EFFECTS ON ADJACENT STRUCTURES & SERVICES
- 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

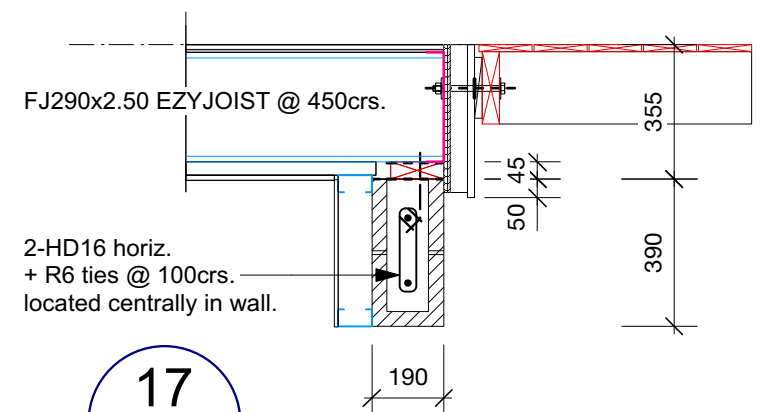
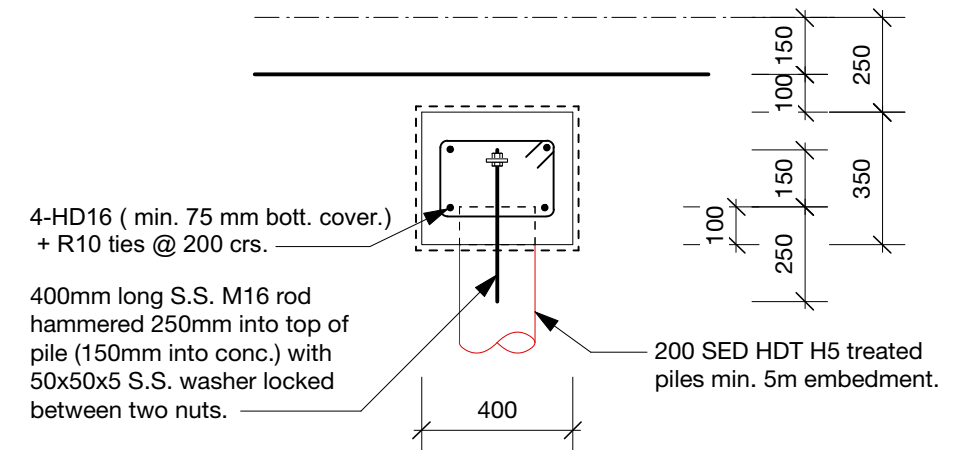
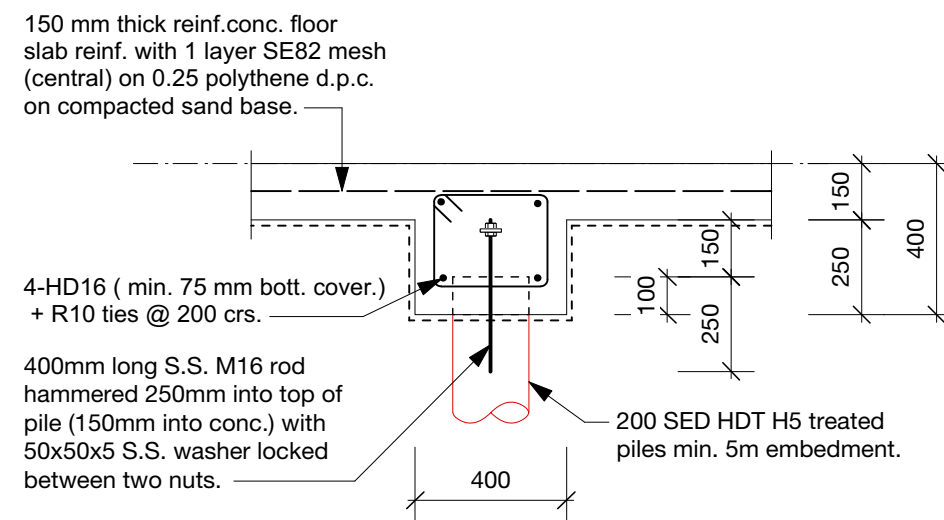
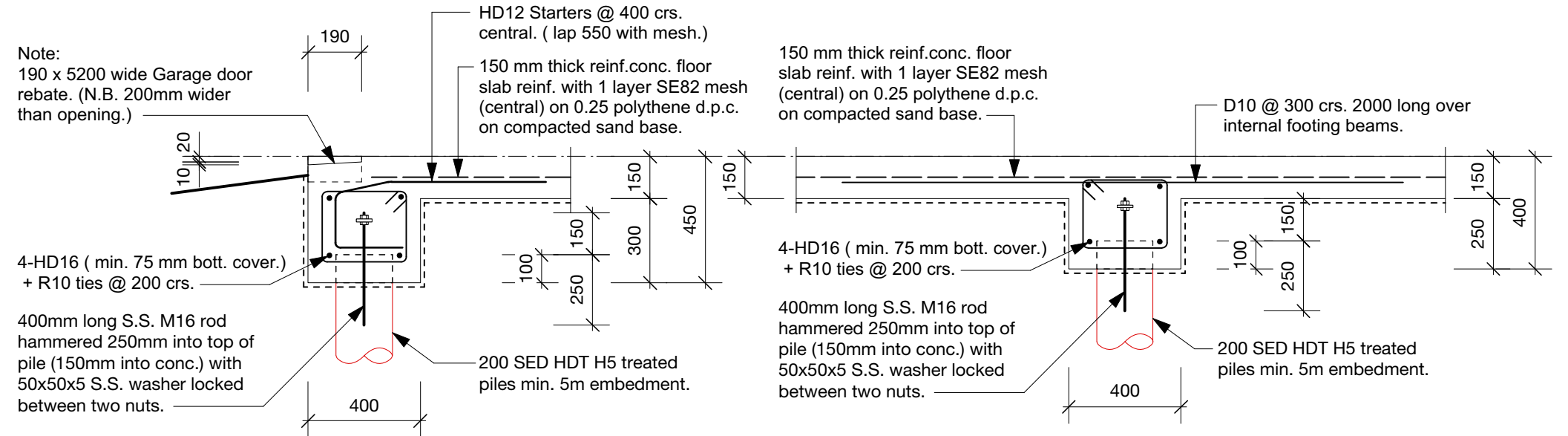
- 1 ALL MASONRY WALL SHALL BE LAID STRETCHER (RUNNING) BOND
- 2 ALL MASONRY GROUT TO BE 20MPa MIN. STRENGTH AFTER 28 DAYS
- 3 ALL GROUTING SHALL BE CARRIED OUT USING THE HIGH LIFT GROUTING METHOD
- 4 ALL MASONRY UNITS SHALL BE SOLID FILLED WITH GROUT
- 5 ALL WALL ENDS TO BE TRIMMED WITH HD12 BAR (U.N.O.) 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



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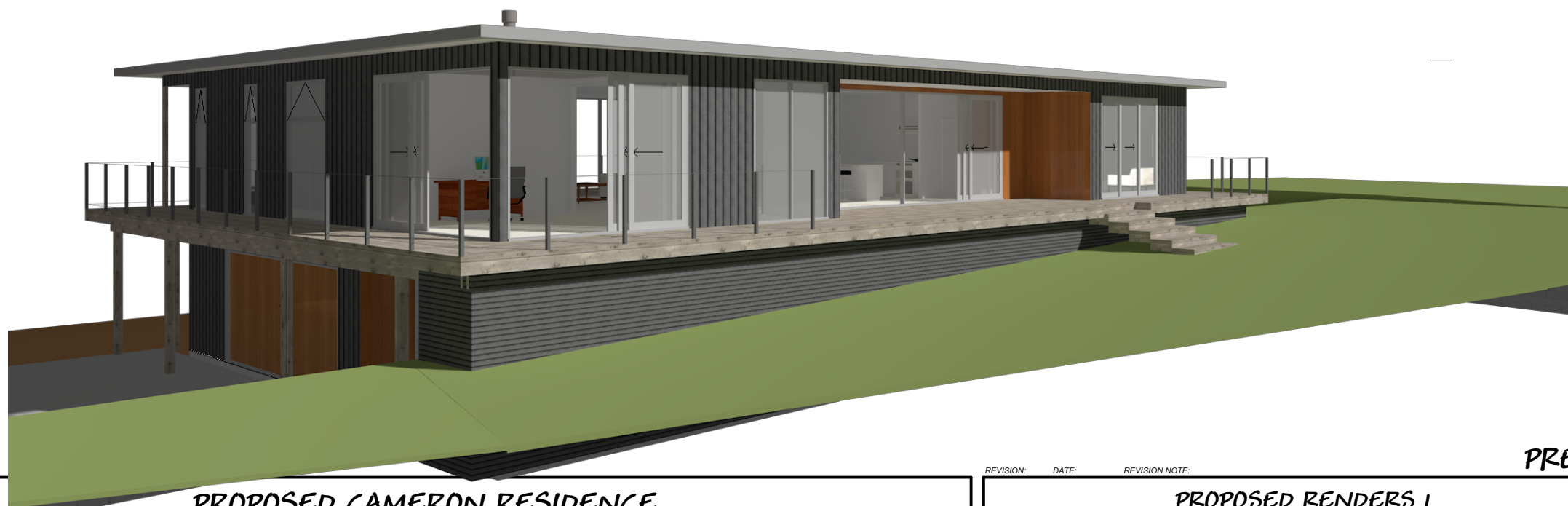
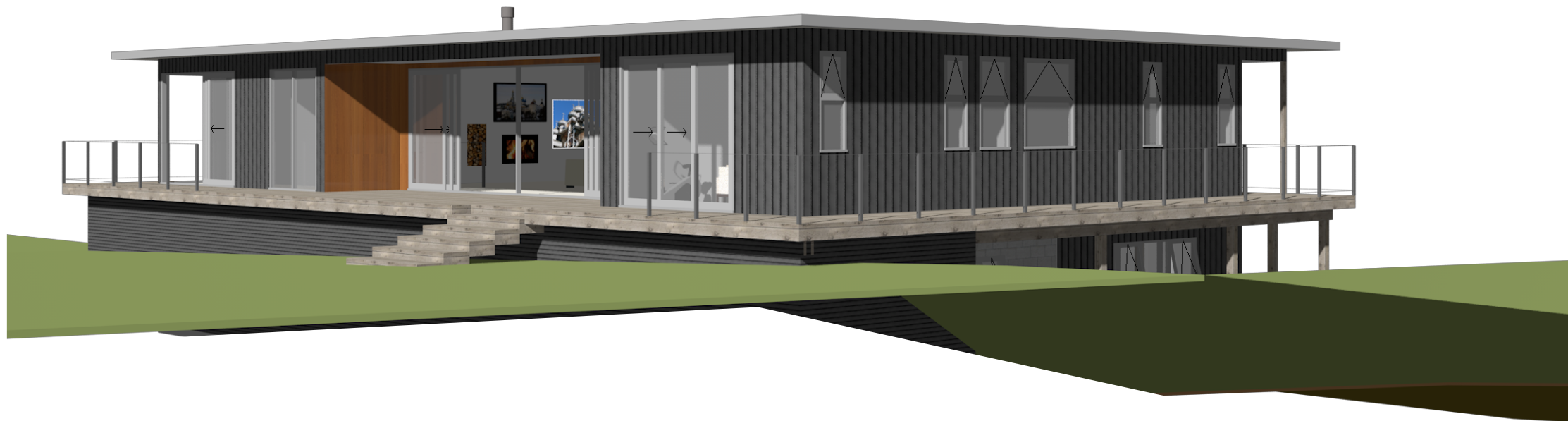


REVISION: _____ DATE: _____ REVISION NOTE: _____				
FOUNDATION DETAILS CONTINUED				
DRAWN	CHECKED	DATE	SCALE @ A3	JOB No.
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**PROPOSED CAMERON RESIDENCE
AT LOT 2 SH26 HAMILTON.**

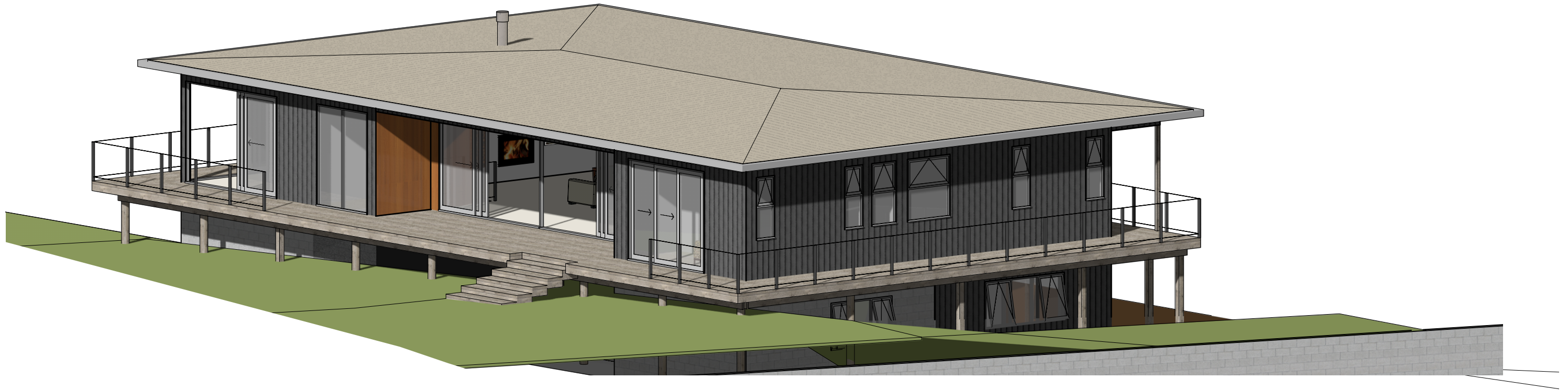
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FOUNDATION DETAILS						17
DRAWN	CHECKED	DATE	SCALE @ A3	JOB No.	REV	
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AT LOT 2 SH26 HAMILTON.

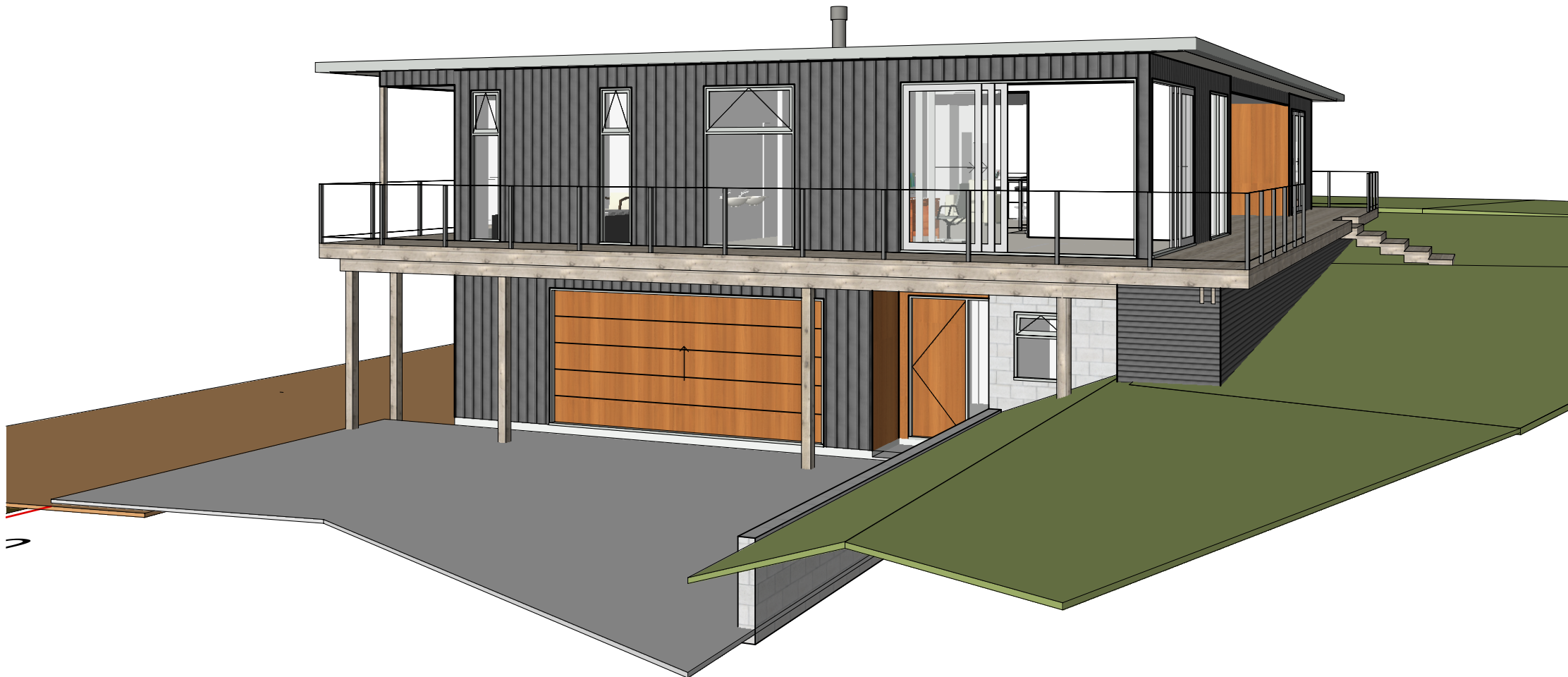
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PROPOSED RENDERS 1					
DRAWN	CHECKED	DATE	SCALE @ A3	JOB No.	DWG No.
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PROPOSED CAMERON RESIDENCE
AT LOT 2 SH26 HAMILTON.

REVISION:		DATE:	REVISION NOTE:		PRELIMINARY	
PROPOSED RENDERS 2						DWG No. R2
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PROPOSED CAMERON RESIDENCE
AT LOT 2 SH26 HAMILTON.

REVISION:	DATE:	REVISION NOTE:			PRELIMINARY	
PROPOSED RENDERS 2						DWG No.
DRAWN	CHECKED	DATE	SCALE @ A3	JOB No.	R3 REV	
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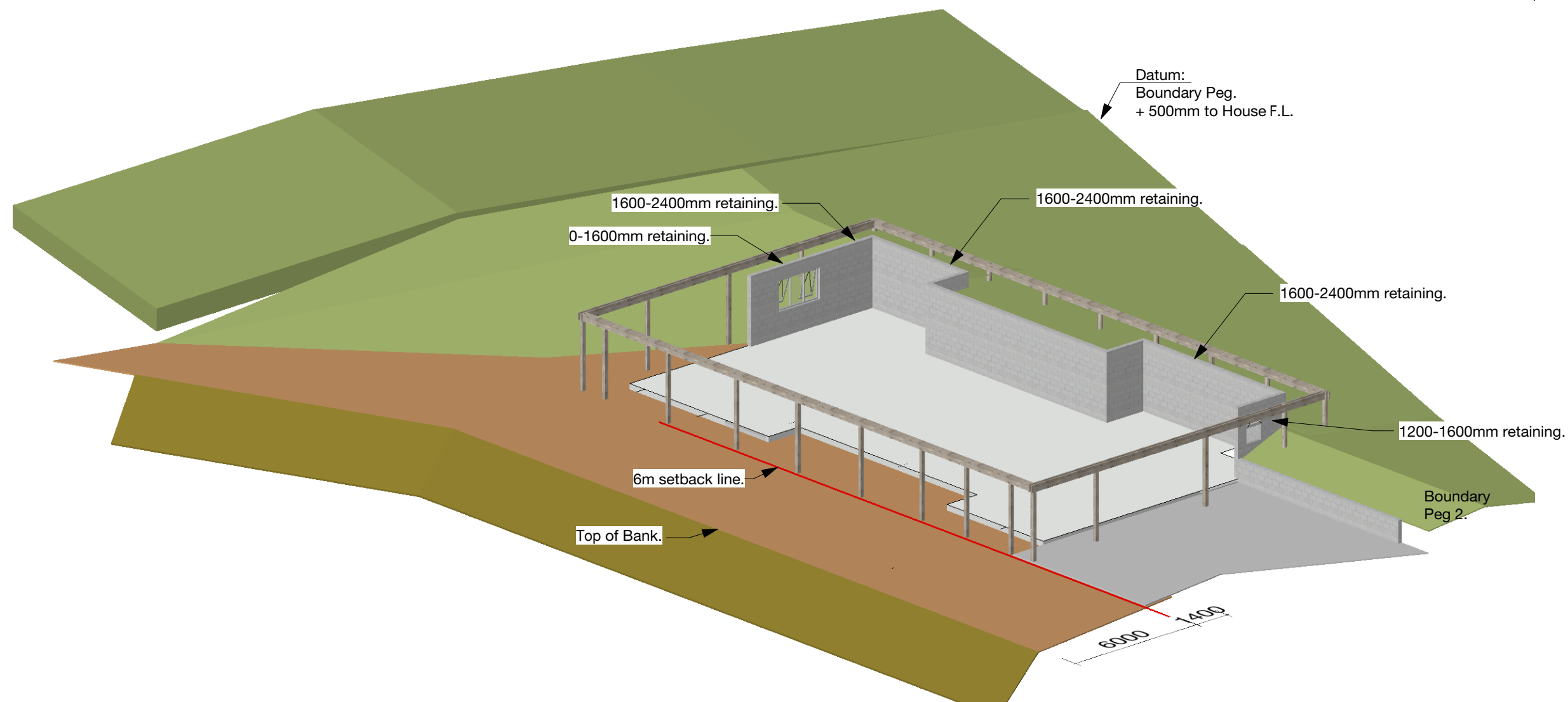
PROPOSED CAMERON RESIDENCE
AT LOT 2 SH26 HAMILTON.

REVISION: DATE: REVISION NOTE:

INTERNAL RENDERERS

DRAWN	CHECKED	DATE	SCALE @ A3	JOB No.
D. Cowie	-	July 2021	NTS	2107

DWG No.
R4
REV
OF



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

REVISION:

DATE:

REVISION NOTE:

PRELIMINARY

DWG No.

R5

REV

OF

EARTHWORKS RENDERS

DRAWN	CHECKED	DATE	SCALE @ A3	JOB No.
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