

Bdy. 15.29 m

Bdy. 36.61 m

Existing Crossing.

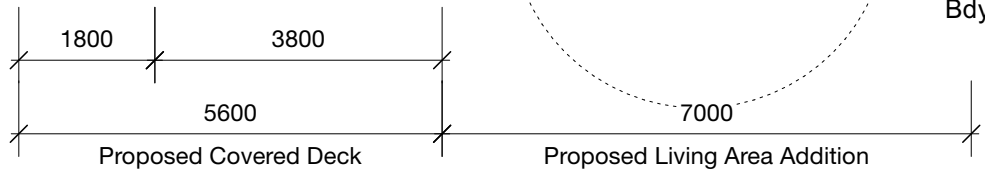
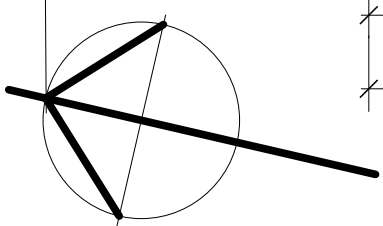
Bdy. 15.29 m

ALBERT STREET

**SITE PLAN**

**SHEET INDEX:**

- Sht. 1 Site Plan
- Sht. 2 Existing Floor Plan
- Sht. 3 Existing Elevations
- Sht. 4 Proposed Floor Plan
- Sht. 5 Proposed Elevations
- Sht. 6 Renders 1
- Sht. 7 Renders 2
- Sht. 8 Renders 3
- Sht. 9 Sections - Raking Ceilings



**LOT 6**  
**D.P. 16960**  
**Area. 559 m<sup>2</sup>**

Zone: Residential Intensification Zone  
 Wind Zone: Med.  
 EQ Zone: 1  
 Corrosion: B  
 Lot Size: 559 m<sup>2</sup>  
 Allowable site coverage 45%: 251.55 m<sup>2</sup>  
 Actual site coverage 37%: 207.3 m<sup>2</sup>  
 Min. Permeable site area = 223.6 m<sup>2</sup> (40%)  
 Actual permeable site area = 263.5 m<sup>2</sup> (47%)

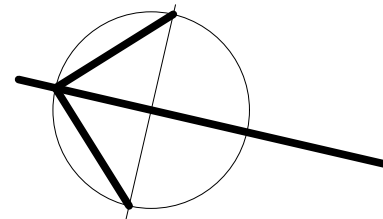
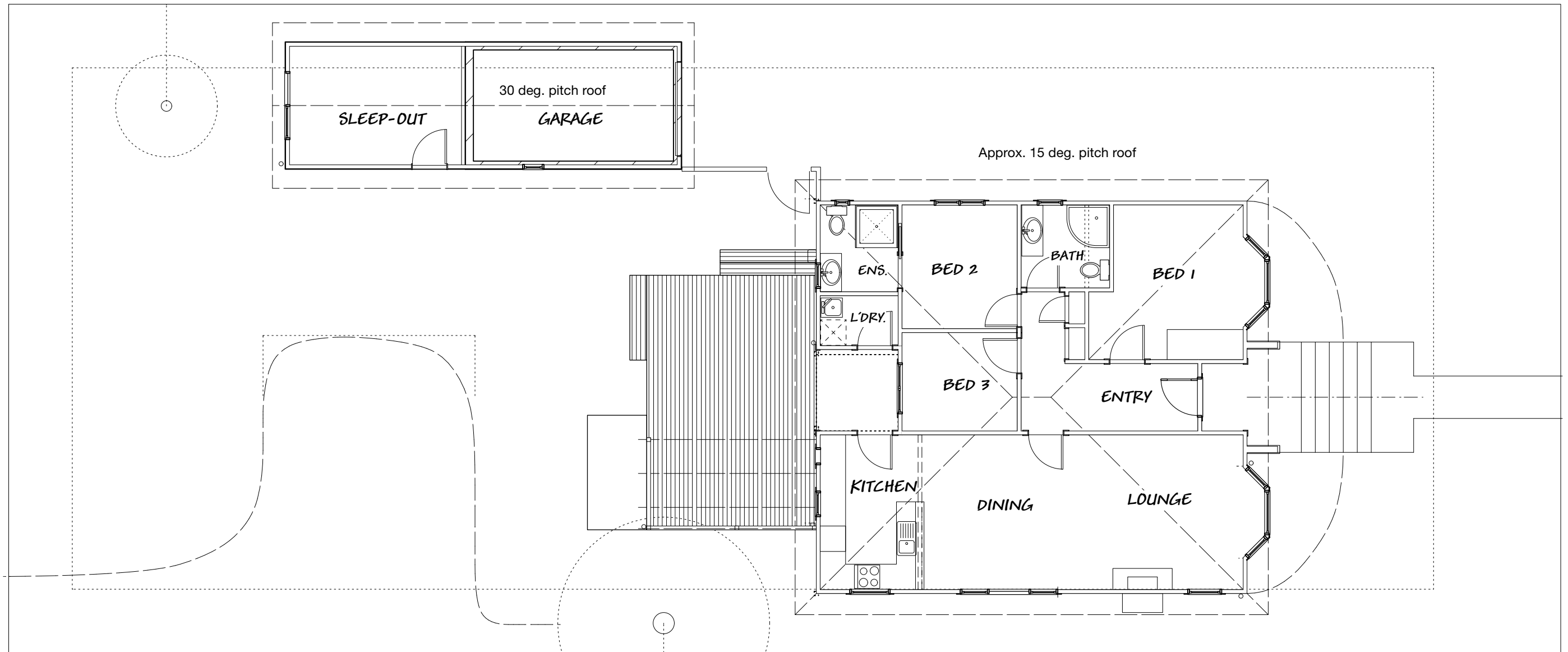
*Existing House Area..... 90.3 m<sup>2</sup>*  
*Proposed Addition..... 57.5 m<sup>2</sup>*  
*Total Living Area..... 147.8 m<sup>2</sup>*  
*Covered Deck Area..... 32.0 m<sup>2</sup>*  
  
*Existing Sleepout & Garage Area..... 28.0 m<sup>2</sup>*  
  
*Total Site Coverage ..... 207.3 m<sup>2</sup>*

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**Draughting &**  
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 20 Waimarie Street Hamilton  
 Ph. 07 847 8864 Mobile 027 6041 392  
 Email: dcowie\_design@hotmail.com

**PROPOSED ADDITION / ALTERATIONS FOR V. CAMERON**  
**AT 43 ALBERT STREET HAMILTON**

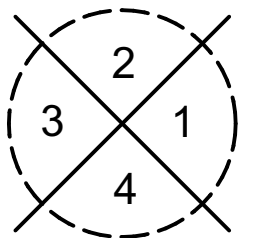
REVISION:		DATE:	REVISION NOTE:	
<b>SITE PLAN</b>				
DRAWN	CHECKED	DATE	SCALE @ A3	JOB No.
D. Cowie	-	March 2025	1:100	2405
				DWG No. <b>1</b>
				REV
				OF

Concept D



**EXISTING FLOOR PLAN**

Existing House Living Area..... 90.3 m2  
 Existing Sleepout & Garage Area..... 28.0 m2



ELEVATION KEY

Concept Stage

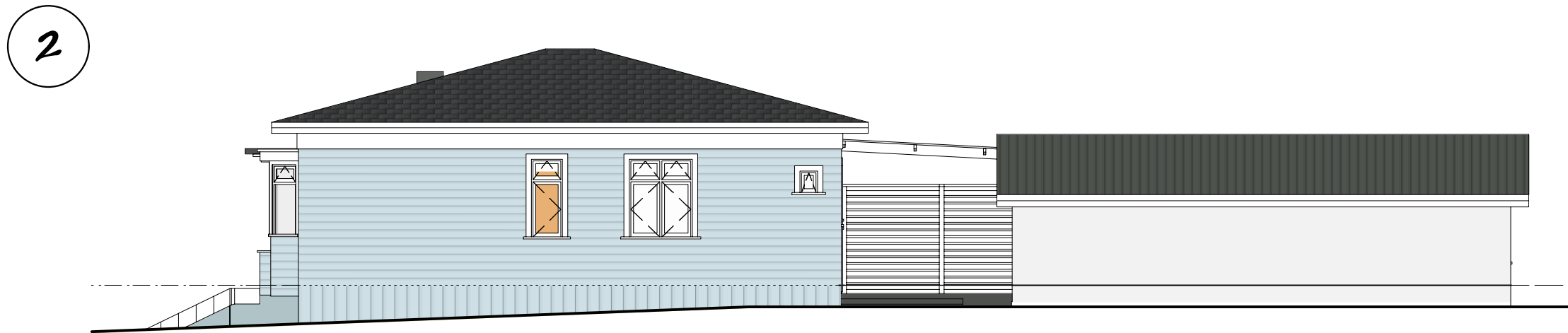
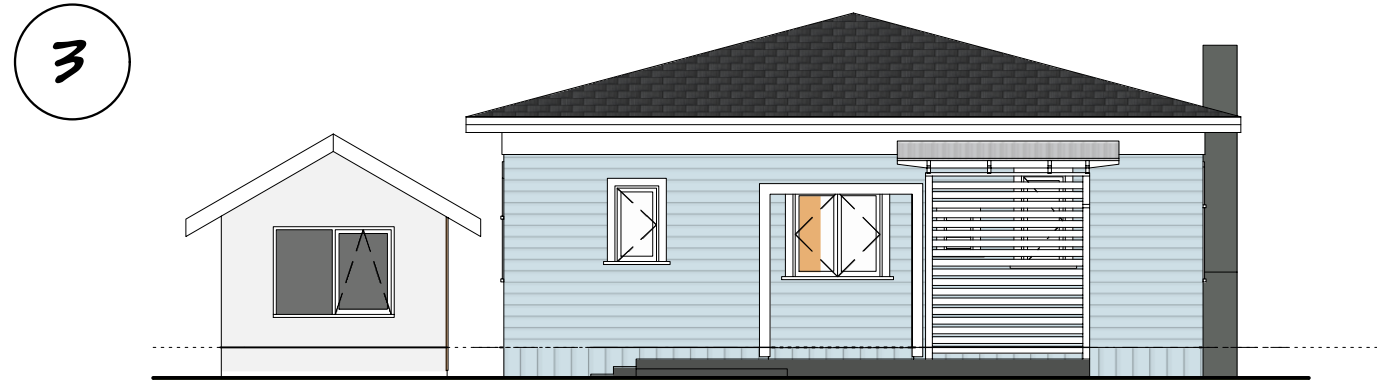
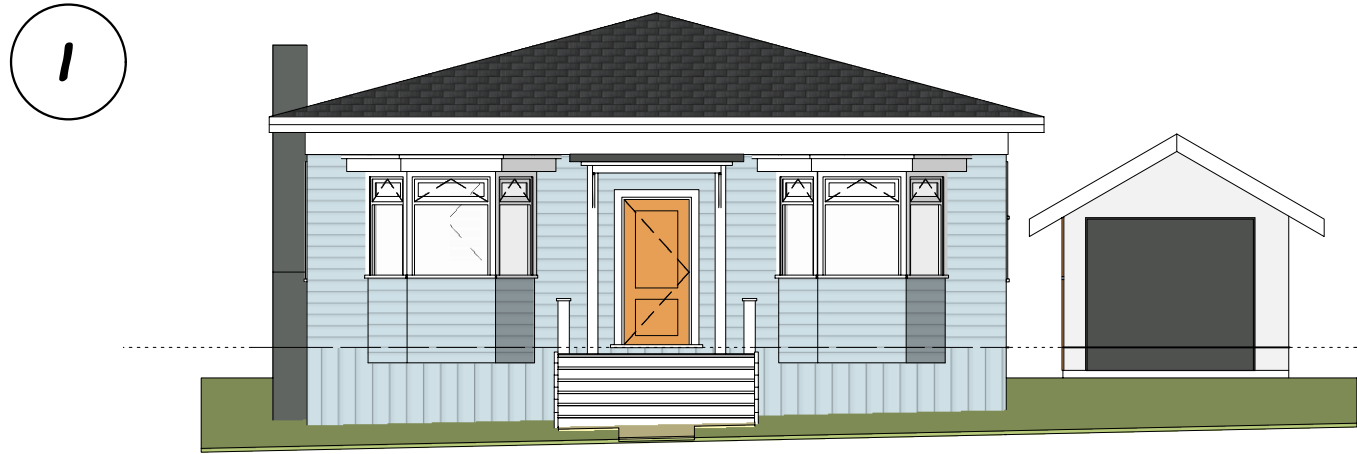
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**PROPOSED ADDITION / ALTERATIONS FOR V. CAMERON**  
**AT 43 ALBERT STREET HAMILTON**

REVISION:		DATE:	REVISION NOTE:	
<b>EXISTING FLOOR PLAN</b>				
DRAWN	CHECKED	DATE	SCALE @ A3	JOB No.
S. Fowler	-	Nov. 2024	1:100	2405

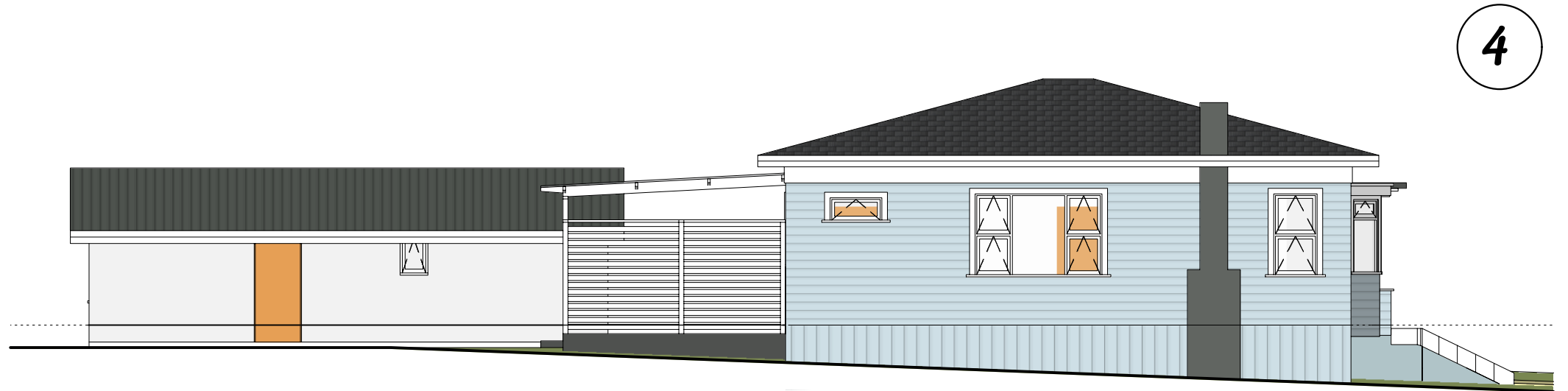
DWG No. **2**  
 OF **2** REV



Decramastic tile roofing iron  
with timber fascia and external guttering.

Timber joinery. (Single glazed)

Timber w/bd. exterior wall cladding.



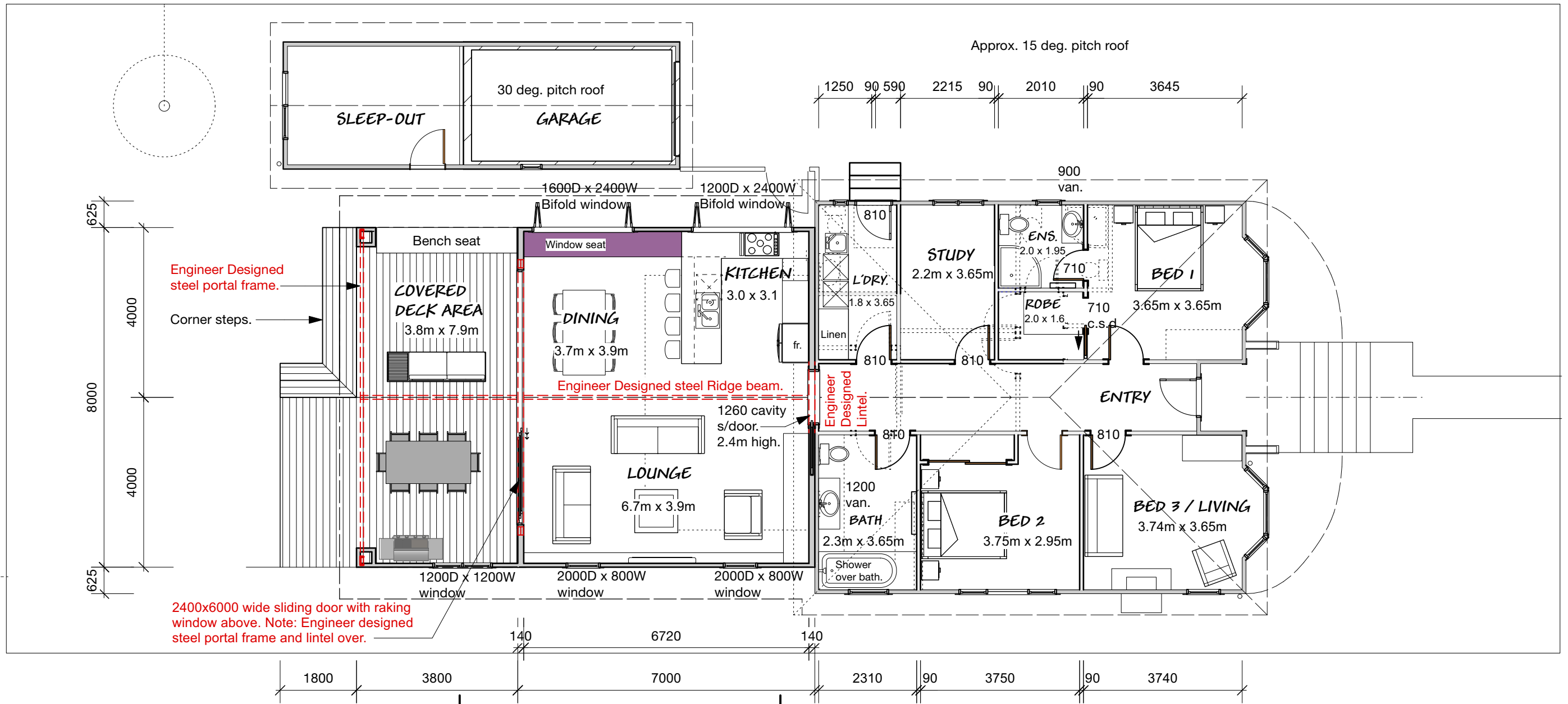
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**EXISTING ELEVATIONS**

**PROPOSED ADDITION / ALTERATIONS FOR V. CAMERON  
AT 43 ALBERT STREET HAMILTON**

REVISION:	DATE:	REVISION NOTE:	Concept Stage		
<b>EXISTING ELEVATIONS</b>			DWG No.	<b>3</b>	REV
DRAWN	CHECKED	DATE	SCALE @ A3	JOB No.	OF
S. Fowler	-	Nov. 2024	1:100	2405	

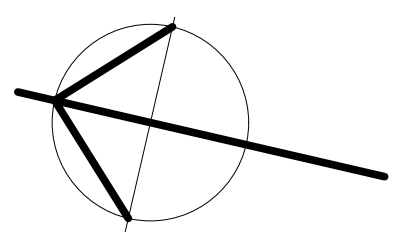


2400x6000 wide sliding door with raking window above. Note: Engineer designed steel portal frame and lintel over.

Engineer Designed steel portal frame.  
Corner steps.

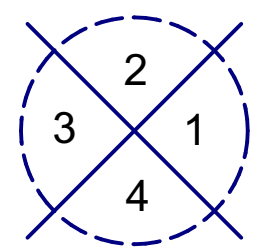
Engineer Designed steel Ridge beam.  
1260 cavity s/door. 2.4m high.

Engineer Designed Lintel.



### PROPOSED FLOOR PLAN

Existing House Area..... 90.3 m2  
 Proposed Addition..... 59.0 m2  
 Total Living Area..... 149.3 m2  
 Covered Deck Area..... 30.0 m2  
 Existing Sleepout & Garage Area..... 28.0 m2



ELEVATION KEY

Concept D

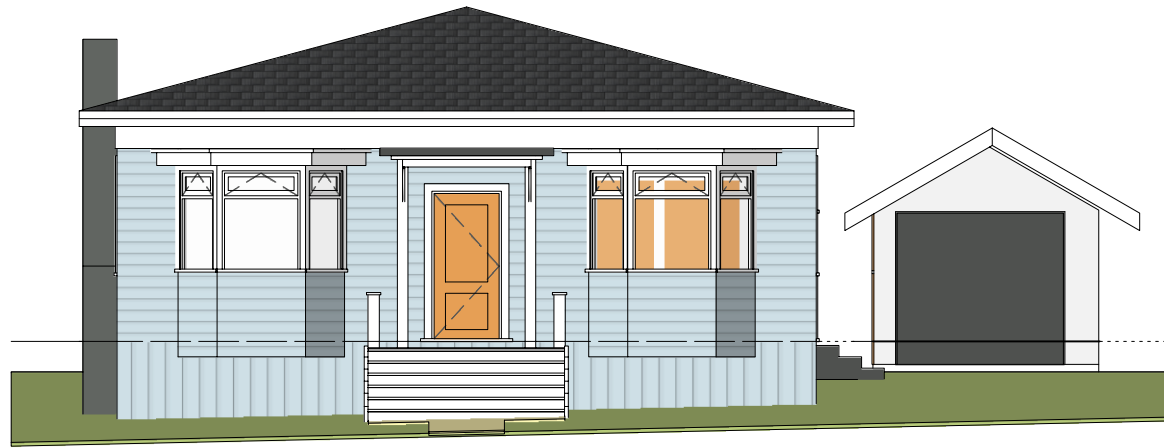
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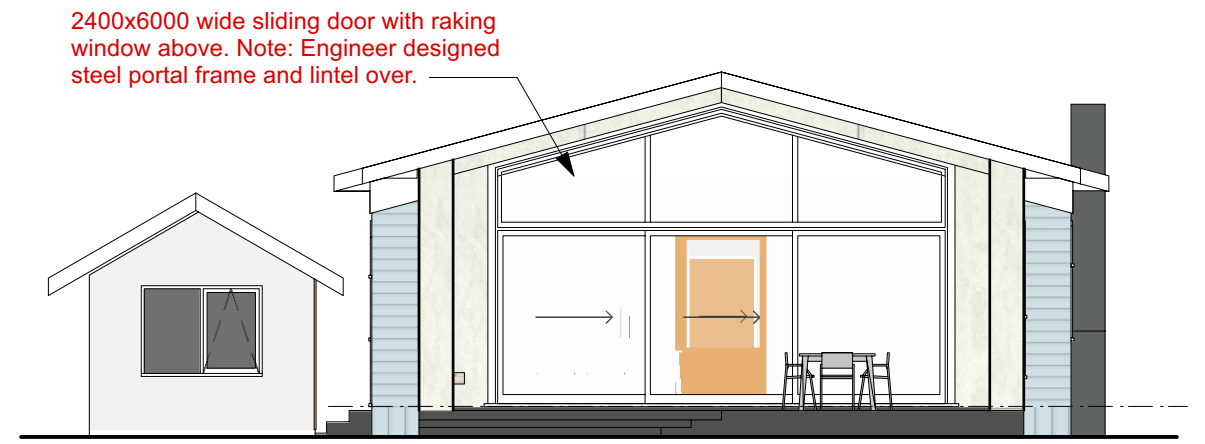
## PROPOSED ADDITION / ALTERATIONS FOR V. CAMERON AT 43 ALBERT STREET HAMILTON

REVISION:		DATE:	REVISION NOTE:	
<b>PROPOSED FLOOR PLAN - RAKING CEILINGS</b>				
DRAWN	CHECKED	DATE	SCALE @ A3	JOB No.
S. Fowler / D. Cowie	-	March 2025	1:100	2405
				DWG No. <b>4</b>
				REV OF

1

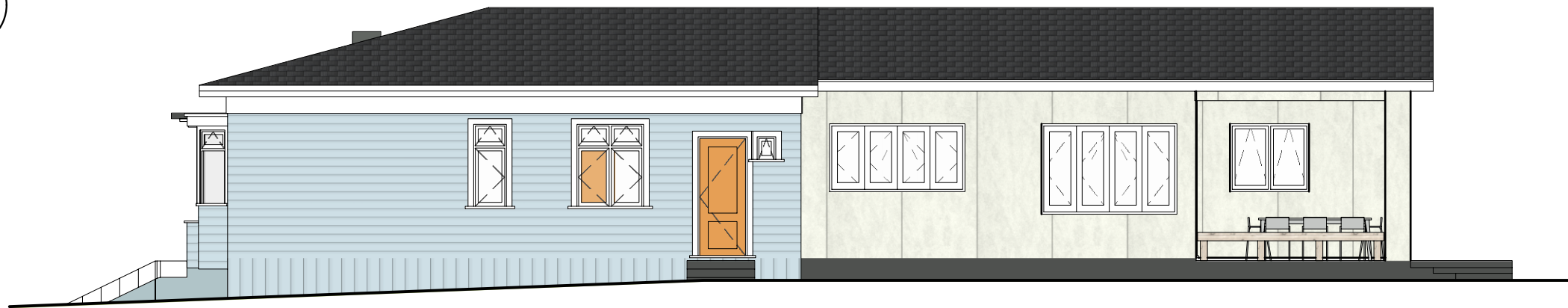


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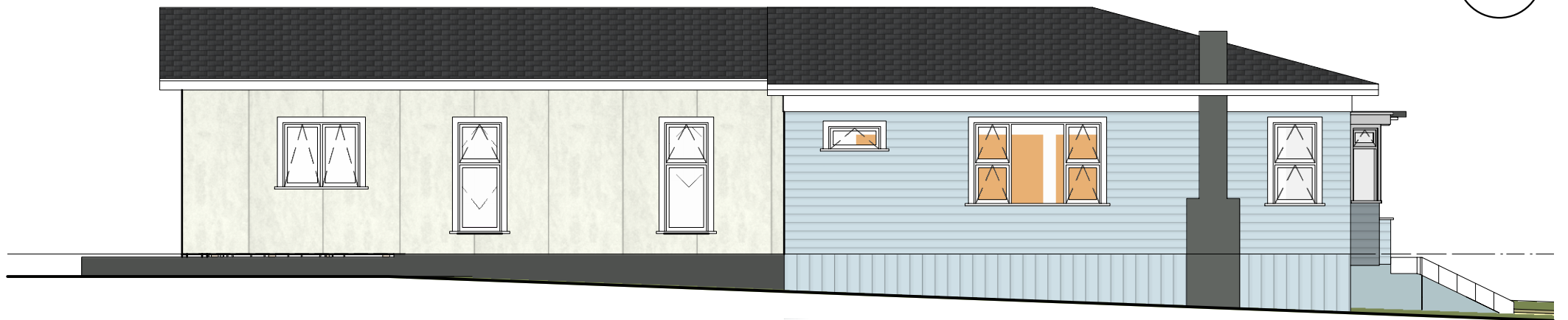


2400x6000 wide sliding door with raking window above. Note: Engineer designed steel portal frame and lintel over.

2



4



Axon™ Panel Brushed Concrete (Ex. 3600 x 1200 x 8.5mm) on Hardies CLD structural cavity battens or Timber beveled back W/bd. exterior cladding on drained 20mm cavity batten system, on 6mm RAB rigid air barrier

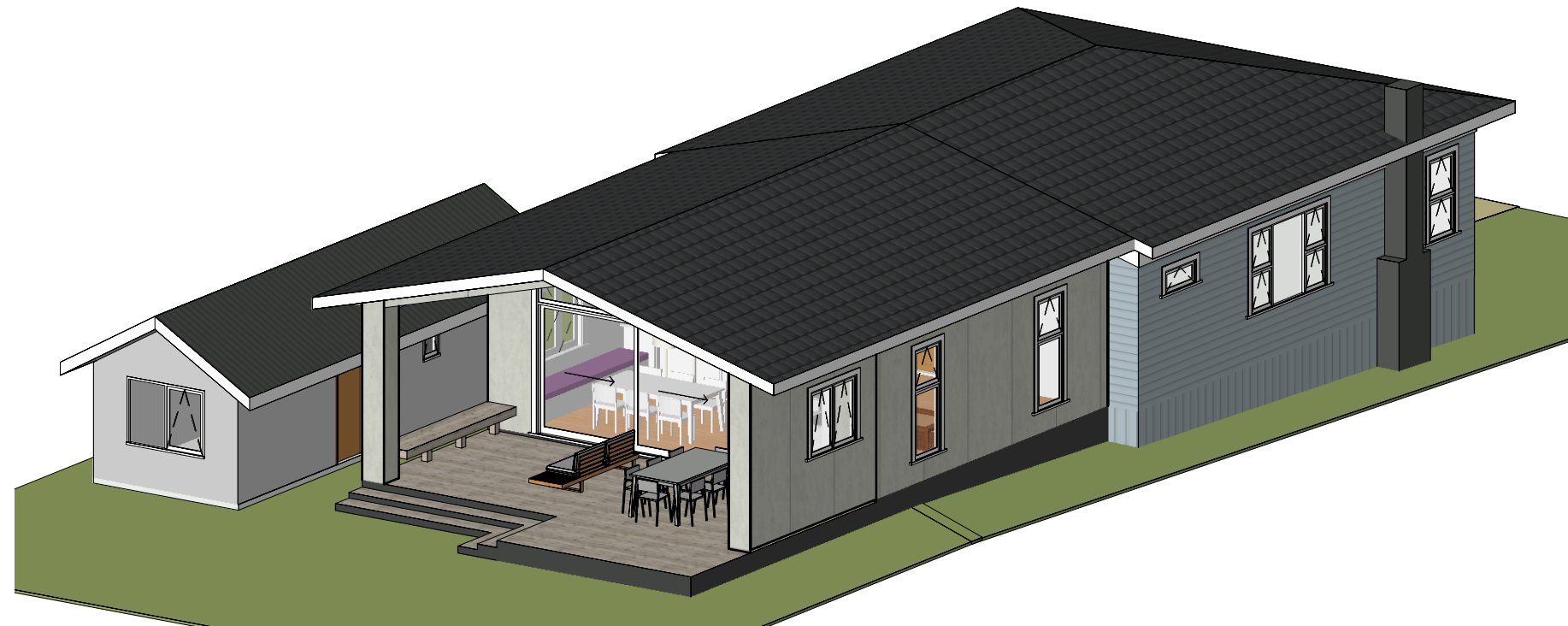
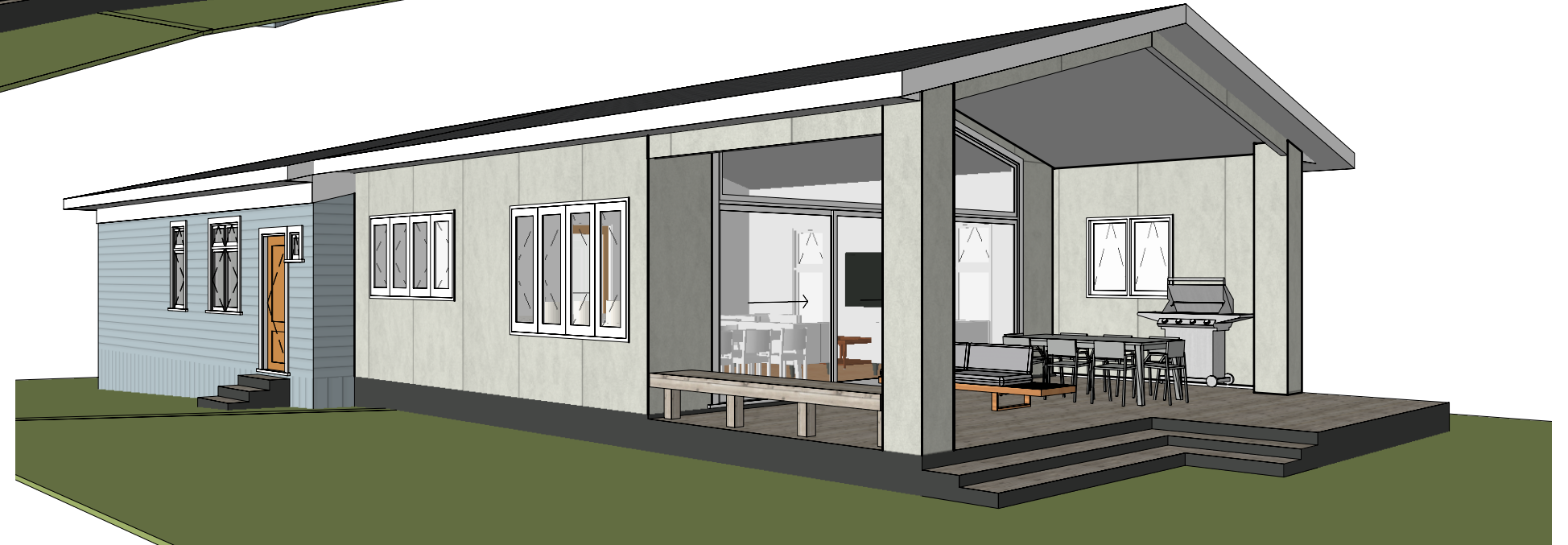
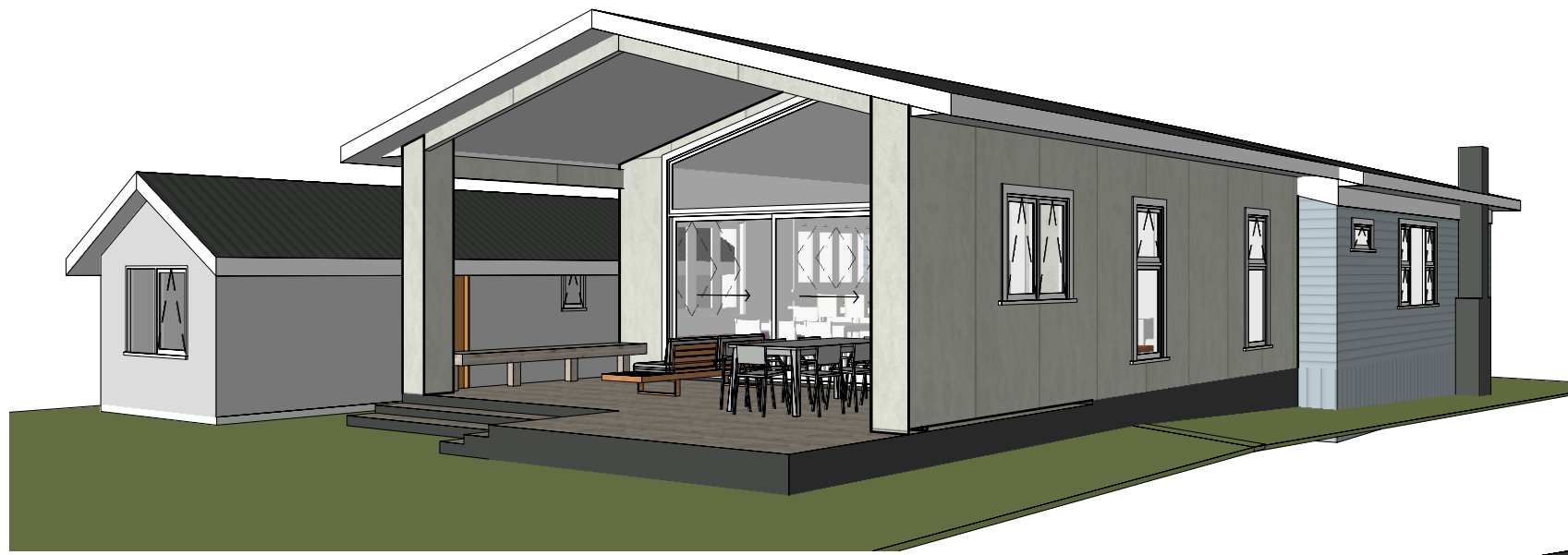
**PROPOSED ELEVATIONS**

Note:  
S.G. - shown on elevations denotes required safety glazing to comply with NZS 4223.3:2016

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**PROPOSED ADDITION / ALTERATIONS FOR V. CAMERON**  
**AT 43 ALBERT STREET HAMILTON**

REVISION:		DATE:	REVISION NOTE:		<b>Concept D</b>
<b>PROPOSED ELEVATIONS - RAKING CEILINGS</b>					
DRAWN	CHECKED	DATE	SCALE @ A3	JOB No.	DWG No.
S. Fowler / D. Cowie	-	March 2025	1:100	2405	<b>5</b>
					REV OF



RENDERS 1

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**PROPOSED ADDITION / ALTERATIONS FOR V. CAMERON**  
**AT 43 ALBERT STREET HAMILTON**

Concept D

REVISION:	DATE:	REVISION NOTE:			
<b>RENDERS 1 - RAKING CEILINGS</b>					
DRAWN	CHECKED	DATE	SCALE @ A3	JOB No.	DWG No.
S. Fowler / D. Cowie	-	March 2025	NTS	2405	6
					REV
					OF



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**Design Services Ltd**  
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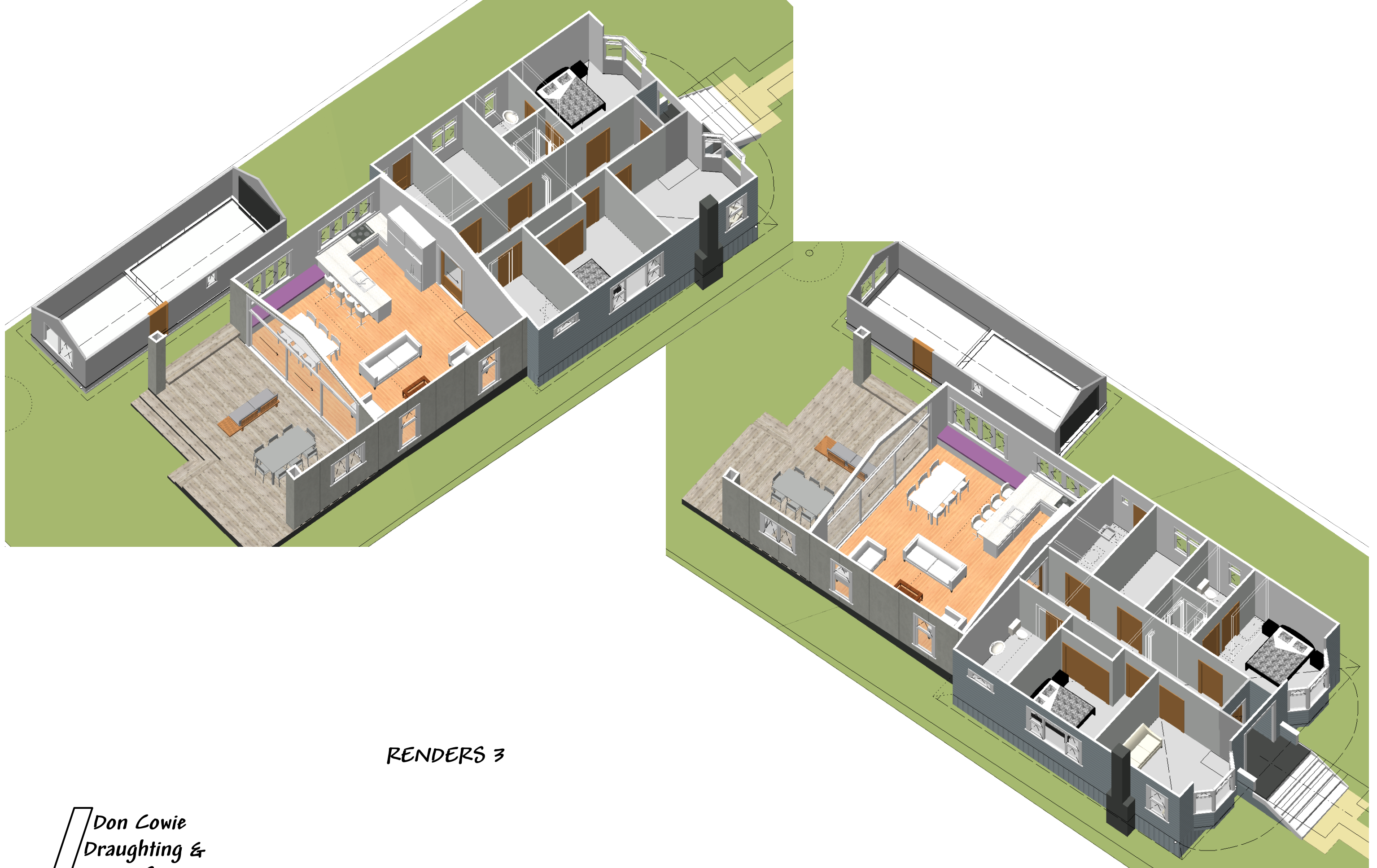
20 Waimarie Street Hamilton  
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**RENDERS 2**

**PROPOSED ADDITION / ALTERATIONS FOR V. CAMERON**  
**AT 43 ALBERT STREET HAMILTON**

*Concept D*

REVISION:	DATE:	REVISION NOTE:			
<b>RENDERS 2 - RAKING CEILINGS</b>					
DRAWN	CHECKED	DATE	SCALE @ A3	JOB No.	DWG No.
S. Fowler / D. Cowie	-	March 2025	NTS	2405	<b>7</b>
					REV
					OF



RENDERS 3

**Don Cowie**  
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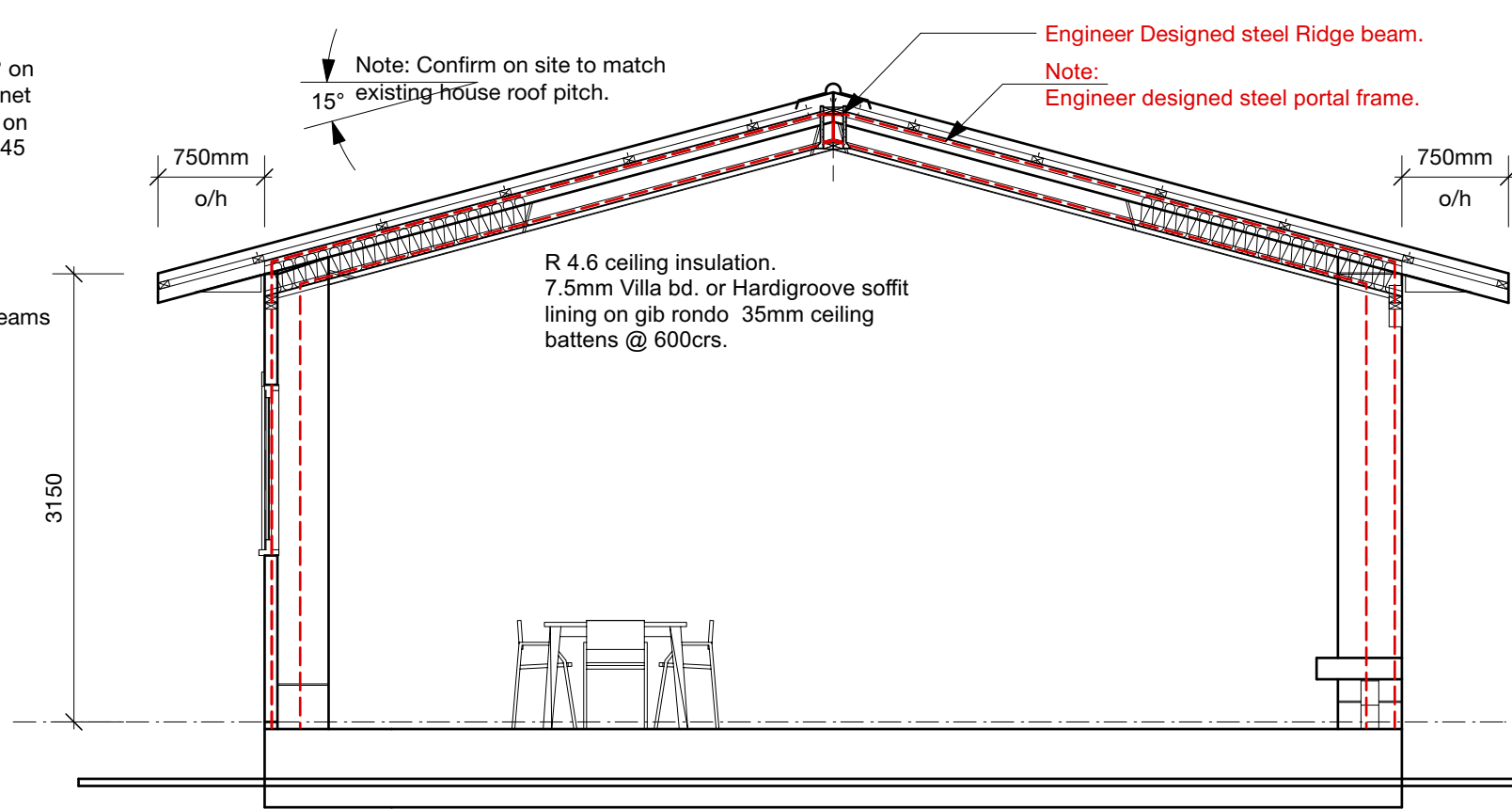
PROPOSED ADDITION / ALTERATIONS FOR V. CAMERON  
 AT 43 ALBERT STREET HAMILTON

REVISION:	DATE:	REVISION NOTE:			
<b>Concept D</b>					
<b>RENDERS 3 - RAKING CEILINGS</b>					
DRAWN	CHECKED	DATE	SCALE @ A3	JOB No.	DWG No.
S. Fowler / D. Cowie	-	March 2025	NTS	2405	8
					REV
					OF

Colorsteel Endura 0.4 corrugated roofing? on Thermakraft Covertex 407 underlay & Ausnet netting on 75x50 H1.2 purlins @ 900 crs., on HJ240 x 63 hyJOISTS @ 900 crs. with 90x45 eaves out riggers @ 900crs.

290x90 beams

3150



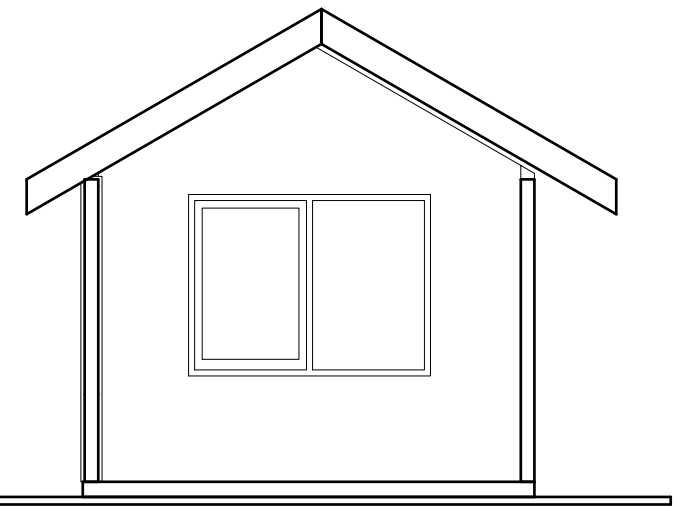
Engineer Designed steel Ridge beam.

Note:

Engineer designed steel portal frame.

Note: Confirm on site to match 15° existing house roof pitch.

R 4.6 ceiling insulation.  
7.5mm Villa bd. or Hardigroove soffit lining on gib rondo 35mm ceiling battens @ 600crs.

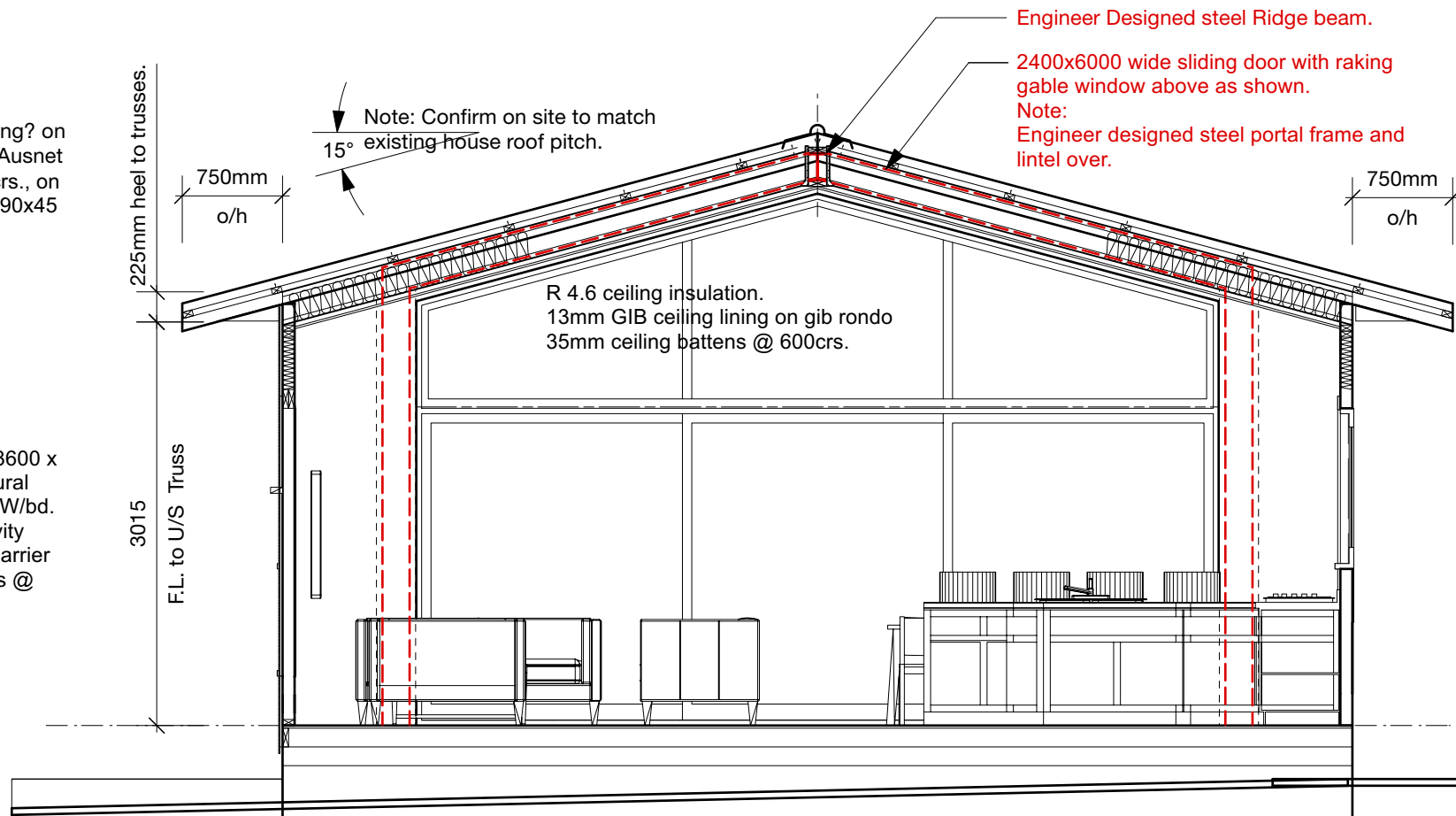


**A-A** Section  
Scale: 1:50

Colorsteel Endura 0.4 corrugated roofing? on Thermakraft Covertex 407 underlay & Ausnet netting on 75x50 H1.2 purlins @ 900 crs., on HJ240 x 63 hyJOISTS @ 900 crs. with 90x45 eaves out riggers @ 900crs.

225mm heel to trusses.

3015  
F.L. to U/S Truss



Engineer Designed steel Ridge beam.

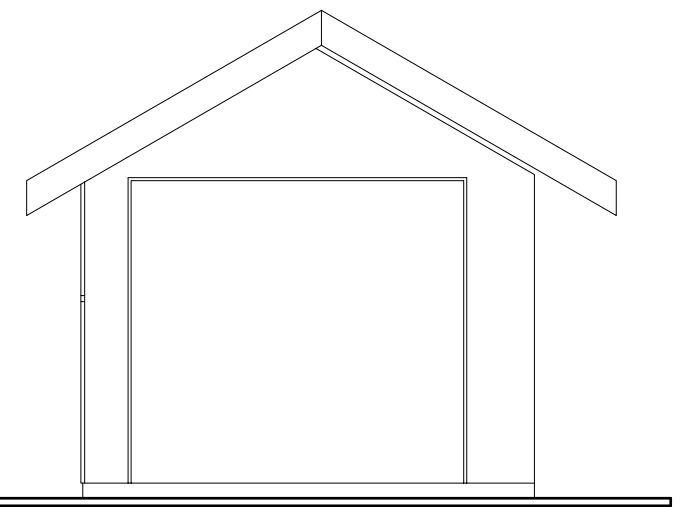
2400x6000 wide sliding door with raking gable window above as shown.

Note:

Engineer designed steel portal frame and lintel over.

Note: Confirm on site to match 15° existing house roof pitch.

R 4.6 ceiling insulation.  
13mm GIB ceiling lining on gib rondo 35mm ceiling battens @ 600crs.



**B-B** Section  
Scale: 1:50

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**PROPOSED ADDITION / ALTERATIONS FOR V. CAMERON**  
**AT 43 ALBERT STREET HAMILTON**

REVISION: DATE: REVISION NOTE:

SECTIONS - RAKING CEILINGS				
DRAWN	CHECKED	DATE	SCALE @ A3	JOB No.
D. Cowie / S. Fowler	-	March 2025	1:50	2405

Concept D

DWG No. **9**  
REV OF