

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
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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

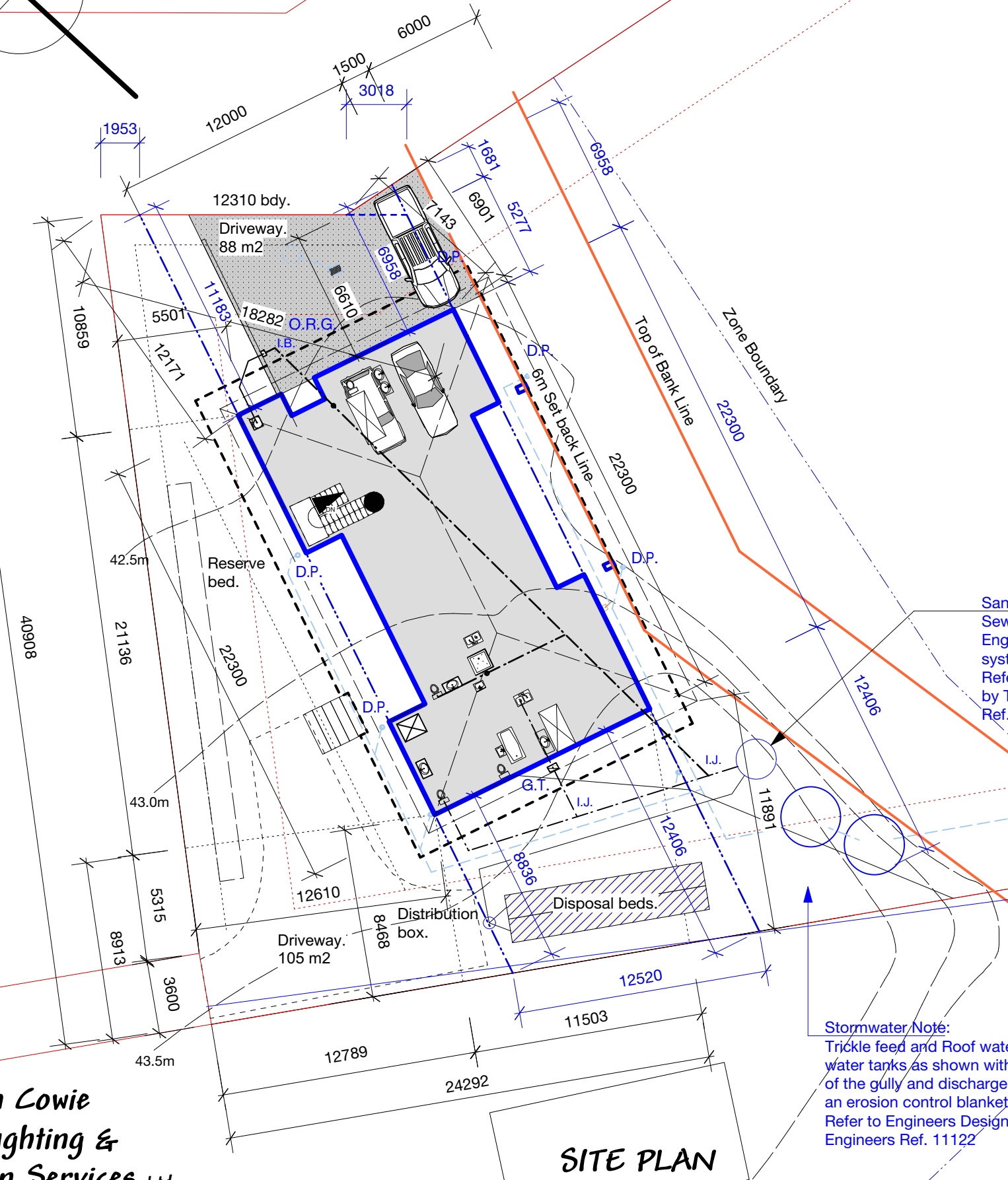
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Email: dcowie_design@hotmail.com



SITE PLAN
PROPOSED CAMERON RESIDENCE
AT LOT 2 SH26 HAMILTON.

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PROPOSED CAMERON RESIDENCE
AT LOT 2 SH26 HAMILTON.

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

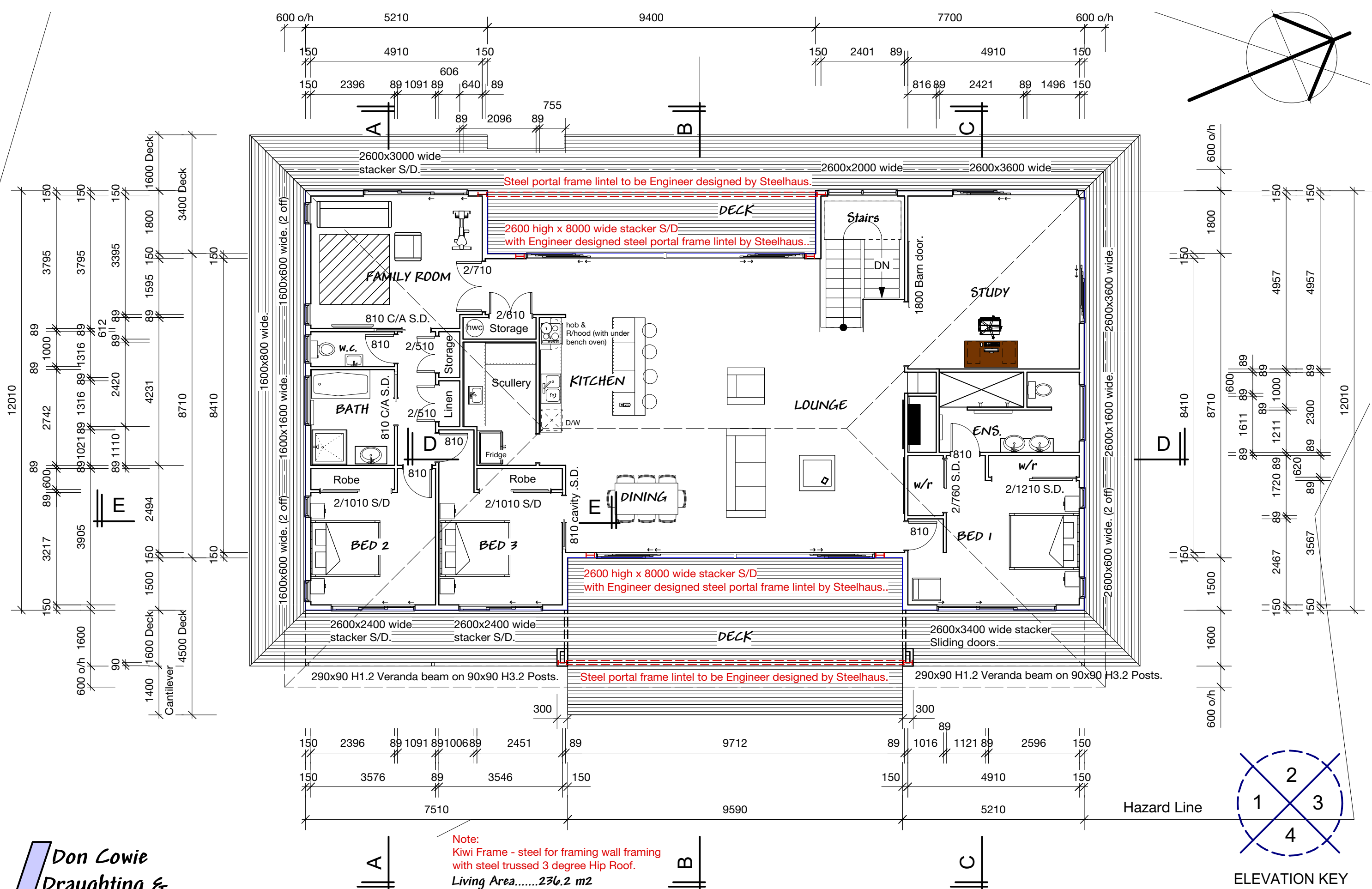
PROPOSED FLOOR PLAN

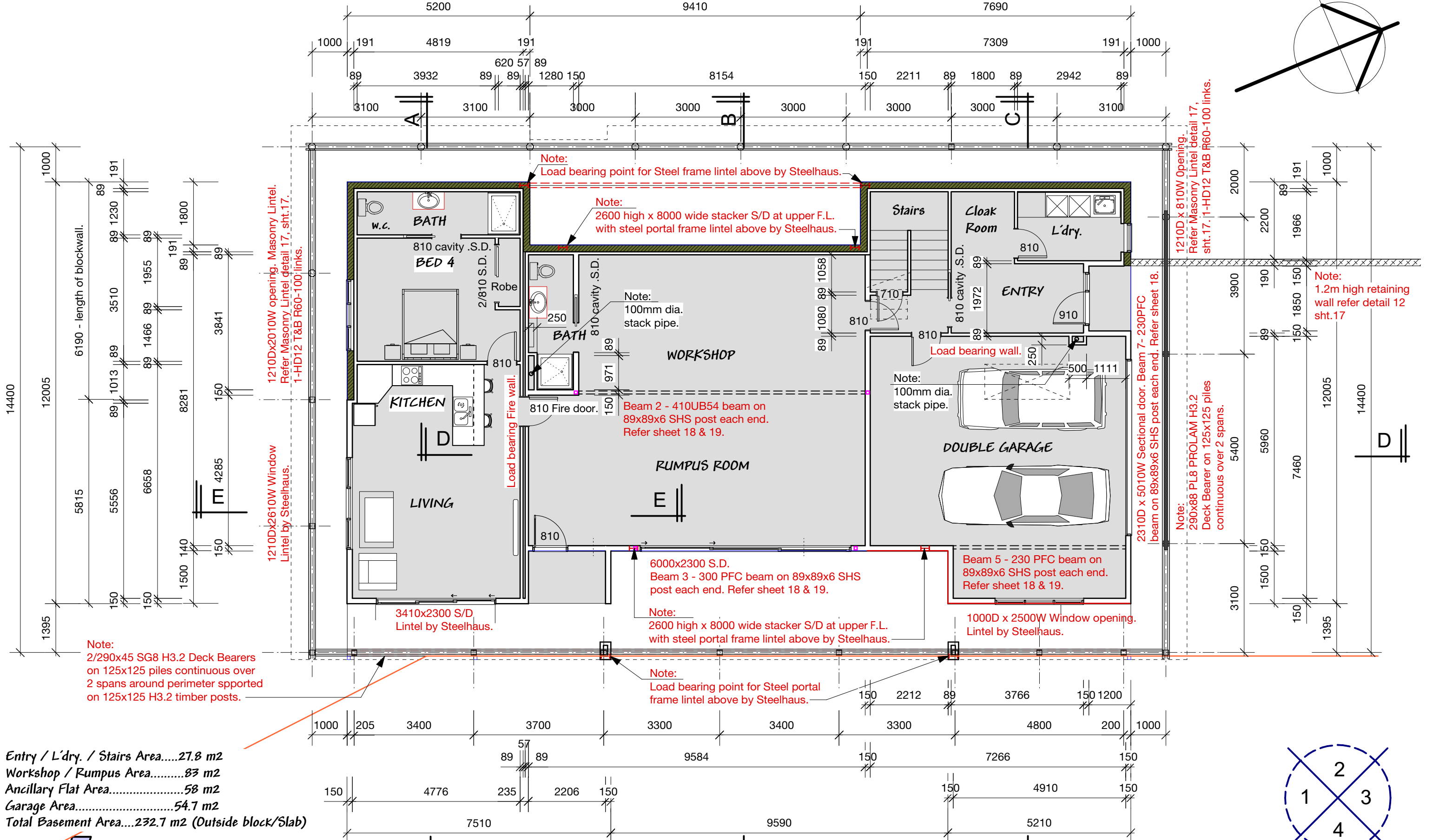
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PROPOSED FLOOR PLAN				
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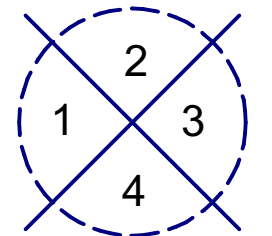


Entry / L'dry. / Stairs Area.....27.8 m2
 Workshop / Rumpus Area.....83 m2
 Ancillary Flat Area.....58 m2
 Garage Area.....54.7 m2
 Total Basement Area....232.7 m2 (Outside block/Slab)

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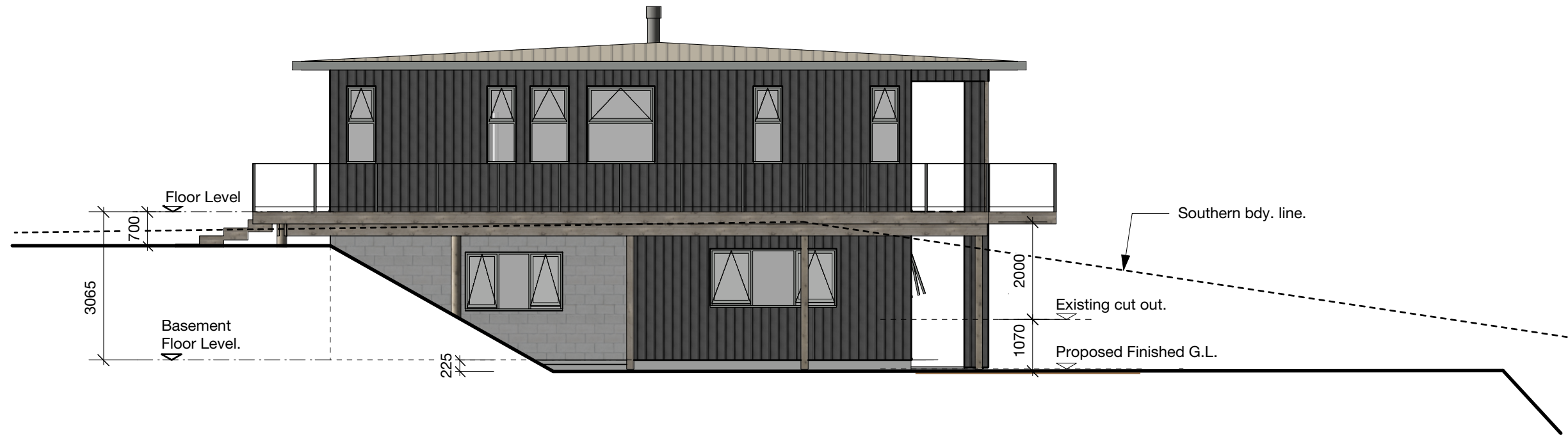
BASEMENT FLOOR PLAN
PROPOSED CAMERON RESIDENCE
AT LOT 2 SH26 HAMILTON.

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ELEVATION KEY

1

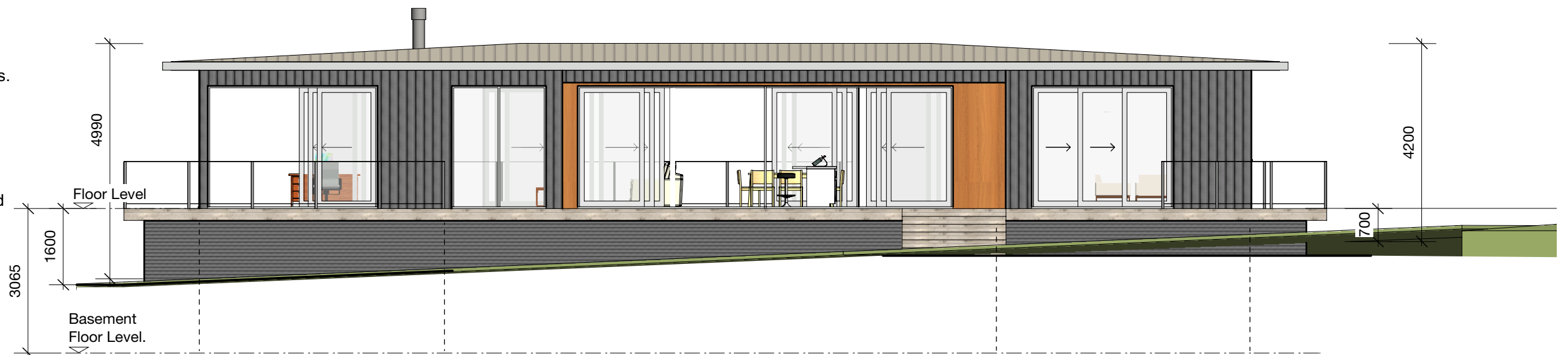


2

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.

Hardies Oblique vertical W/bd. with selected timber vertical shiplap W/bd. feature walls exterior cladding on drained 40mm structural cavity batten system, on 18mm IBS RigidRAP XT rigid air barrier / thermal barrier 3050x1196 sheets on Steelhaus Metal framing.



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PROPOSED ELEVATIONS

PROPOSED CAMERON RESIDENCE AT LOT 2 SH26 HAMILTON.

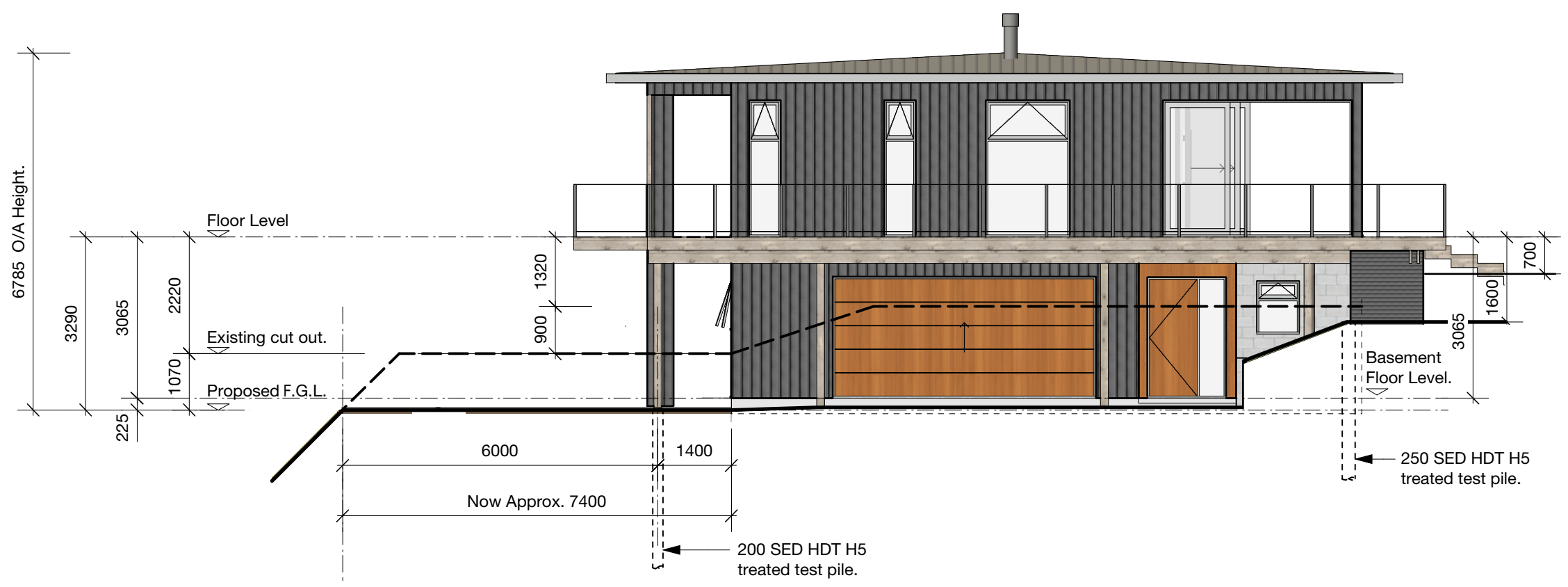
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PROPOSED ELEVATIONS 1 & 2						DWG No. 4
DRAWN	CHECKED	DATE	SCALE @ A3	JOB No.	REV	
D. Cowie	-	July 2021	1:100	2107	OF	

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.

Hardies Oblique vertical W/bd. with selected timber vertical shiplap W/bd. feature walls exterior cladding on drained 40mm structural cavity batten system, on 18mm IBS RigidRAP XT rigid air barrier / thermal barrier 3050x1196 sheets on Steelhaus Metal framing.



4



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PROPOSED ELEVATIONS

PROPOSED CAMERON RESIDENCE
AT LOT 2 SH26 HAMILTON.

REVISION: DATE: REVISION NOTE:					PRELIMINARY	
PROPOSED ELEVATIONS					DWG No.	REV
DRAWN	CHECKED	DATE	SCALE @ A3	JOB No.	5	OF
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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:
Hardies Oblique vertical W/bd. exterior
cladding on drained 40mm structural cavity
batten system, on 18mm IBS RigidRAP XT
rigid air barrier / thermal barrier 3050x1196
sheets 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.

20mm Plywood flooring on FJ290x2.50
EZYJOIST @ 450crs. floor joists

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 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.

REVISION:		DATE:	REVISION NOTE:	
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7

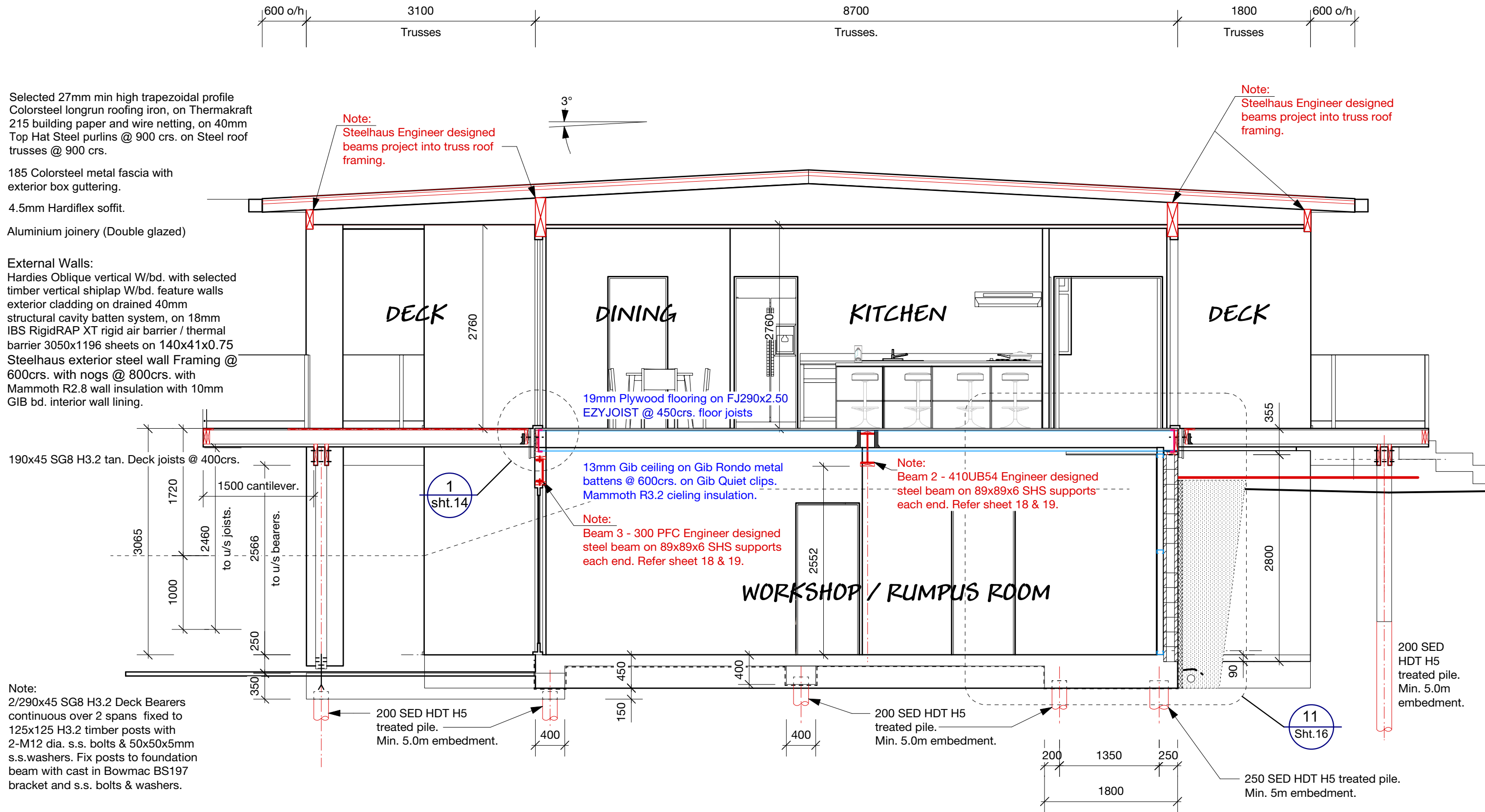
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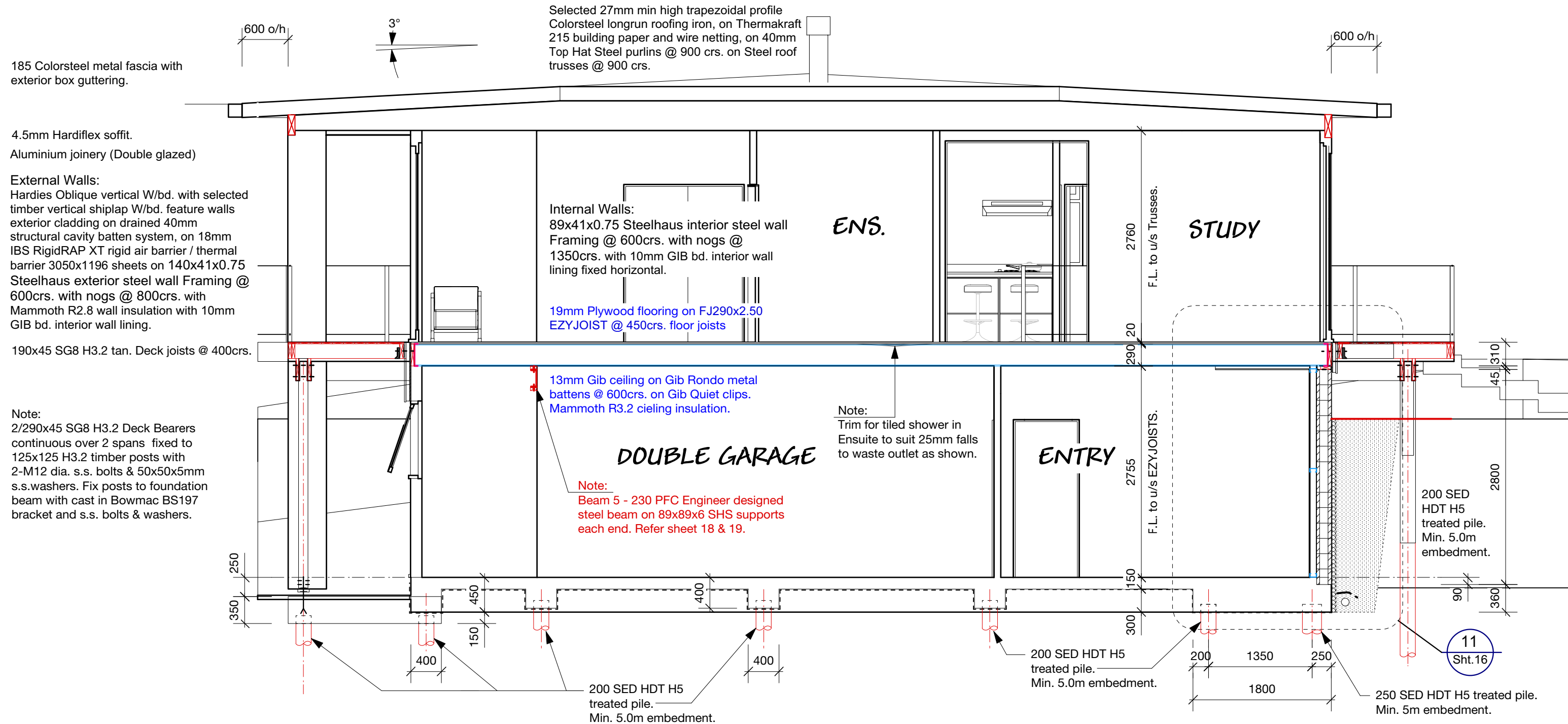
SECTION B-B

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PROPOSED CAMERON RESIDENCE
AT LOT 2 SH26 HAMILTON.

REVISION: DATE: REVISION NOTE:					PRELIMINARY	
SECTIONS B-B					DWG No.	REV
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SECTION C-C

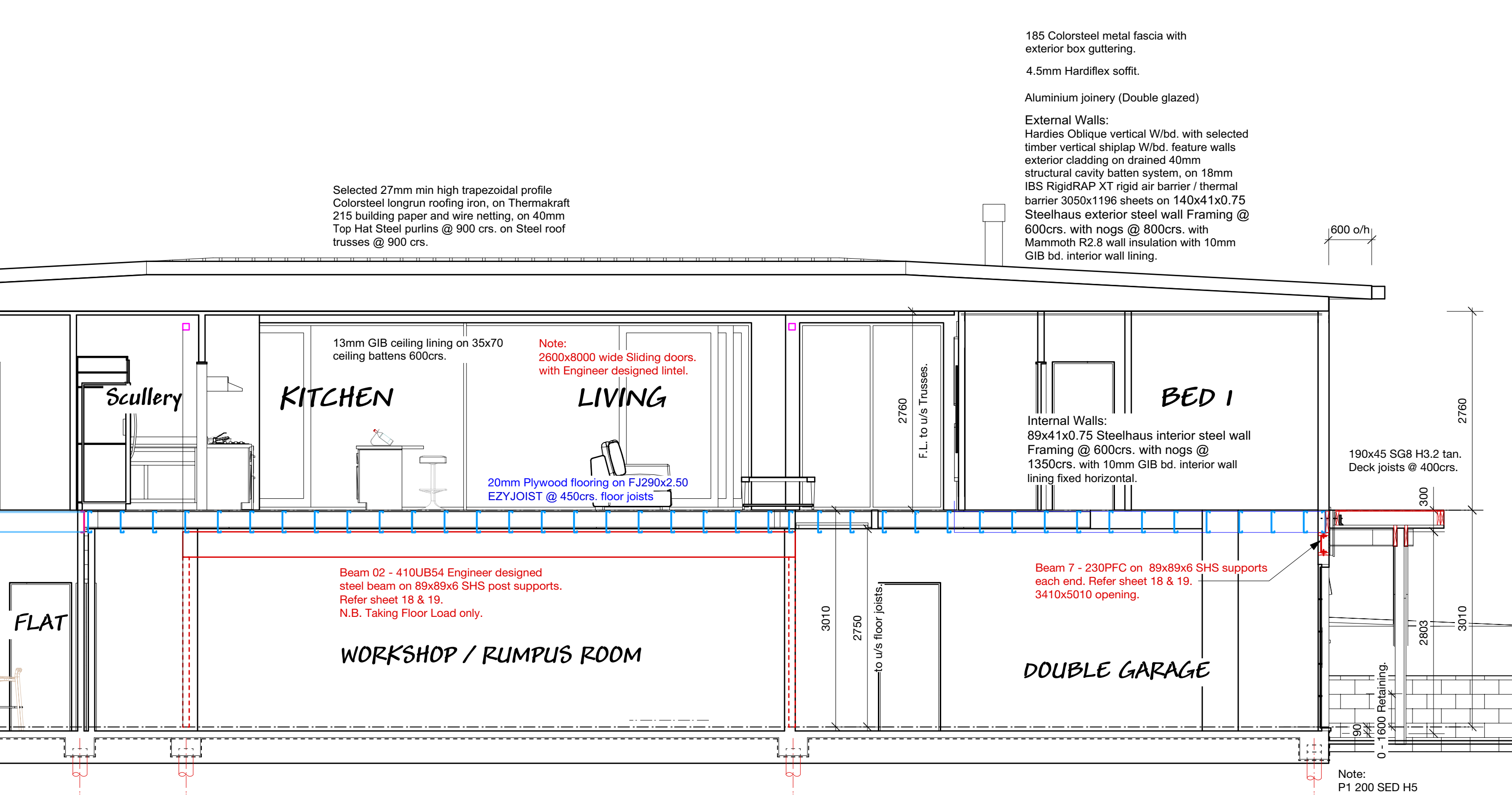
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PROPOSED CAMERON RESIDENCE
AT LOT 2 SH26 HAMILTON.

PRELIMINARY

SECTION C-C					DWG No. 9 REV
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SECTION D-D

PROPOSED CAMERON RESIDENCE
AT LOT 2 SH26 HAMILTON.

REVISION: DATE: REVISION NOTE:				
SECTION D-D				
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PRELIMINARY

DWG No. 10

REV OF

185 Colorsteel metal fascia with exterior box guttering.

4.5mm Hardiflex soffit.

Aluminium joinery (Double glazed)

External Walls:
Hardies Oblique vertical W/bd. exterior cladding on drained 40mm structural cavity batten system, on 18mm IBS RigidRAP XT rigid air barrier / thermal barrier 3050x1196 sheets 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.

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.

20mm Plywood flooring on FJ290x2.50 EZYJOIST @ 450crs. floor joists

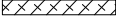
GBSJA 45 Noise Control, Fire rated Intertenancy ceiling construction:
2 layers of 13mm Gib Fyrelite on Gib Rondo metal battens @ 600crs. on Gib Quiet clips. Mammoth R3.2 cieling insulation.

ANCILLARY FLAT

WORKSHOP / RUMPUS

SECTION E-E

BLOCKWALL LEDGEND:

-  Retaining Wall 1
-  Retaining Wall 2
-  Retaining Wall 3

Retaining Wall 2:
Max. 1.6m retaining height.
5.0 KPa Surcharge.
190 Blockwork.
HD12-400 vert. & HD12-400 horiz.
1.2m x 0.3m footing.

Retaining Wall 3:
Max. 1.2m retaining height.
5.0 KPa Surcharge.
190 Blockwork.
HD12-400 vert. & HD12-400 horiz.
1.0m x 0.3m footing.

Retaining Wall 1:
Max. 2.4m retaining height. 5.0 KPa
Surcharge. 190 Blockwork.
HD12-200 vert. & HD12-400 horiz.
1.8m x 0.3m footing.

Retaining Wall 2:
Max. 1.6m retaining height.
5.0 KPa Surcharge.
190 Blockwork.
HD12-400 vert. & HD12-400 horiz.
1.2m x 0.3m footing.

Note:
100mm dia. S.S. stack
pipe drain under slab.

Note:
100mm dia. S.S. stack
pipe drain under slab.

D10 @ 300crs., 2000 long
over footing beams.

150 mm thick reinf. cond. floor slab
reinf. with 1 layer SE 82 mesh
(central) on d.p.c. on compacted
sand blinding base.

D10 @ 300crs., 2000 long
over footing beams.

Note:
2600 high x 8000 wide stacker S/D at upper
F.L. with steel portal frame lintel above.

Note:
Load bearing point for Steel portal frame
lintel above.

PILE 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.

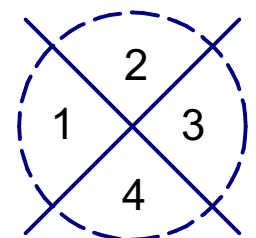
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BASEMENT / FOUNDATION PLAN

PROPOSED CAMERON RESIDENCE
AT LOT 2 SH26 HAMILTON.

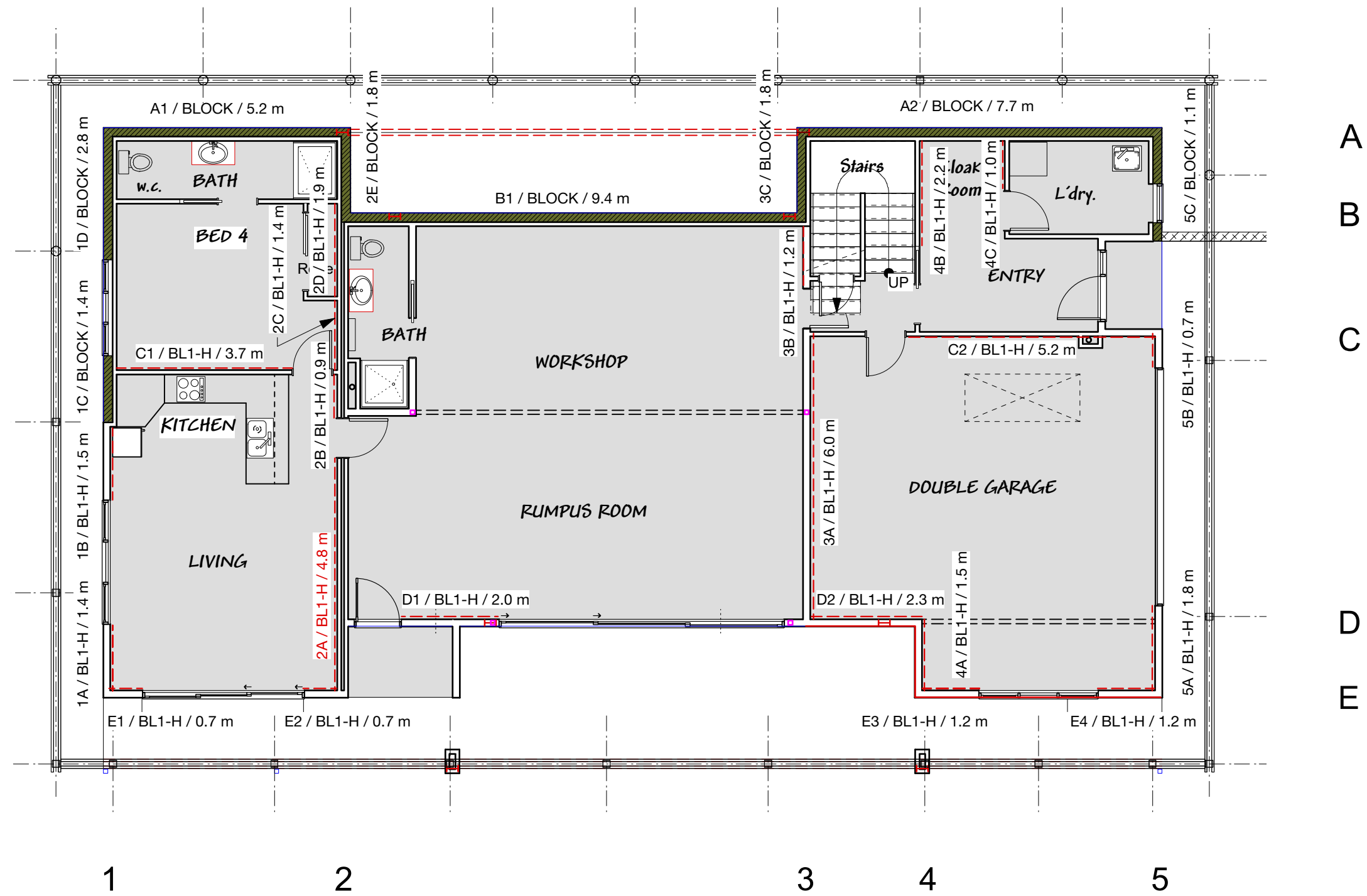
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Note:

Refer to Gib Ezy Brace literature for full system installation details.

BASEMENT WALL BRACING PLAN

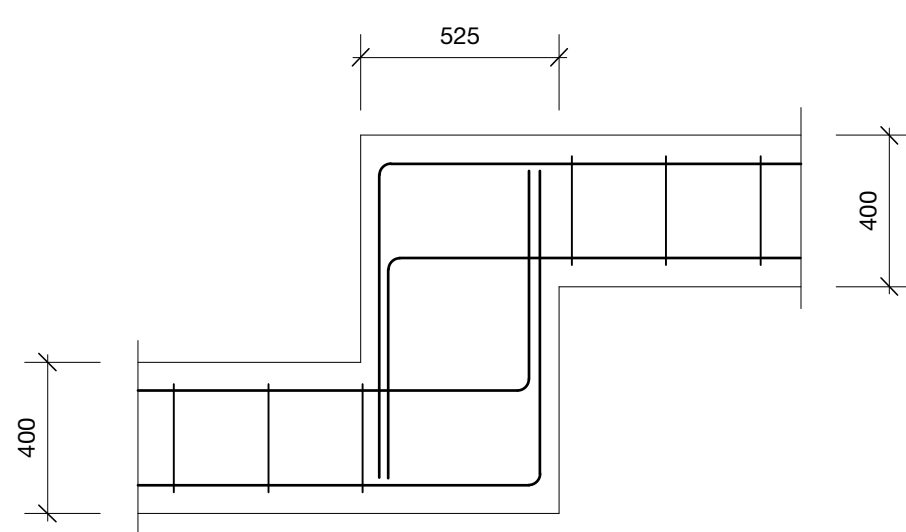
BASEMENT WALL BRACING LEGEND:

Brace Type	Lining requirement	Bottom plate fixing
BL1-H	Min 10mm Gib Braceline on one side.	Gib handibrac fixing each end of bracing element as per Gib System Specifications
BLOCK	190 series concrete blockwall.	N/A

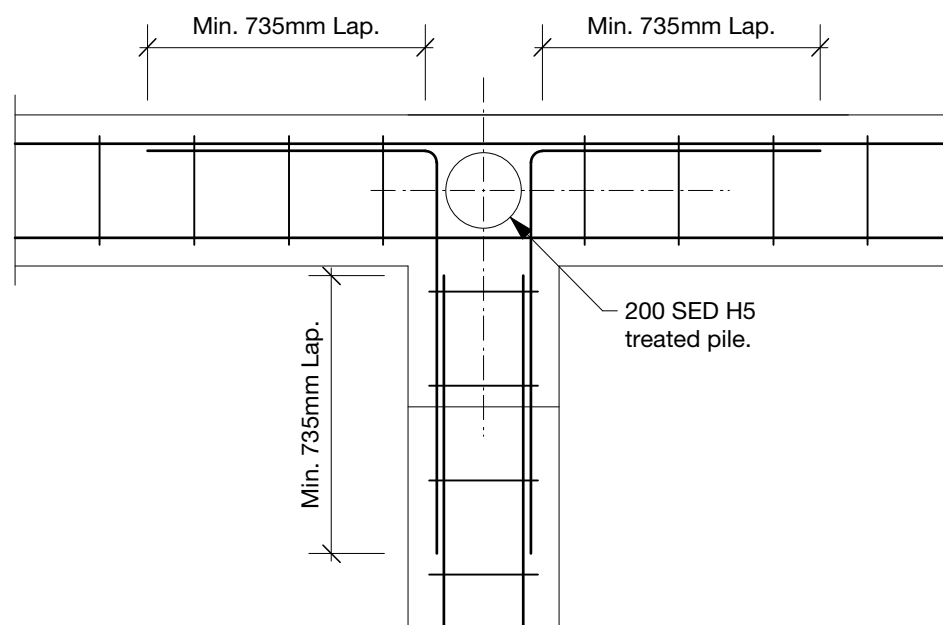
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PROPOSED CAMERON RESIDENCE
AT LOT 2 SH26 HAMILTON.

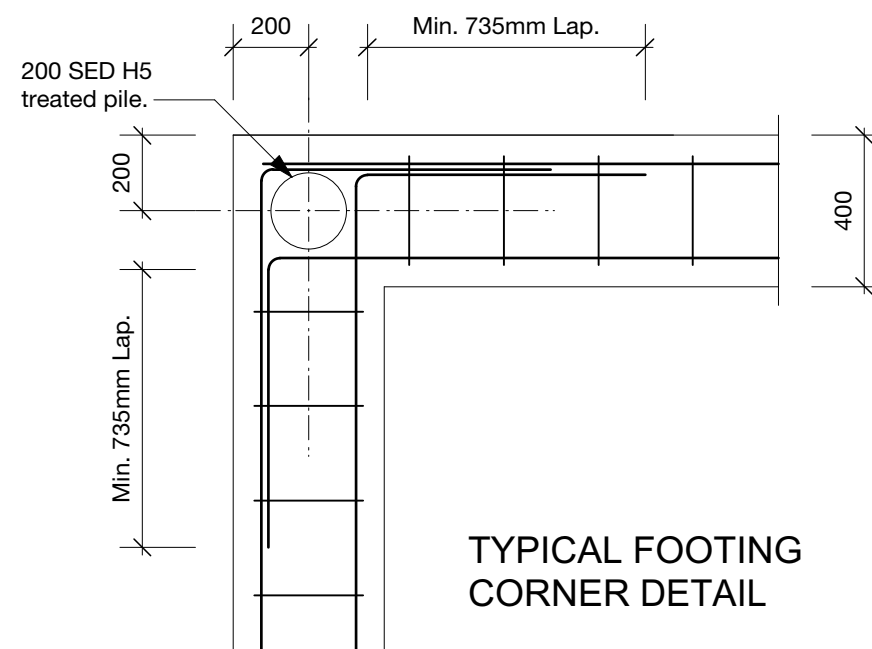
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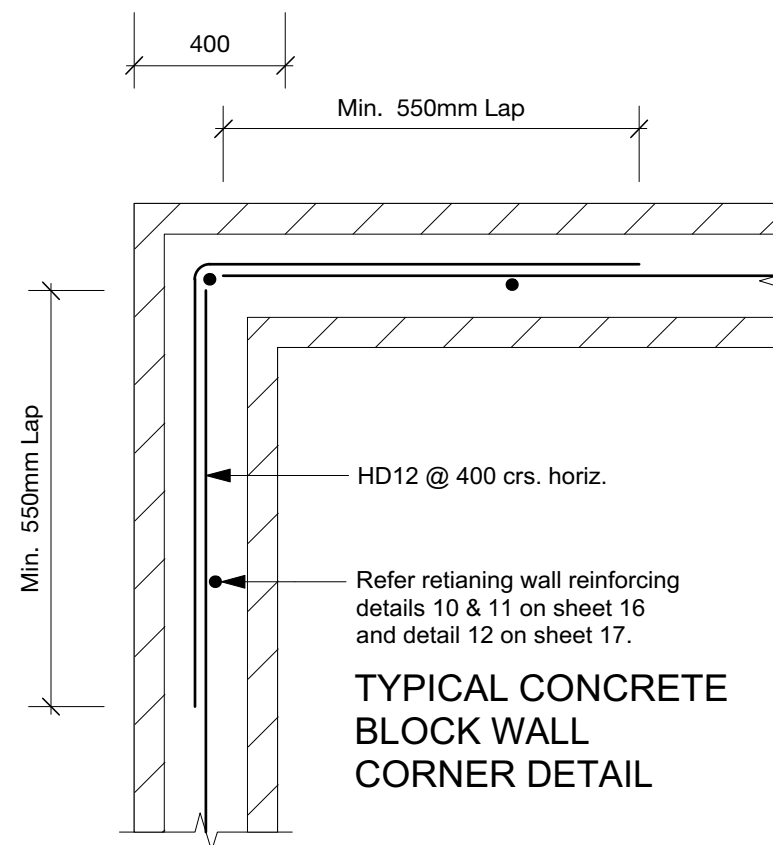
FOOTING STEP ELEVATION



TYPICAL FOOTING INTERSECTION DETAIL



TYPICAL FOOTING CORNER 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 BEAMS SHALL BE LOCATED IN THE CENTRAL THIRD. ALL PIPES SHALL BE WRAPPED IN DENSO TAPE AND THE GAP SEALED WITH COMPRESSIVE FOAM.
- 10 PROVIDE MIN. 25MM COVER TO FOOTING REINFORCEMENT.

PILE NOTES

- 1 ALL PILES TO BE PLACED SMALL END DOWN AND DRIVEN TO THE FOLLOWING CRITERIA;
200 SED PILES:
HAMMER WEIGHT = 500kg
DROP = 1.0m
SET = 15mm / BLOW
250 SED PILES:
HAMMER WEIGHT = 500kg
DROP = 1.0m
SET = 10mm / BLOW
- 2 MINIMUM PILE EMBEDMENT DEPTH TO BE 5m
- 3 PRE-DRILL HOLES 2.0m. 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

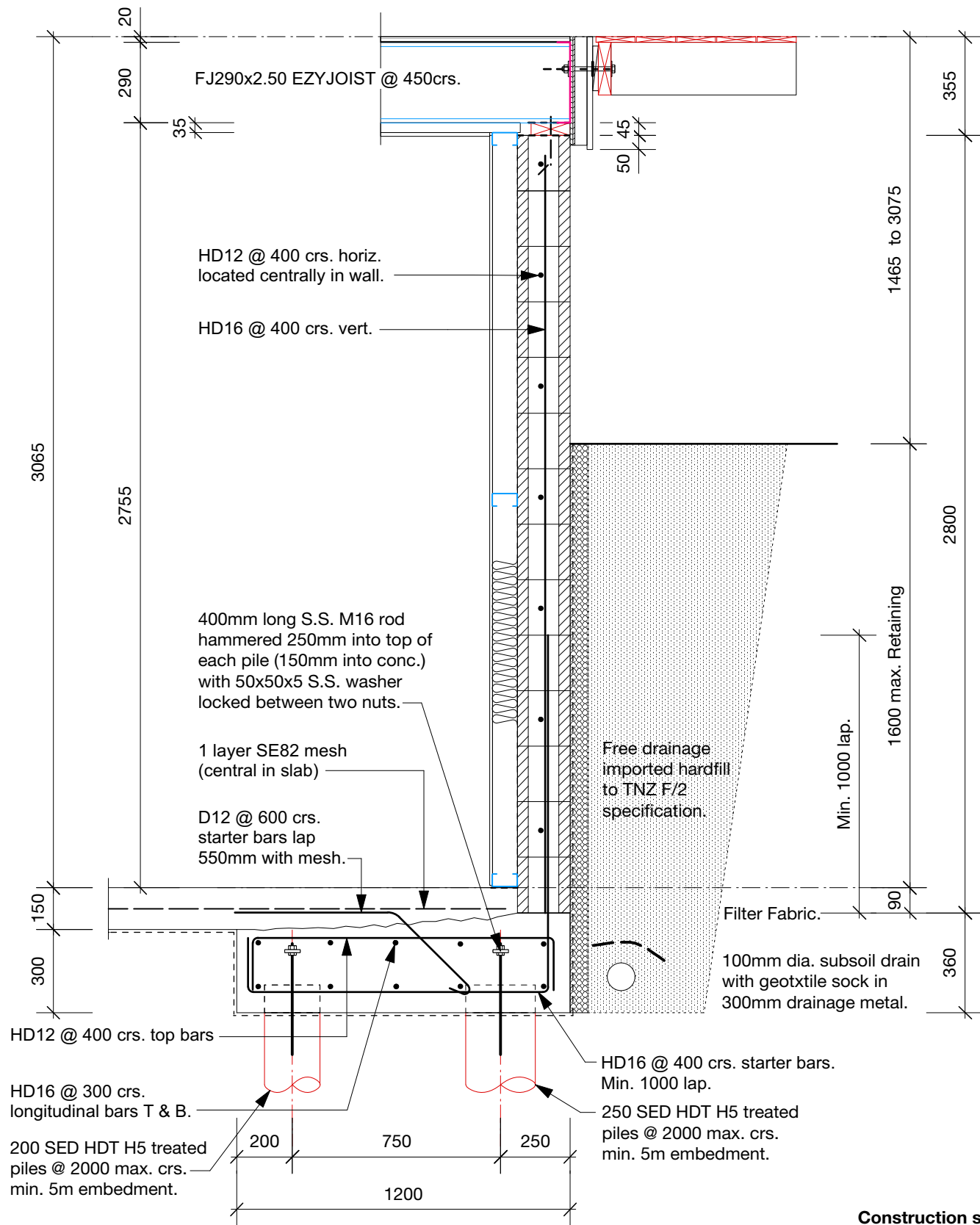
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PROPOSED CAMERON RESIDENCE
AT LOT 2 SH26 HAMILTON.

FOUNDATION NOTES & DETAILS				
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HD12 @ 400 crs. top bars

HD16 @ 300 crs. longitudinal bars T & B.

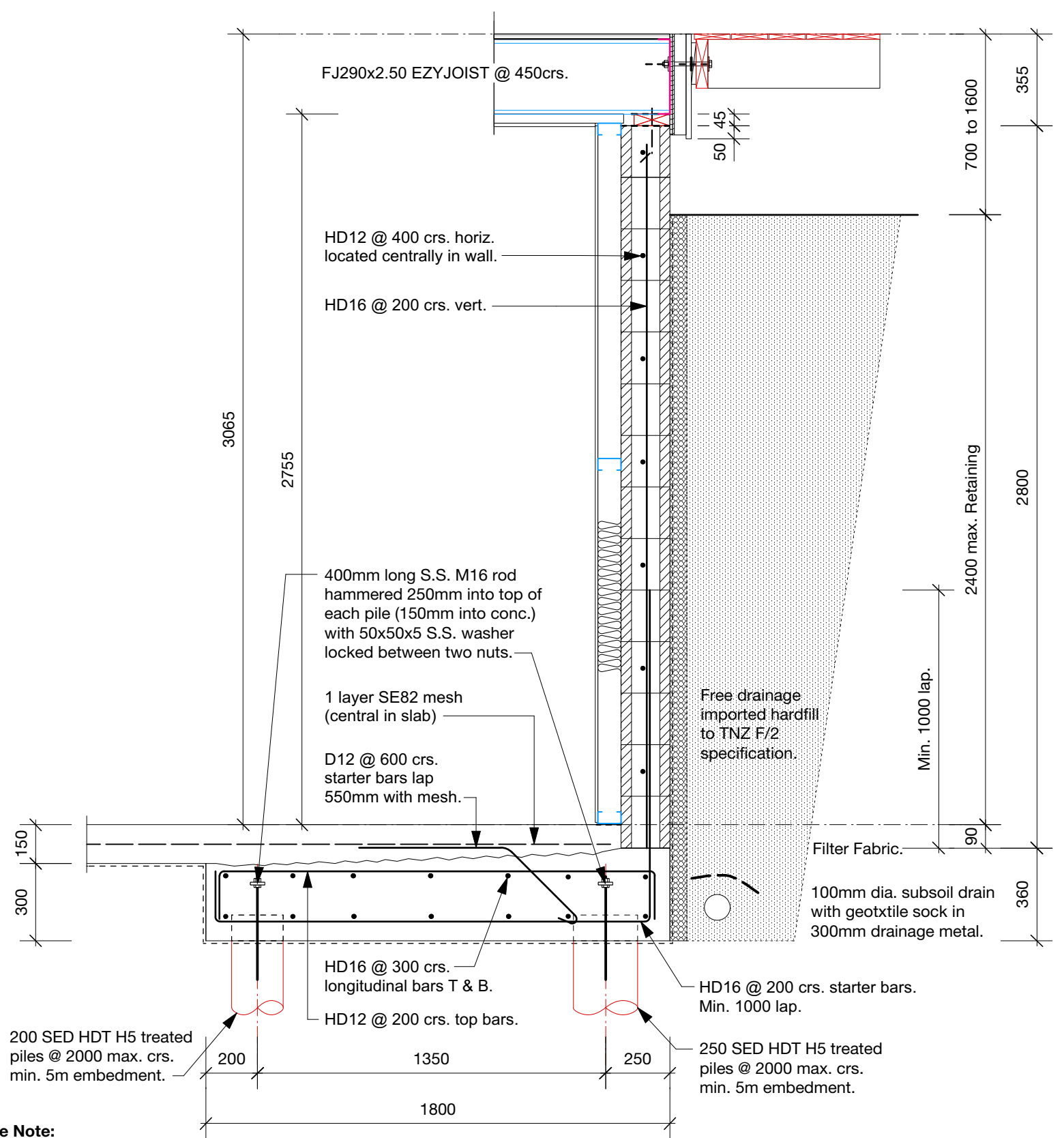
200 SED HDT H5 treated piles @ 2000 max. crs. min. 5m embedment.

HD16 @ 400 crs. starter bars. Min. 1000 lap.

250 SED HDT H5 treated piles @ 2000 max. crs. min. 5m embedment.

Construction sequence Note:

Retaining wall foundations are to be poured first followed by laying of the bottom course of conc. blocks, then the remainder of the Basement foundations can be boxed and poured with the concrete slab.



HD16 @ 300 crs. longitudinal bars T & B.

HD12 @ 200 crs. top bars.

200 SED HDT H5 treated piles @ 2000 max. crs. min. 5m embedment.

HD16 @ 200 crs. starter bars. Min. 1000 lap.

250 SED HDT H5 treated piles @ 2000 max. crs. min. 5m embedment.

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

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10

Sht. 13

**BASEMENT RETAINING
WALL 2 DETAIL**

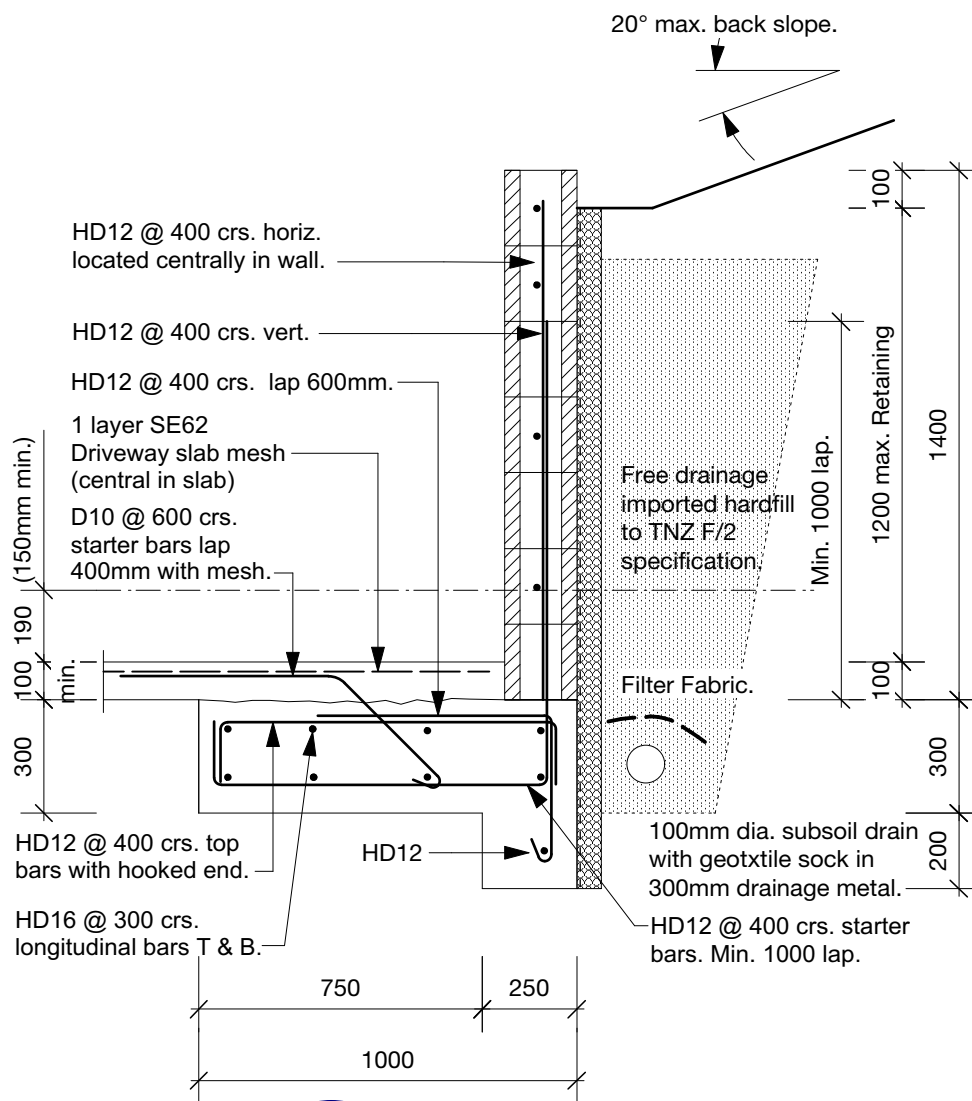
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Sht. 7-9,13

**BASEMENT RETAINING
WALL 1 DETAIL**

FOUNDATION DETAILS CONTINUED				
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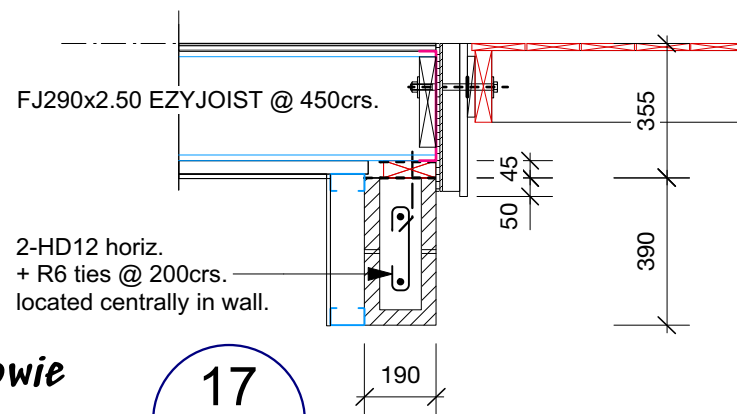
DWG No.
16
REV
OF



12

Sht. 13

RETAINING WALL 3
DETAIL



17

Sht. 13

BLOCK WALL LINTEL DETAIL

Note:
190 x 5200 wide Garage door
rebate. (N.B. 200mm wider
than opening.)

4-HD16 (min. 75 mm bot. cover.)
+ R10 ties @ 200 crs.

400mm long S.S. M16 rod
hammered 250mm into top of
pile (150mm into conc.) with
50x50x5 S.S. washer locked
between two nuts.

13

Sht. 13

EXTERNAL FOOTING DETAIL

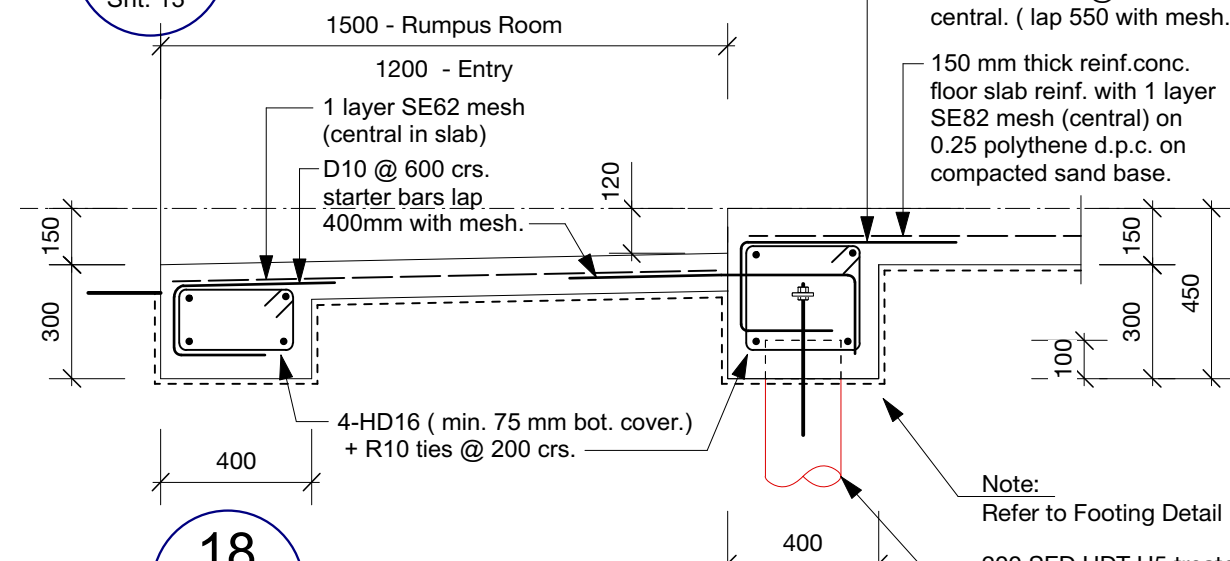
4-HD16 (min. 75 mm bot. cover.)
+ R10 ties @ 200 crs.

400mm long S.S. M16 rod
hammered 250mm into top of
pile (150mm into conc.) with
50x50x5 S.S. washer locked
between two nuts.

15

Sht. 13

INTERNAL FOOTING DETAIL



18

Sht. 13

PORCH FOOTING DETAIL

HD12 Starters @ 400 crs.
central. (lap 550 with mesh.)

150 mm thick reinf. conc. floor
slab reinf. with 1 layer SE82 mesh
(central) on 0.25 polythene d.p.c.
on compacted sand base.

150 mm thick reinf. conc. floor
slab reinf. with 1 layer SE82 mesh
(central) on 0.25 polythene d.p.c.
on compacted sand base.

4-HD16 (min. 75 mm bot. cover.)
+ R10 ties @ 200 crs.

400mm long S.S. M16 rod
hammered 250mm into top of
pile (150mm into conc.) with
50x50x5 S.S. washer locked
between two nuts.

14

Sht. 13

INTERNAL FOOTING DETAIL

4-HD16 (min. 75 mm bot. cover.)
+ R10 ties @ 200 crs.

400mm long S.S. M16 rod
hammered 250mm into top of
pile (150mm into conc.) with
50x50x5 S.S. washer locked
between two nuts.

16

Sht. 13

LINK FOOTING DETAIL

HD12 Starters @ 400 crs.
central. (lap 550 with mesh.)

150 mm thick reinf. conc.
floor slab reinf. with 1 layer
SE82 mesh (central) on
0.25 polythene d.p.c. on
compacted sand base.

D10 @ 600 crs.
starter bars lap
400mm with mesh.

1 layer SE62 mesh
(central in slab)

4-HD16 (min. 75 mm
bot. cover.)
+ R10 ties @ 200 crs.

19

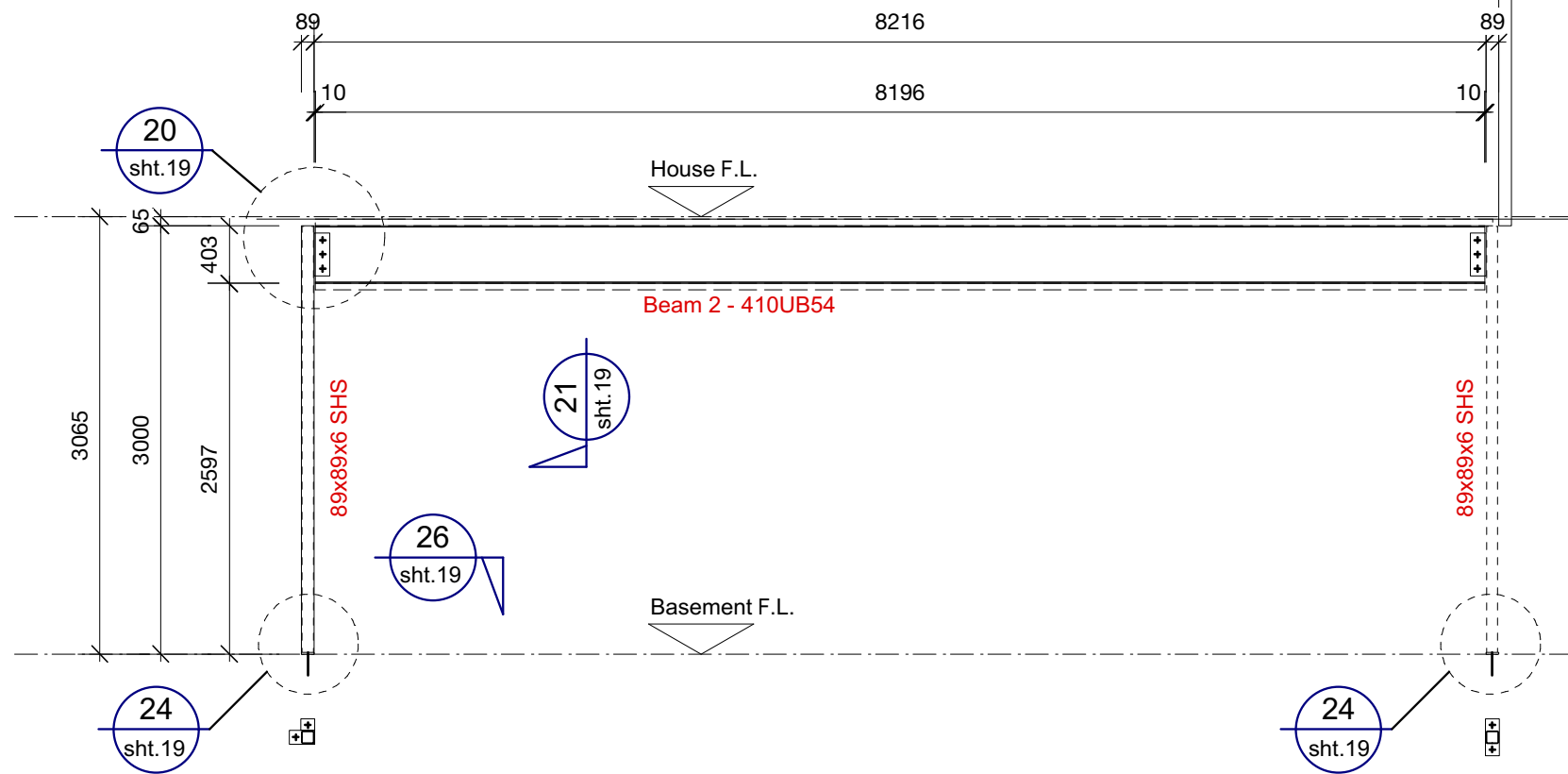
Sht. 13

Note:
Refer to Footing Detail 13.

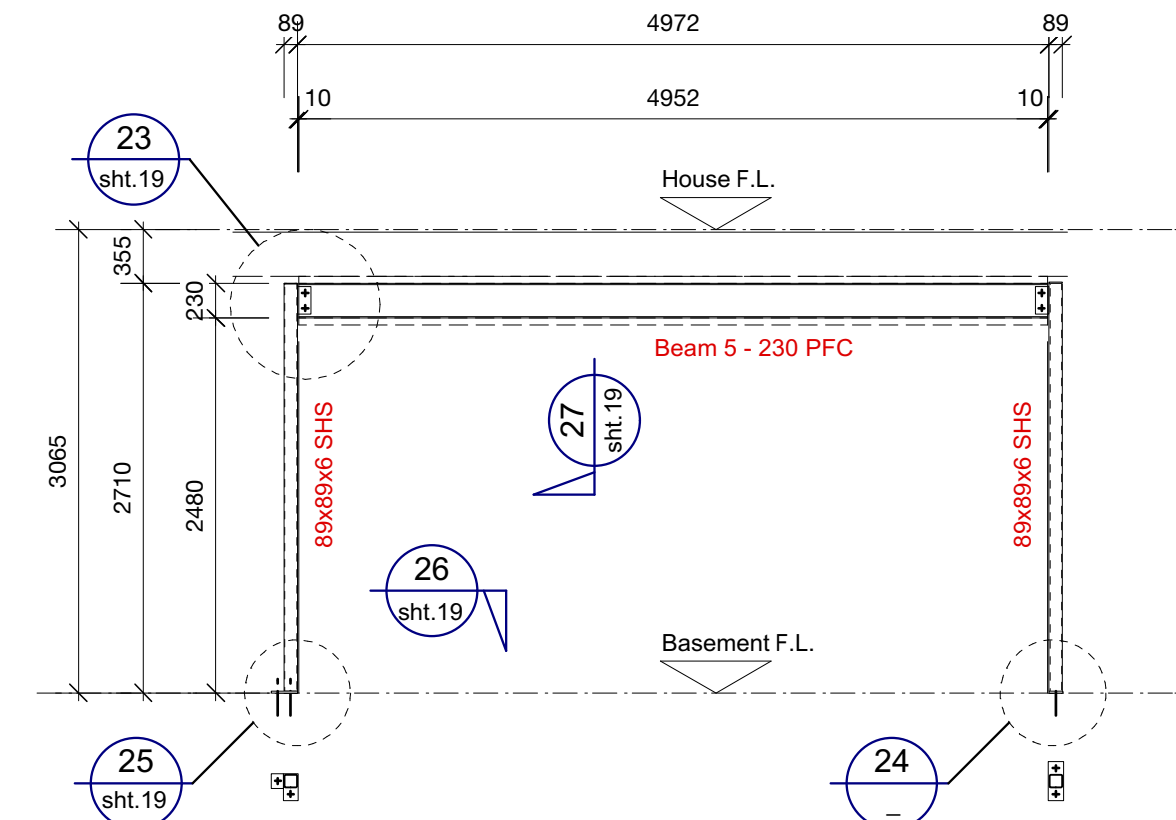
200 SED HDT H5 treated
piles min. 5m embedment.

PROPOSED CAMERON RESIDENCE
AT LOT 2 SH26 HAMILTON.

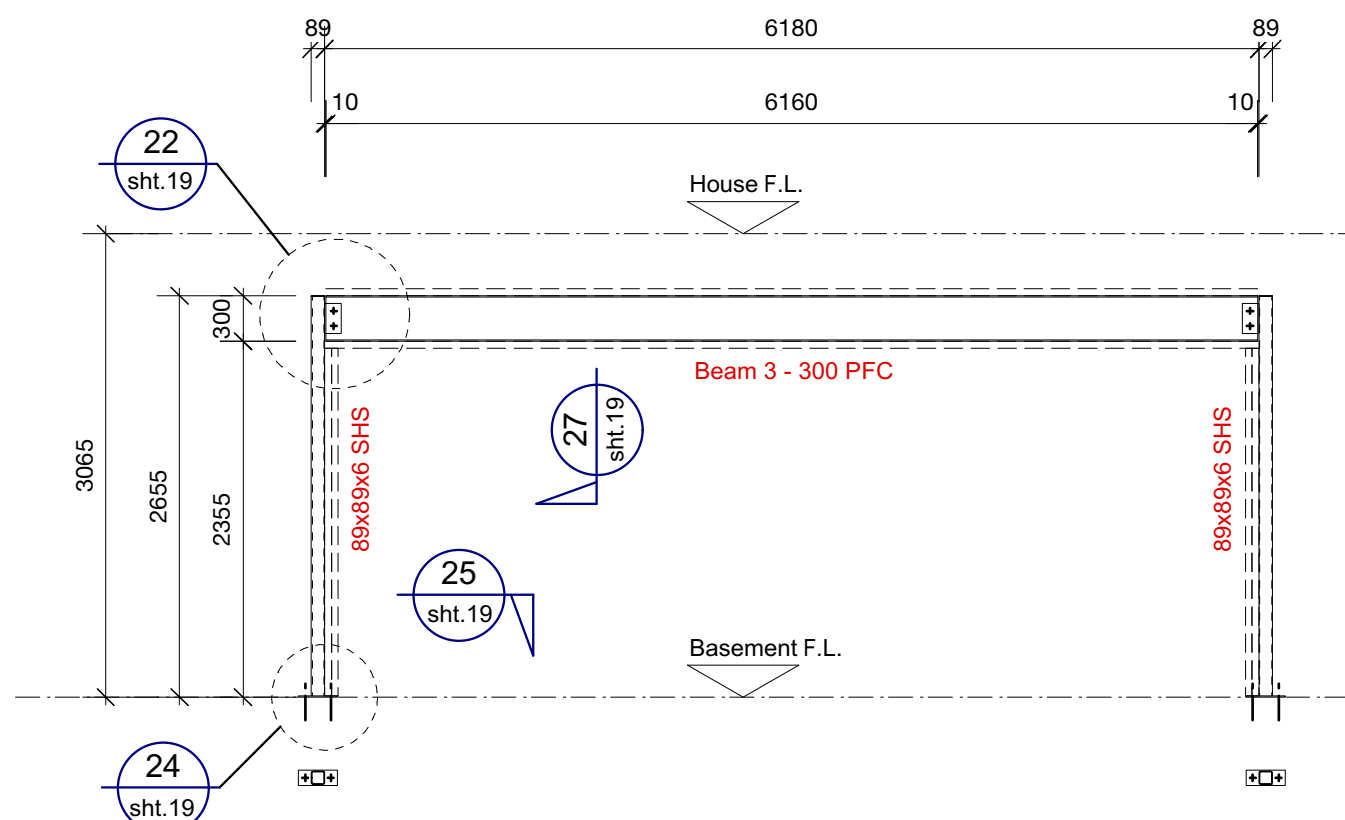
FOUNDATION DETAILS					17 REV
DRAWN	CHECKED	DATE	SCALE @ A3	JOB No.	
D. Cowie	-	Aug. 2021	1:20	2107	
REVISION:	DATE:	REVISION NOTE:			



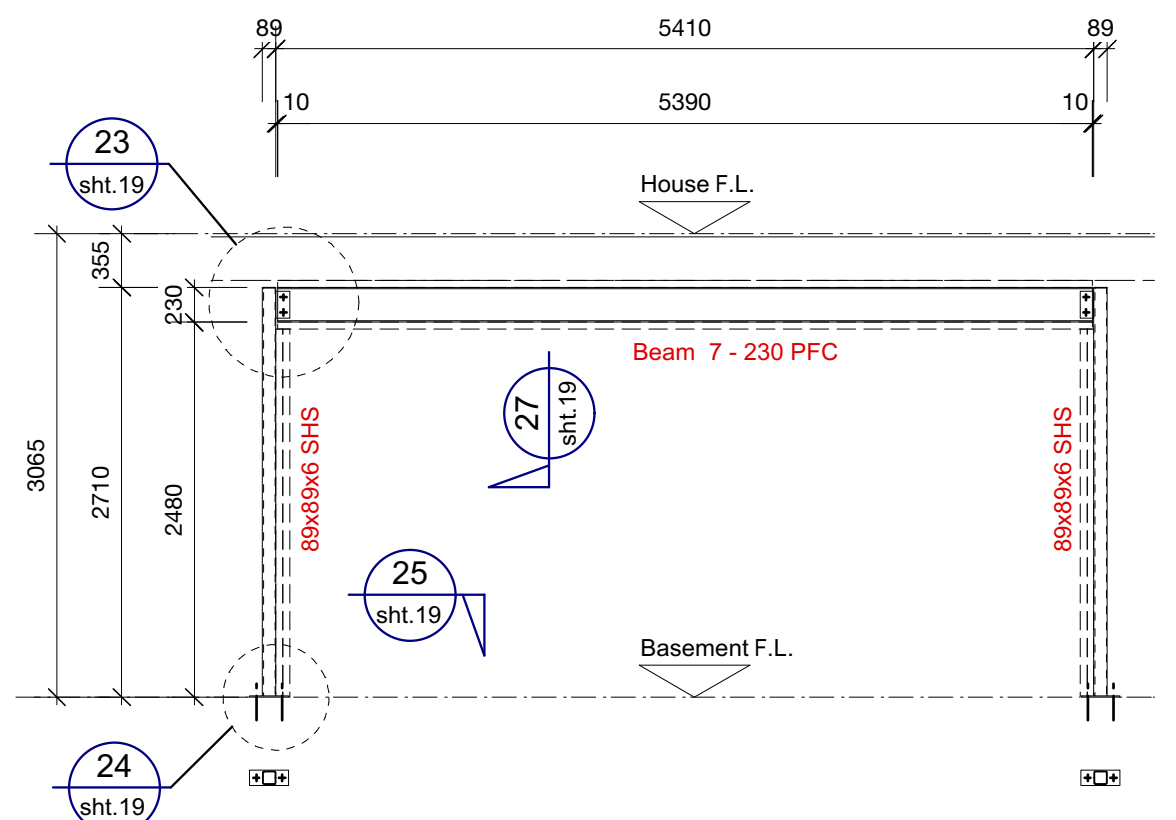
BEAM 2 - WORKSHOP 410UB54 ELEVATION



BEAM 5 - GARAGE 230 PFC ELEVATION



BEAM 3 - RUMPUS ROOM 300 PFC ELEVATION



BEAM 7 - GARAGE DOOR 230 PFC ELEVATION

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PROPOSED CAMERON RESIDENCE
 AT LOT 2 SH26 HAMILTON.

REVISION:

DATE:

REVISION NOTE:

PRELIMINARY

DWG No.

18

REV

OF

BASEMENT STEEL BEAM ELEVATIONS

DRAWN

CHECKED

DATE

SCALE @ A3

JOB No.

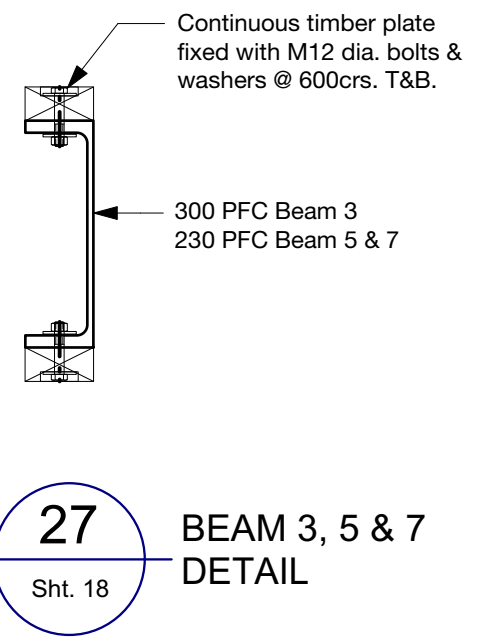
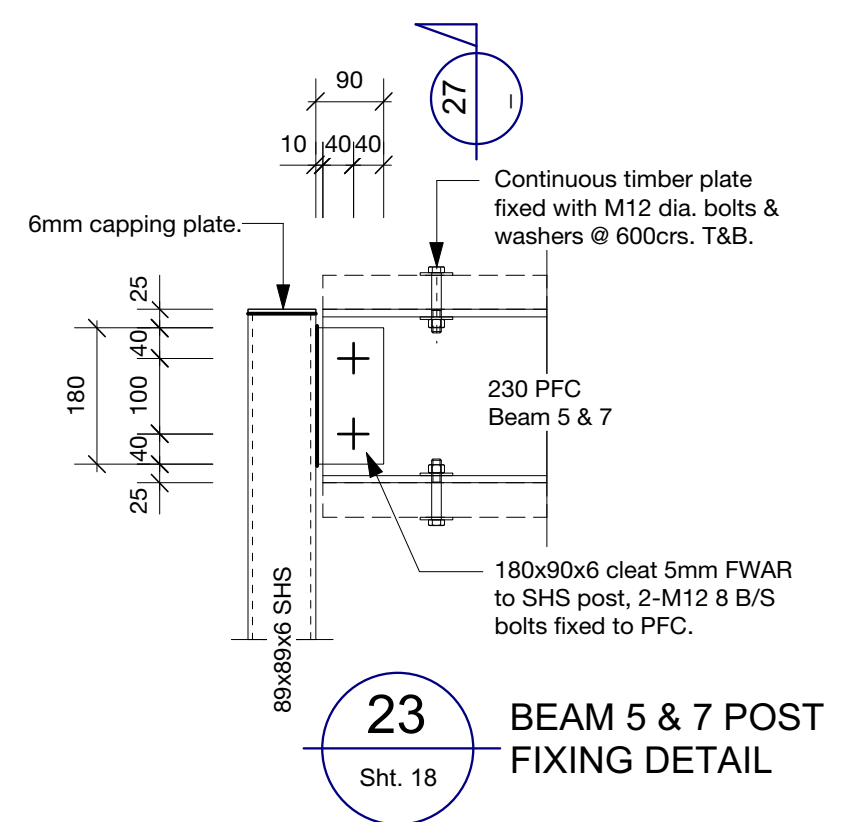
D. Cowie

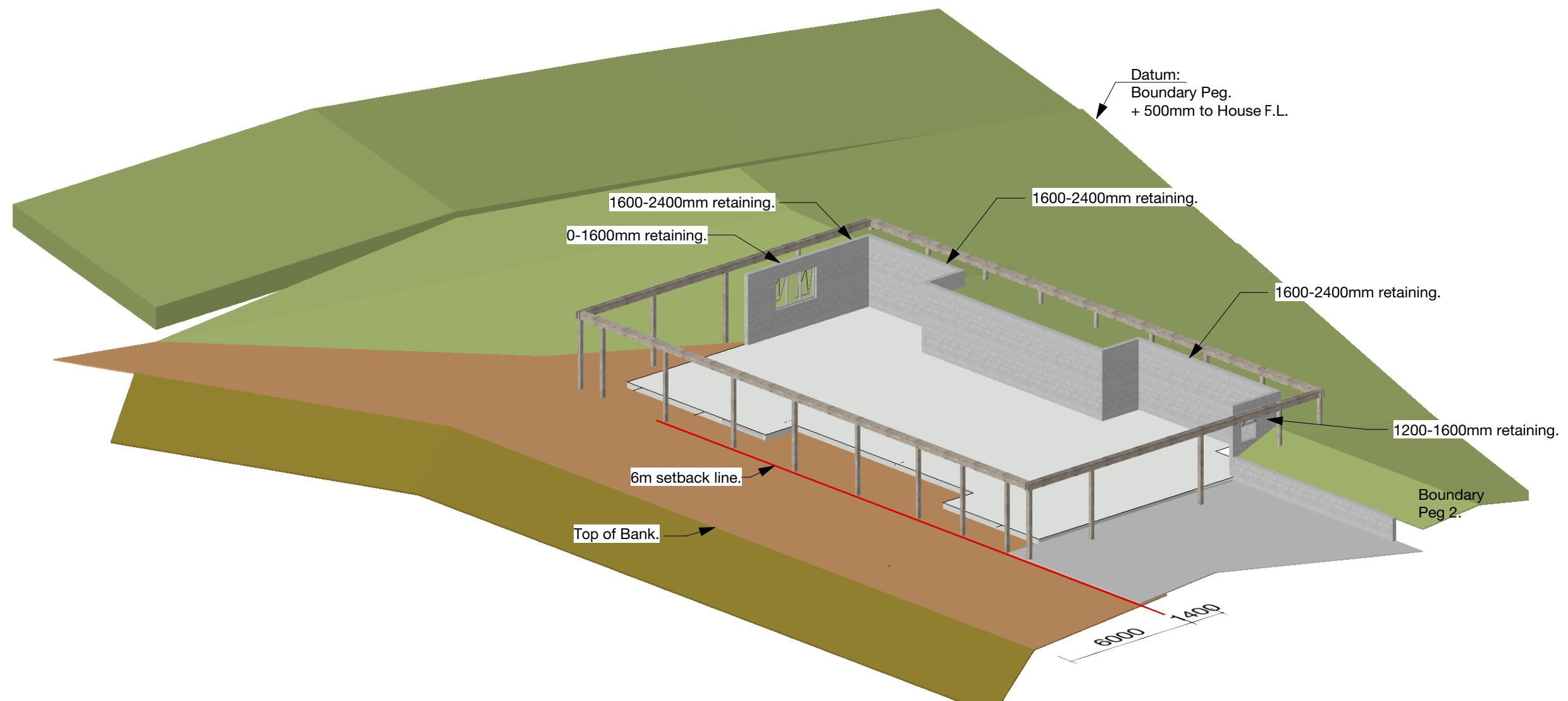
-

Aug. 2021

1:50

2107





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

REVISION:

DATE:

REVISION NOTE:

PRELIMINARY

DWG No.

R5

REV

EARTHWORKS RENDERS

DRAWN

CHECKED

DATE

SCALE @ A3

JOB No.

D. Cowie

-

July 2021

NTS

2107

OF