

Bdy. 15.29 m

Bdy. 36.61 m

Bdy. 15.29 m

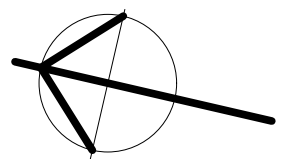
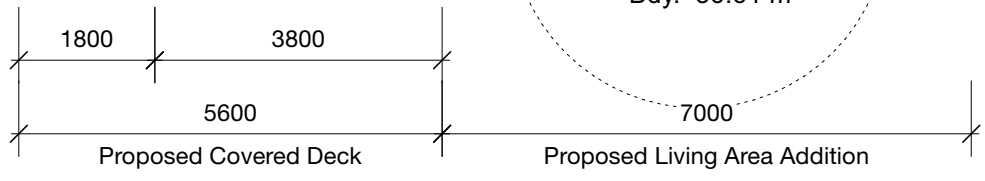
ALBERT STREET

Service Court.
(Min. 15 m²)

Living Court.
(Min. 45 m²)

Existing Driveway and paths. (86 m²)

Min. 300x300x900mm deep bubble up catch pit with overflow to street.



FIXTURE PIPE SIZES:

Basin	40mm dia. @ 1:40 fall
Bath	40mm dia. @ 1:40 fall
Shower	40mm dia. @ 1:40 fall
Sink	50mm dia. @ 1:40 fall
Tub	50mm dia. @ 1:40 fall
W.C.	100mm dia. @ 1:60 fall

KEY:

T.V.	Terminal Vent
AAV	Air Admittance Valve
V	Vent
G.T.	Gully Trap
R.G.T.	Relief Gully Trap
I.J.	Inspection Joint
I.B.	Inspection Bend
D.P.	Down Pipe

All foul water sanitary plumbing and drainage shall comply with AS/NZS 3500.
All stormwater drainage shall comply with NZBC E1 / AS1

Note:
All plumbing fixtures to be low flow and to have a min. 3 star rating to comply with NZ water efficiency scheme.

LOT 6
D.P. 16960
Area. 559 m²

Zone: Residential Intensification Zone
Wind Zone: Med.
EQ Zone: 1
Corrosion: B
Lot Size: 559 m²
Allowable site coverage 45%: 251.55 m²
Actual site coverage 37%: 207.3 m²
Min. Permeable site area = 223.6 m² (40%)
Actual permeable site area = 263.5 m² (47%)

Existing House Area..... 90.3 m²
Proposed Addition..... 57.5 m²
Total Living Area..... 147.8 m²
Covered Deck Area..... 32.0 m²
Total Combined Roof Area..... 216 m²

Existing Sleepout & Garage Area..... 28.0 m²
Total Site Coverage 207.3 m²

- Existing 100 mm dia. sewer line (indicative only.)
- Existing 90 mm dia. stormwater line.
- Proposed 100 mm dia. sewer line with min. 1:60 fall.
- Proposed 90 mm dia. stormwater line with min. 1:90 fall.

SHEET INDEX:

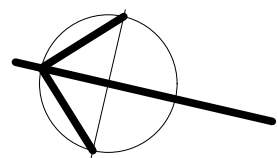
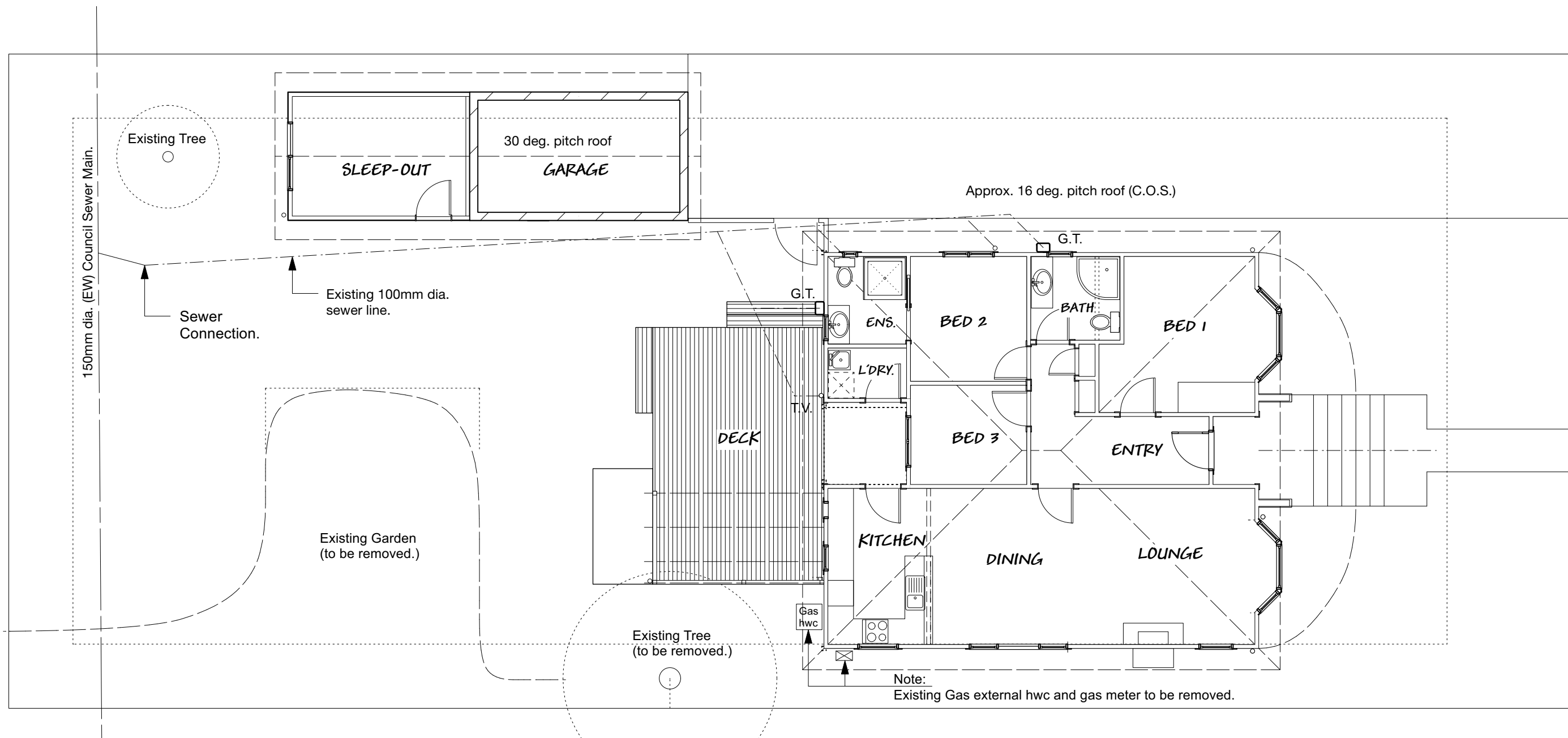
Sht. 1	Site Plan
Sht. 2	Existing Floor Plan
Sht. 3	Existing Elevations
Sht. 4	Proposed Floor Plan
Sht. 5	Proposed Elevations
Sht. 6	Foundation Plan
Sht. 7	Wall Bracing & Floor Finishes Plans & H1 Calc's.
Sht. 8	Roof Framing Plan
Sht. 9	Sections A-A & Details
Sht. 10	Sections B-B & Details
Sht. 11	Sections C-C & Details
Sht. 12	Sections D-D & Details
Sht. 13	Details
Sht. 14	Electrical Plan & Details Continued
Sht. R1	Renders 1
Sht. R2	Renders 2
Sht. R3	Renders 3
Sht. R3	Renders 4

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

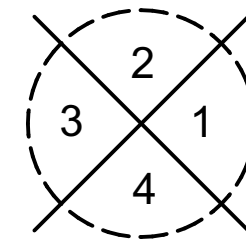
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SITE PLAN				
DRAWN	CHECKED	DATE	SCALE @ A3	JOB No.
D. Cowie	D. Cowie	July 2025	1:100	2405
				DWG No. 1
				REV OF 14

BC Application



EXISTING FLOOR PLAN

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



ELEVATION KEY

BC Application

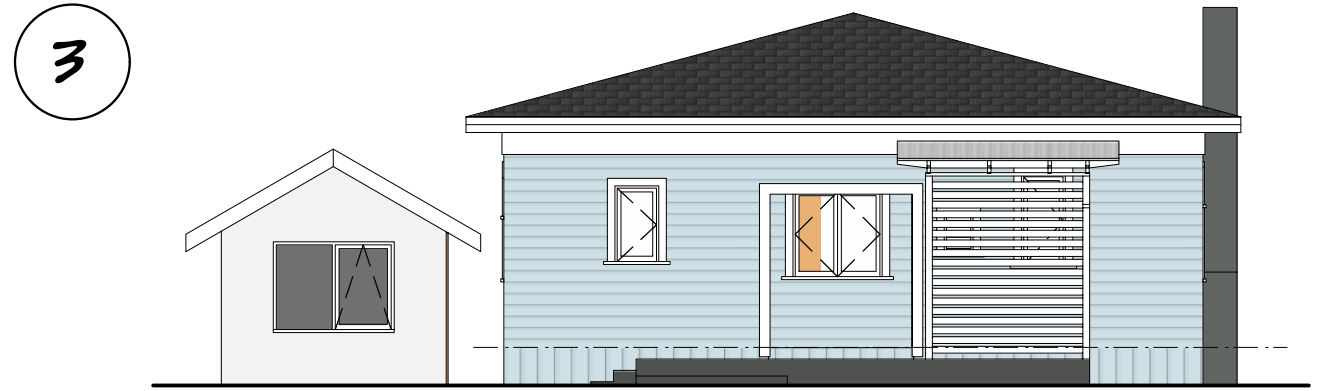
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PROPOSED ADDITION / ALTERATIONS FOR V. CAMERON AT 43 ALBERT STREET HAMILTON

REVISION:		DATE:	REVISION NOTE:	
EXISTING FLOOR PLAN				
DRAWN	CHECKED	DATE	SCALE @ A3	JOB No.
S. Fowler	D. Cowie	July 2025	1:100	2405

DWG No. **2**
 OF 14 REV



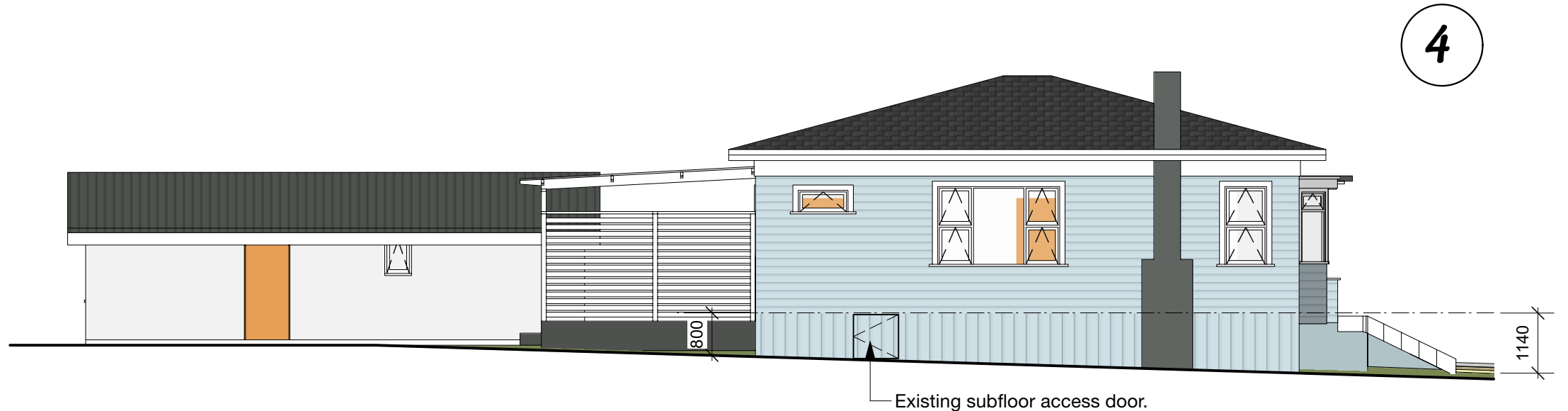
Existing House Construction:

Decramastic tile roofing iron with timber fascia and external guttering.

Timber joinery. (Single glazed)

Timber w/bd. exterior wall cladding.

Timber vertical base boards (providing sub-floor ventilation).



EXISTING ELEVATIONS

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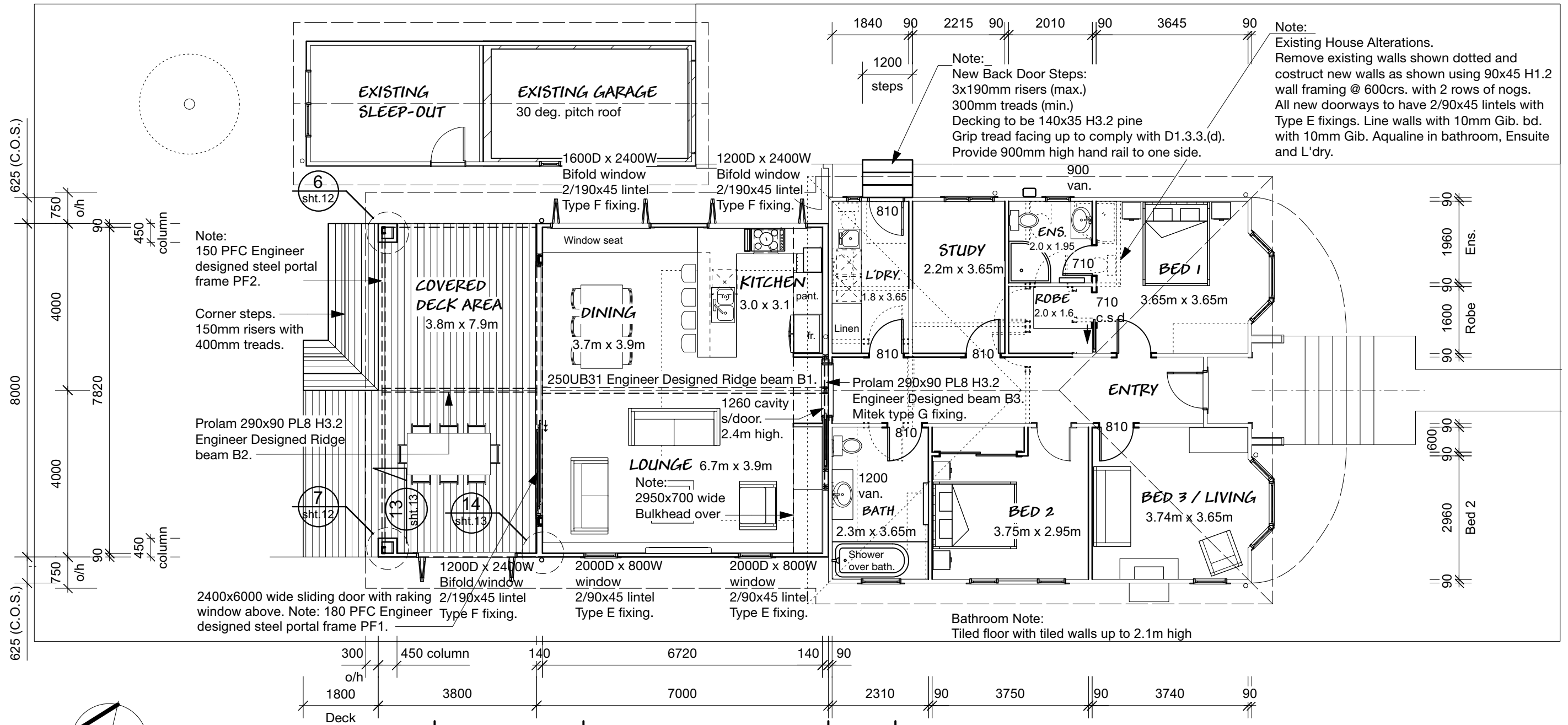
PROPOSED ADDITION / ALTERATIONS FOR V. CAMERON
AT 43 ALBERT STREET HAMILTON

REVISION:		DATE:	REVISION NOTE:	
EXISTING ELEVATIONS				
DRAWN	CHECKED	DATE	SCALE @ A3	JOB No.
S. Fowler	D. Cowie	July 2025	1:100	2405

BC Application

DWG No. **3**
 REV OF 14

Existing House Roof Approx. 16 deg. pitch.
N.B. To be confirmed on site prior to fabrication / construction.



Note:
Existing House Alterations.
Remove existing walls shown dotted and construct new walls as shown using 90x45 H1.2 wall framing @ 600crs. with 2 rows of noggs. All new doorways to have 2/90x45 lintels with Type E fixings. Line walls with 10mm Gib. bd. with 10mm Gib. Aqualine in bathroom, Ensuite and L'dry.

Note:
New Back Door Steps:
3x190mm risers (max.)
300mm treads (min.)
Decking to be 140x35 H3.2 pine
Grip tread facing up to comply with D1.3.3.(d).
Provide 900mm high hand rail to one side.

Note:
150 PFC Engineer designed steel portal frame PF2.

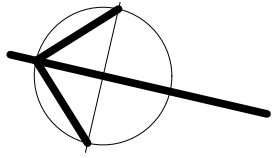
Corner steps.
150mm risers with 400mm treads.

Prolam 290x90 PL8 H3.2 Engineer Designed Ridge beam B2.

2400x6000 wide sliding door with raking 2/190x45 lintel window above. Note: 180 PFC Engineer designed steel portal frame PF1.

Prolam 290x90 PL8 H3.2 Engineer Designed beam B3. Mitek type G fixing.

Bathroom Note:
Tiled floor with tiled walls up to 2.1m high

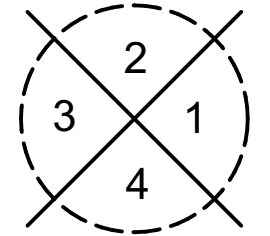


PROPOSED FLOOR PLAN

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

Note:
Engineer Geotech report with foundation and steel portal frames / lintel design as per TITUS Consulting Engineers ref. 16537.
Engineer Stormwater management design report and drawings ref. 16537.

Note:
- All wet areas are to have approved safety glazing to windows and cubical shower screens/doors.
Replace existing timber T.G.&V. flooring with 19mm James Hardies Secura flooring as a substrate for proposed tiled flooring.
Provide painted finish to Gib Aqualine lined walls to E3/AS1.
- All timber to be SG8 grade.



ELEVATION KEY

BC Application

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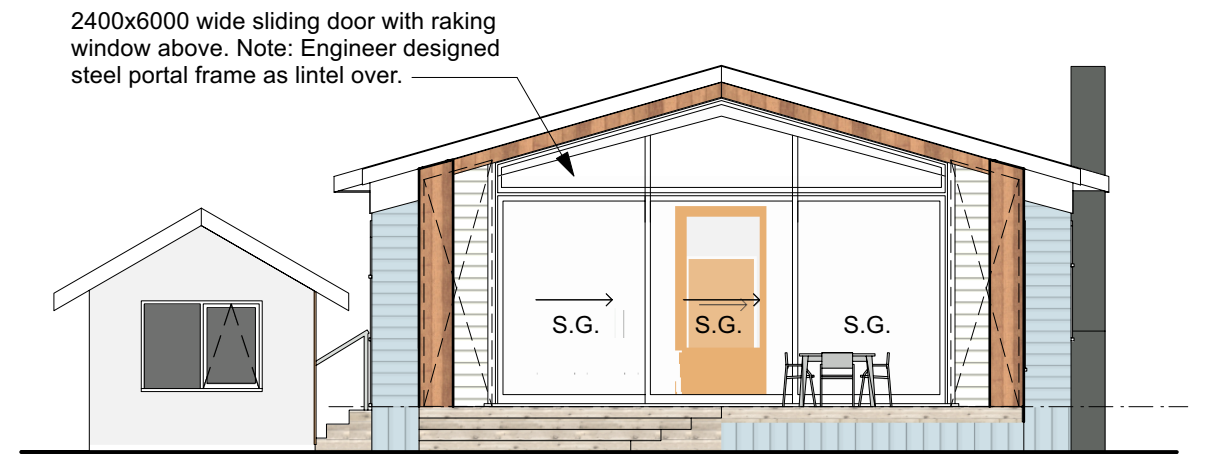
**PROPOSED ADDITION / ALTERATIONS FOR V. CAMERON
AT 43 ALBERT STREET HAMILTON**

REVISION:		DATE:	REVISION NOTE:	
PROPOSED FLOOR PLAN - RAKING CEILINGS				
DRAWN	CHECKED	DATE	SCALE @ A3	JOB No.
S. Fowler / D. Cowie	D. Cowie	July 2025	1:100	2405
DWG No. 4				REV OF 14

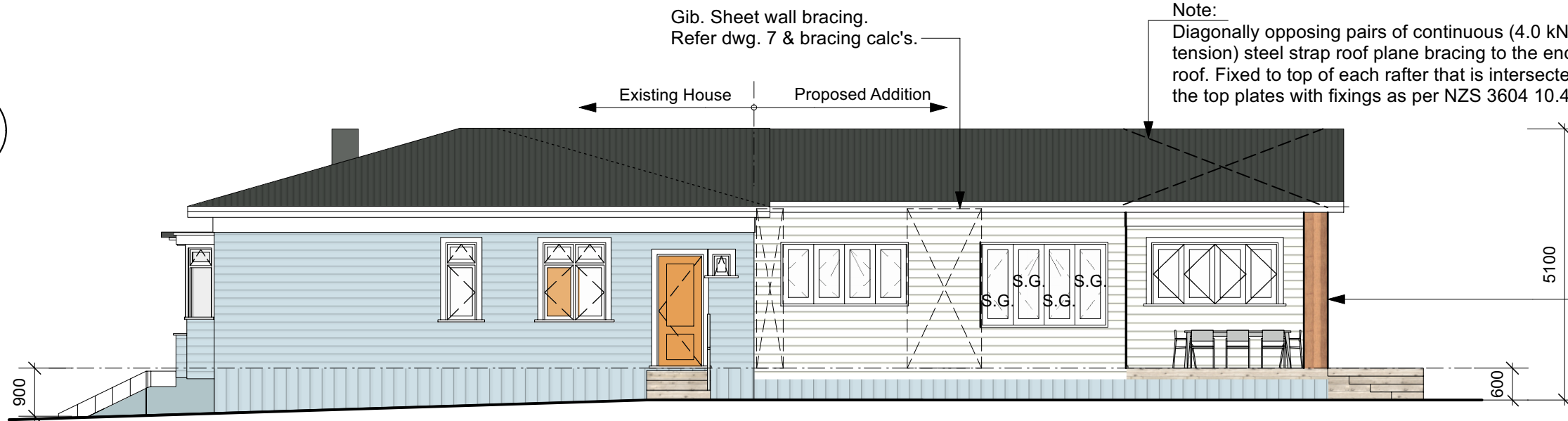
1



3



2



Note:
Diagonally opposing pairs of continuous (4.0 kN in tension) steel strap roof plane bracing to the end of gable roof. Fixed to top of each rafter that is intersected, and to the top plates with fixings as per NZS 3604 10.4.2.2 (b).

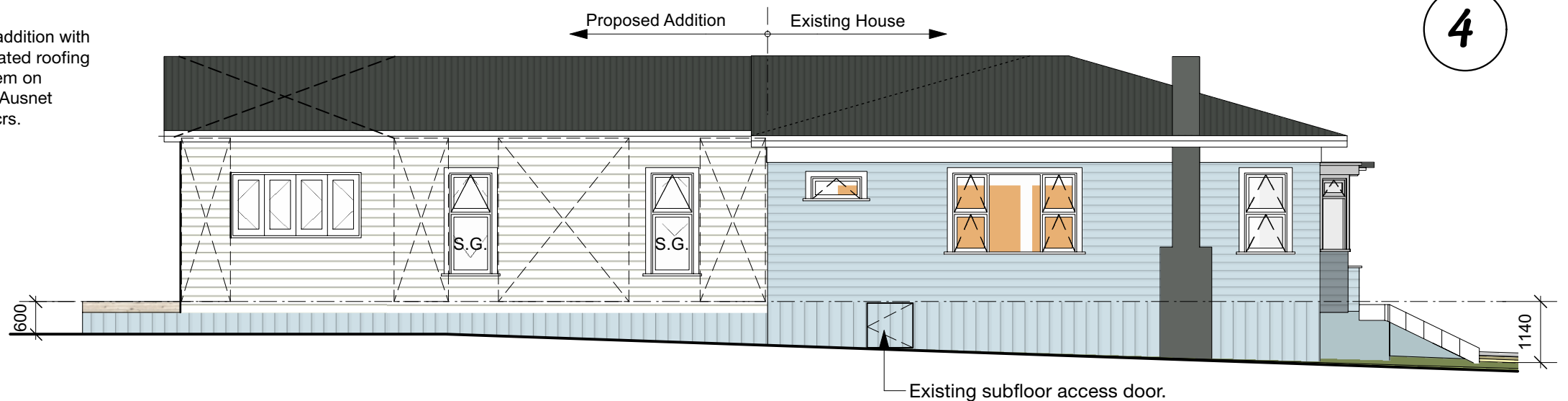
Note:
110mm cover Hardwood vertical shiplap w/bds. on H3.2 20mm castellated cavity battens over 6mm Hardies Rab Bd. rigid air barrier on H1.2 wall framing @ 400 crs. with nogs @ 480crs. max. to covered deck columns and raking gable.

Note:
Re-roof existing house and proposed addition with selected Colorsteel Endura 0.4 corrugated roofing with VENT ventilation & drainage system on Thermakraft Covertek 407 underlay & Ausnet netting on 75x50 H1.2 purlins @ 900 crs.

Timber beveled back W/bd. exterior cladding to match existing house on drained 20mm cavity batten system, on 6mm RAB rigid air barrier

H3.2 tan. Timber vertical base boards to match existing house. (providing sub-floor ventilation.)

4



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

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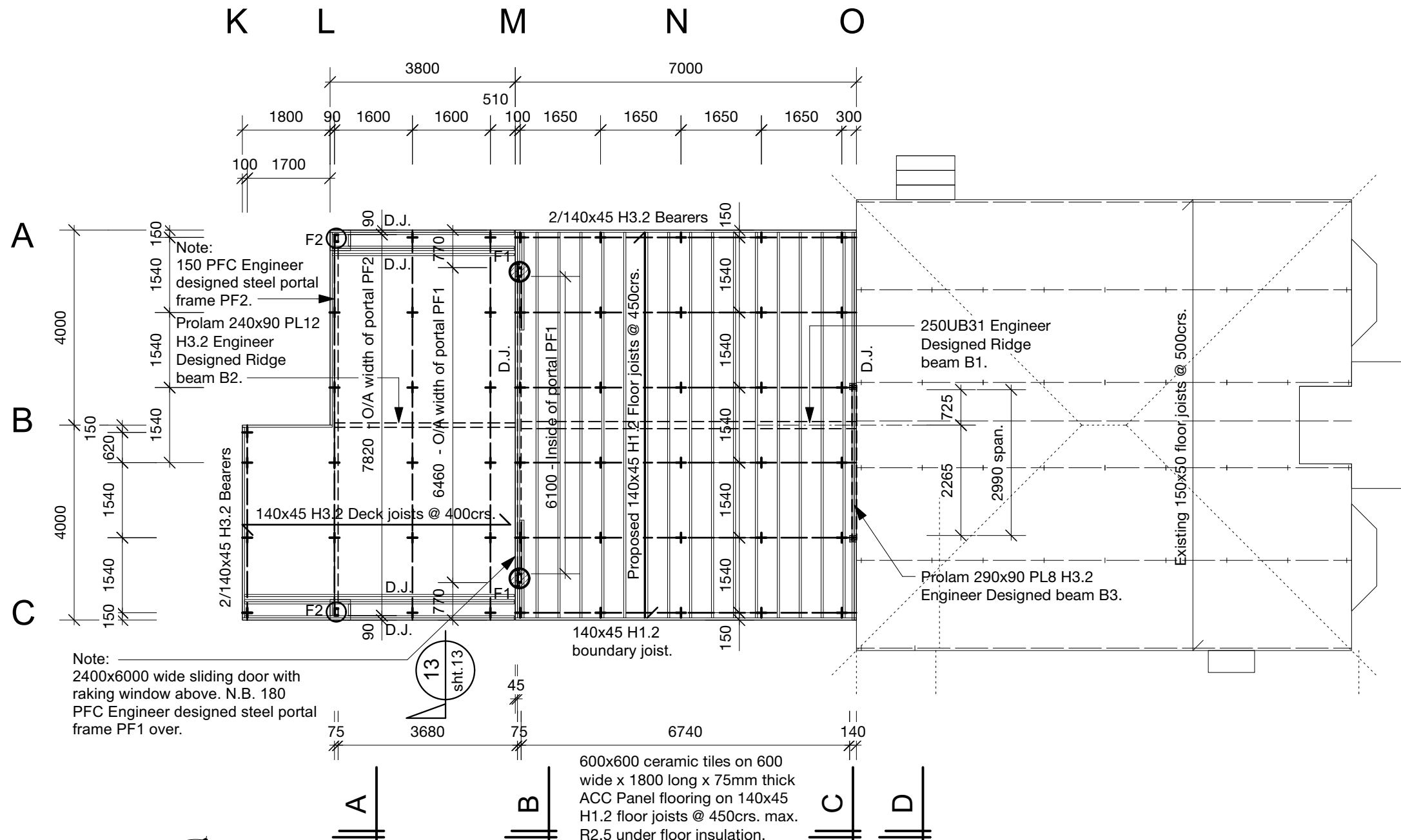
PROPOSED ELEVATIONS

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

REVISION:		DATE:	REVISION NOTE:	
PROPOSED ELEVATIONS				
DRAWN	CHECKED	DATE	SCALE @ A3	JOB No.
S. Fowler / D. Cowie	D. Cowie	July 2025	1:100	2405

BC Application

DWG No. **5**
REV OF 14



Note:
2400x6000 wide sliding door with raking window above. N.B. 180 PFC Engineer designed steel portal frame PF1 over.

Note:
150 PFC Engineer designed steel portal frame PF2.
Prolam 240x90 PL12 H3.2 Engineer Designed Ridge beam B2.

600x600 ceramic tiles on 600 wide x 1800 long x 75mm thick ACC Panel flooring on 140x45 H1.2 floor joists @ 450crs. max. R2.5 under floor insulation.

- Proposed 2/140x45 H3.2 tan. bearers
- + Engineer designed 125 # Cantilevered tanipiles with 400 dia. x 900 min. deep conc. footings.
- ⊕ F1 - Engineered design PF1 with 400 dia. x 2200 min. deep conc. footings.
- ⊕ F2 - Engineered design PF2 with 400 dia. x 1700 min. deep conc. footings.

Note:
Engineer Geotech report with foundation and steel portal frames / lintel design as per TITUS Consulting Engineers ref. 16537-ST-01 to 04.
Engineer Stormwater management design report and drawings ref. 16537.

FOUNDATION PLAN

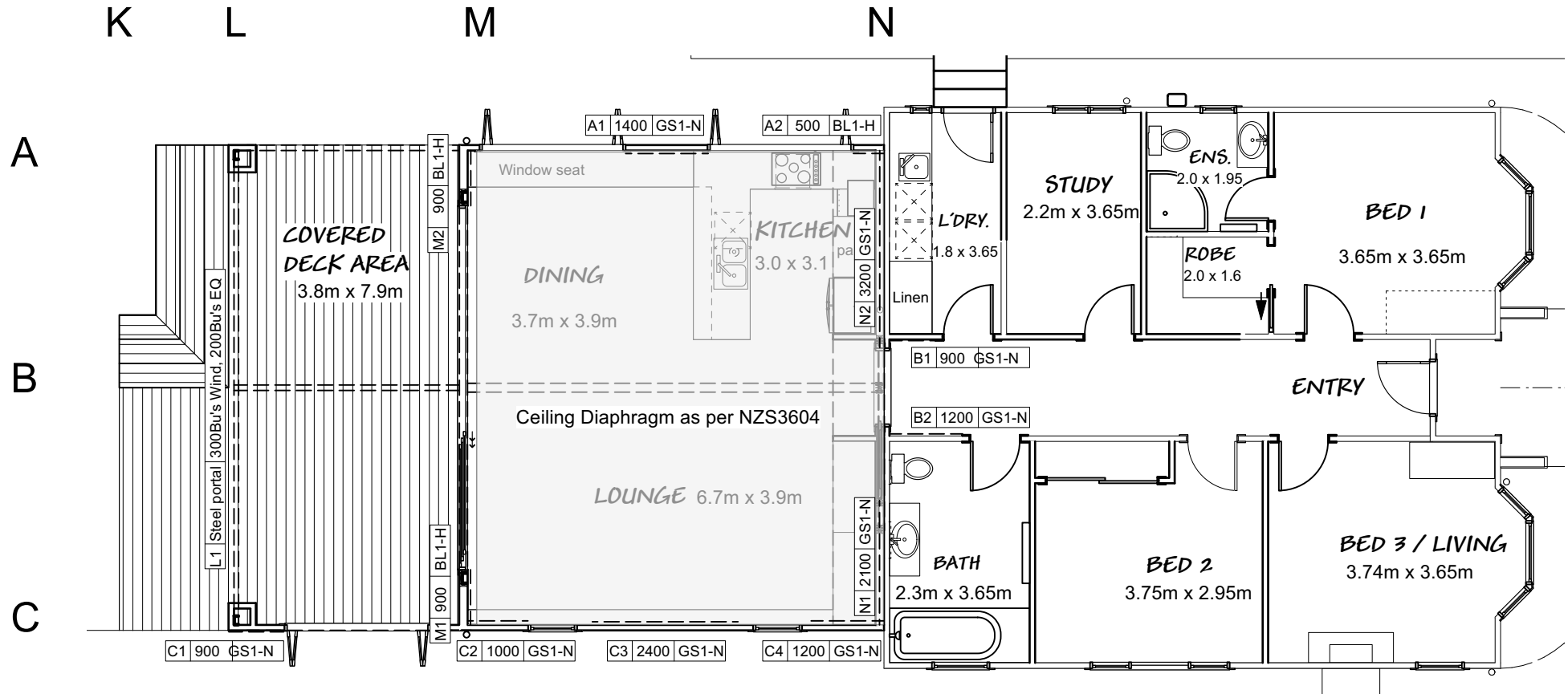
To be read in conjunction with TITUS Consulting Engineers Foundation Plan ref. 16537-ST-01 and Sub-Floor Bracing calc's.

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

REVISION:		DATE:	REVISION NOTE:	
FOUNDATION PLAN				
DRAWN	CHECKED	DATE	SCALE @ A3	JOB No.
D. Cowie	D. Cowie	July 2025	1:100	2405
				DWG No. 6
				REV OF 14

BC Application



WALL BRACING PLAN Wind Zone: Med.
EQ Zone: 1

**Insulation Notes:
Compliance with H1**

Building Envelope Area 52.4 m2, Climate Zone 2.
- The proposed house meets the criteria required by H1/AS1 using the 'Calculation Method'
- Refer to sheet 13 for note on compliance with H1.3.4 for Hot Water System.

Insulation:

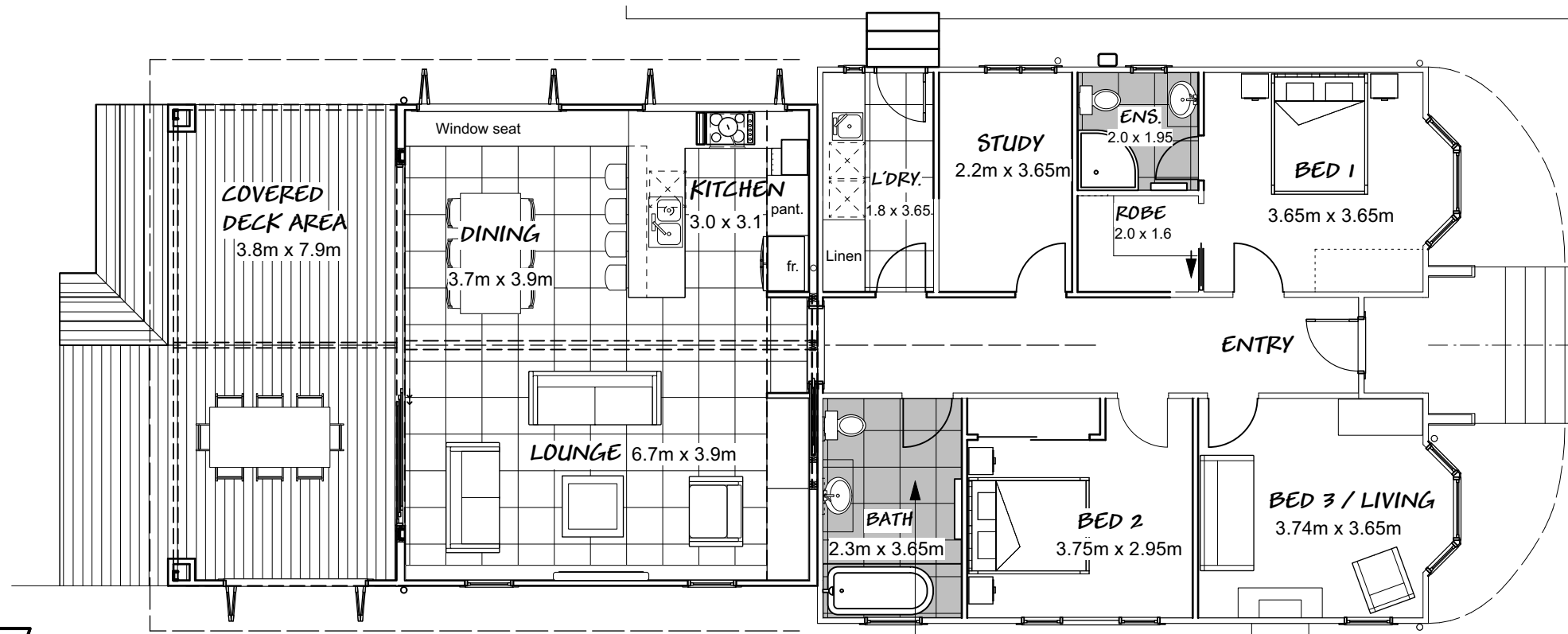
- Ceiling	R6.25	-R5.0 'Super Batts' Insulation between rafters + R1.3 Mammoth Polyester ceiling batten insulation.
- Walls	R2.05	-R2.8 'Batts' Insulation.
- Joinery	R0.5	-R0.5 Clear double glazed with thermally broken Aluminium frame with thermally improved spacer and Low E glass and argon gas.
- Floor	R2.46	- R1.9 Mammoth Polyester Insulation + R0.57 ACC Flooring.

'Calculation Method':

Refer to NZGBC calculator results in spec.
TOTAL ELEVATIONS:
Internal Area of Envelope = 52.4 m2

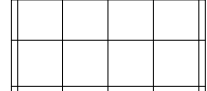
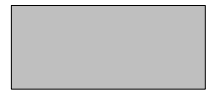
Wall area	64.7m2
Joinery area	31.3m2
32.6% < 40%	O.K.

HI CALCULATIONS



FLOOR FINISHES PLAN

FLOOR COVERING LEGEND:

-  Selected Floor tiles (max. 600x600) to the main Living area on 75mm Mason Enviro ACC Panel and to Bathroom, Ensuite and L'dry. on 19mm James Hardies Secura flooring.
-  Ardex WPM155 Water proofing to ensuite and Bathroom. Refer to attached specifications.

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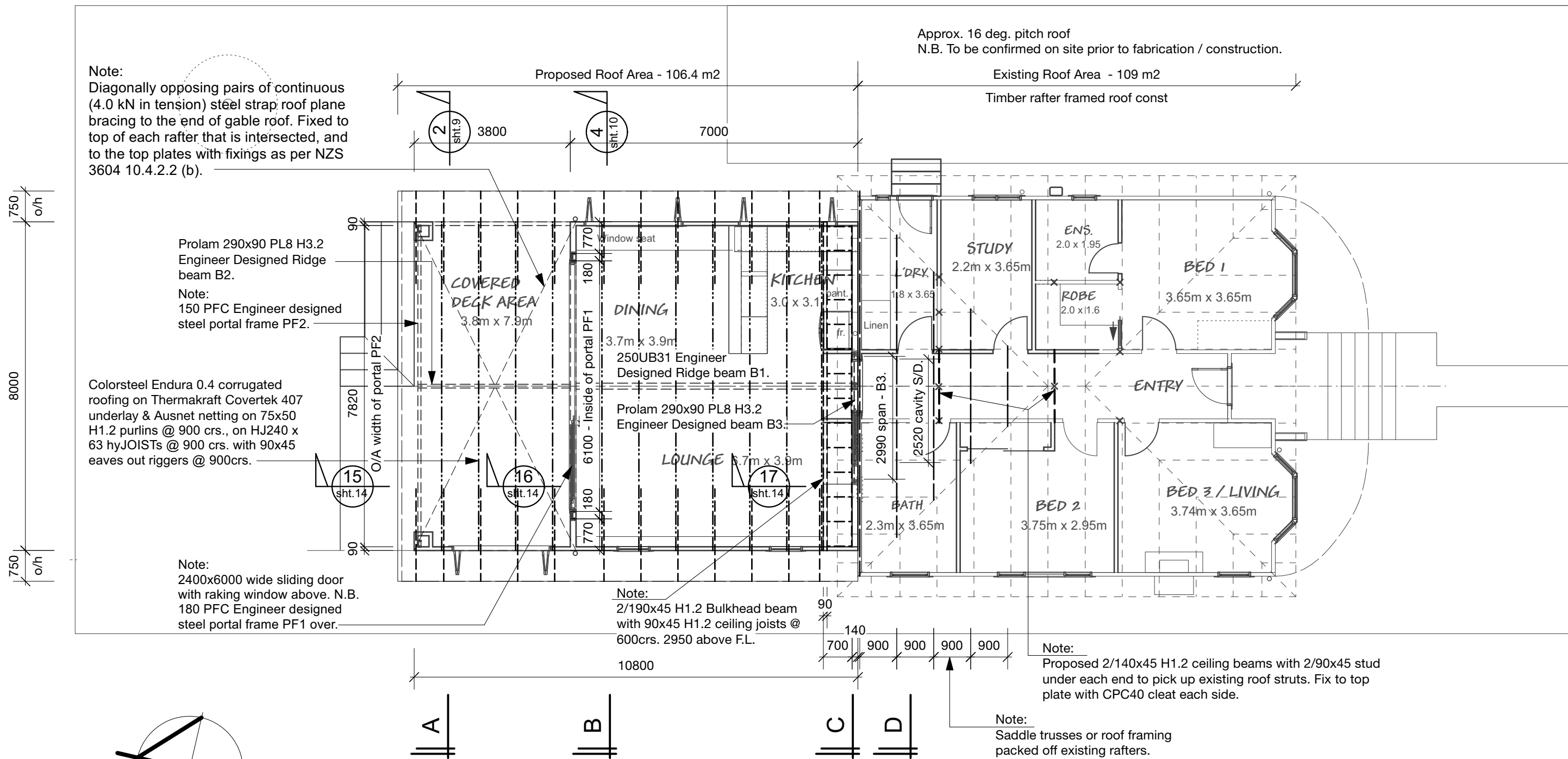
**PROPOSED ADDITION / ALTERATIONS FOR V. CAMERON
AT 43 ALBERT STREET HAMILTON**

REVISION:		DATE:	REVISION NOTE:	
WALL BRACING & FLOOR FINISHES PLANS & HI CALC'S				
DRAWN	CHECKED	DATE	SCALE @ A3	JOB No.
D. Cowie	D. Cowie	July 2025	1:100	2405
				7
				OF 14

BC Application

Note:
Diagonally opposing pairs of continuous (4.0 kN in tension) steel strap roof plane bracing to the end of gable roof. Fixed to top of each rafter that is intersected, and to the top plates with fixings as per NZS 3604 10.4.2.2 (b).

Approx. 16 deg. pitch roof
N.B. To be confirmed on site prior to fabrication / construction.



Prolam 290x90 PL8 H3.2
Engineer Designed Ridge
beam B2.

Note:
150 PFC Engineer designed
steel portal frame PF2.

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

Note:
2400x6000 wide sliding door
with raking window above. N.B.
180 PFC Engineer designed
steel portal frame PF1 over.

Note:
2/190x45 H1.2 Bulkhead beam
with 90x45 H1.2 ceiling joists @
600crs. 2950 above F.L.

Note:
Proposed 2/140x45 H1.2 ceiling beams with 2/90x45 stud
under each end to pick up existing roof struts. Fix to top
plate with CPC40 cleat each side.

Note:
Saddle trusses or roof framing
packed off existing rafters.

Note:
Engineer Geotech report with foundation and steel portal frames / lintel
design as per TITUS Consulting Engineers ref. 16537.
Engineer Stormwater management design report and drawings ref. 16537.

ROOF FRAMING PLAN

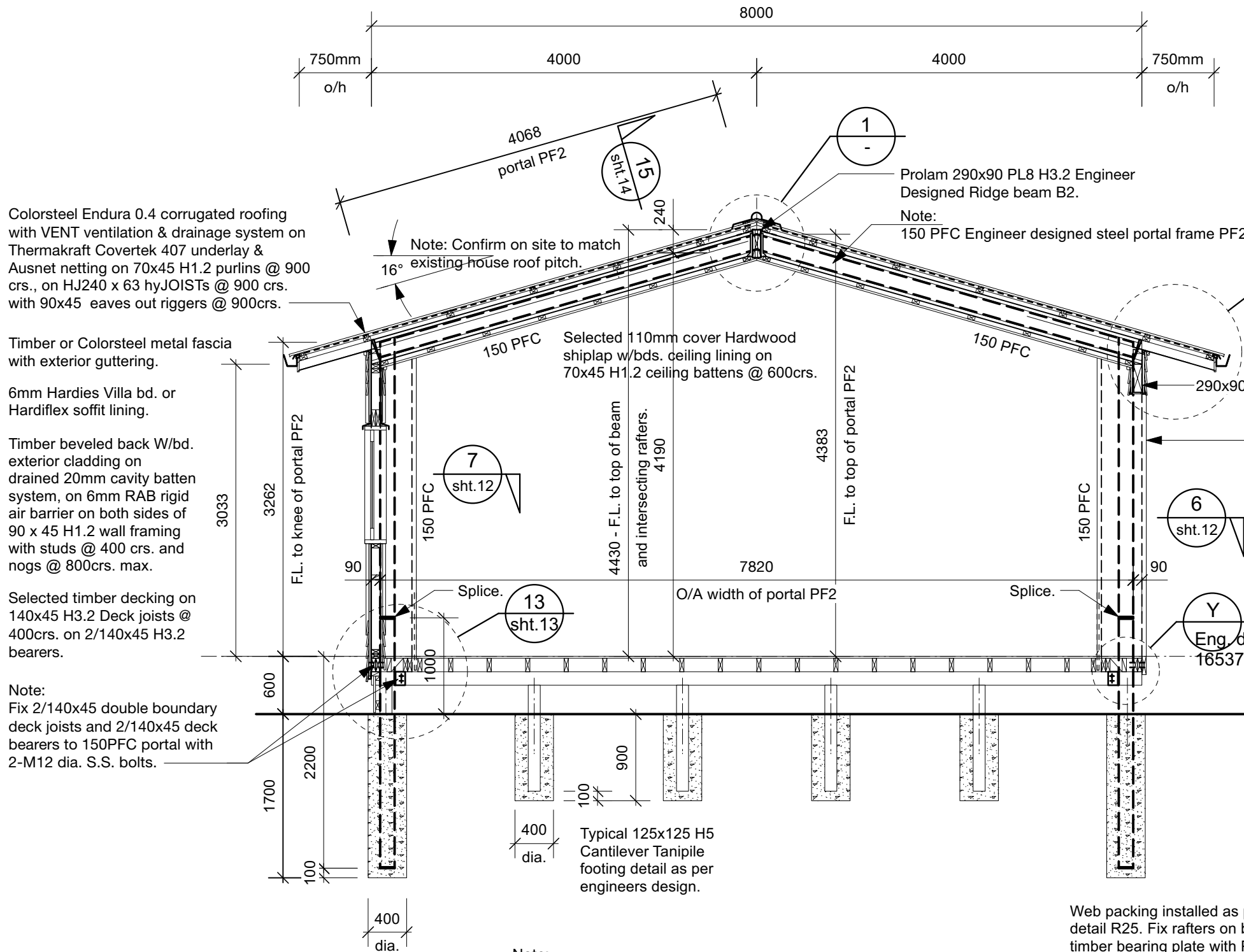
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PROPOSED ADDITION / ALTERATIONS FOR V. CAMERON
AT 43 ALBERT STREET HAMILTON

REVISION:		DATE:	REVISION NOTE:	
ROOF FRAMING PLAN				
DRAWN	CHECKED	DATE	SCALE @ A3	JOB No.
D. Cowie	D. Cowie	July 2025	1:100	2405
DWG No. 8				REV
				OF 14

BC Application



Colorsteel Endura 0.4 corrugated roofing with VENT ventilation & drainage system on Thermakraft Covertek 407 underlay & Ausnet netting on 70x45 H1.2 purlins @ 900 crs., on HJ240 x 63 hyJOISTS @ 900 crs. with 90x45 eaves out riggers @ 900crs.

Timber or Colorsteel metal fascia with exterior guttering.

6mm Hardies Villa bd. or Hardiflex soffit lining.

Timber beveled back W/bd. exterior cladding on drained 20mm cavity batten system, on 6mm RAB rigid air barrier on both sides of 90 x 45 H1.2 wall framing with studs @ 400 crs. and noggs @ 800crs. max.

Selected timber decking on 140x45 H3.2 Deck joists @ 400crs. on 2/140x45 H3.2 bearers.

Note: Fix 2/140x45 double boundary deck joists and 2/140x45 deck bearers to 150PFC portal with 2-M12 dia. S.S. bolts.

Note: Confirm on site to match 16° existing house roof pitch.

Prolam 290x90 PL8 H3.2 Engineer Designed Ridge beam B2.
Note: 150 PFC Engineer designed steel portal frame PF2.

Selected 110mm cover Hardwood shiplap w/bds. ceiling lining on 70x45 H1.2 ceiling battens @ 600crs.

Typical 125x125 H5 Cantilever Tanipile footing detail as per engineers design.

Note: Engineer Geotech report with foundation and steel portal frames / lintel design as per TITUS Consulting Engineers ref. 16537. Engineer Stormwater management design report and drawings ref. 16537.

Fix rafters on beveled timber bearing plate with Pryda mini-grip both side with 4/35x3.15 flathead nails per tab.

A-A Section
Scale: 1:50

HJ240 x 63 hyJOIST Rafters @ 900crs. with web packing installed as per detail R25. Fixed with IBHF240/65 joist hangers with 10x40/3.75 nails + 2 into bottom flange (or Multigrip each side with 4/35x3.15 FH nails/multigrip tab) with 25x0.8 strap over top of rafters fixed with 7/35 x 3.15 FH nails per end. as per detail R14.

Top of intersecting Rafters. 4430 above F.L.

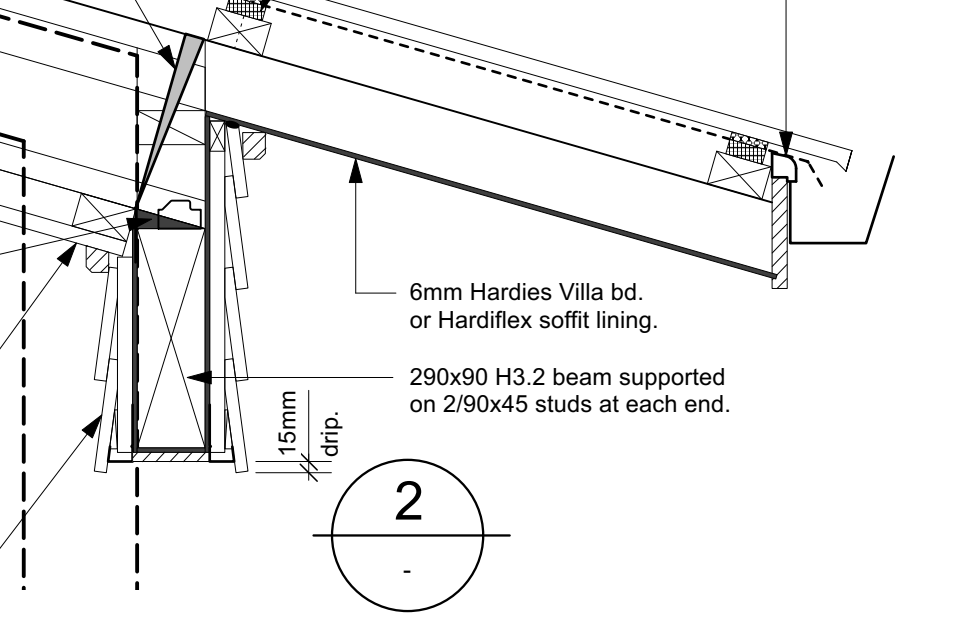
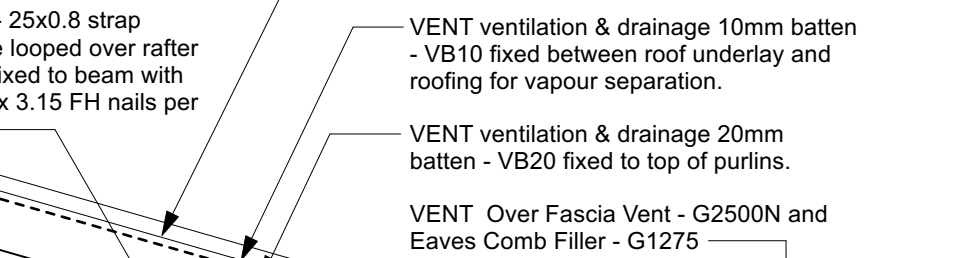
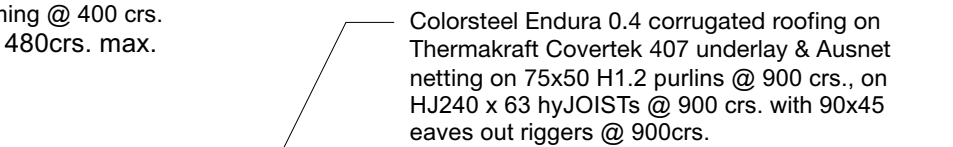
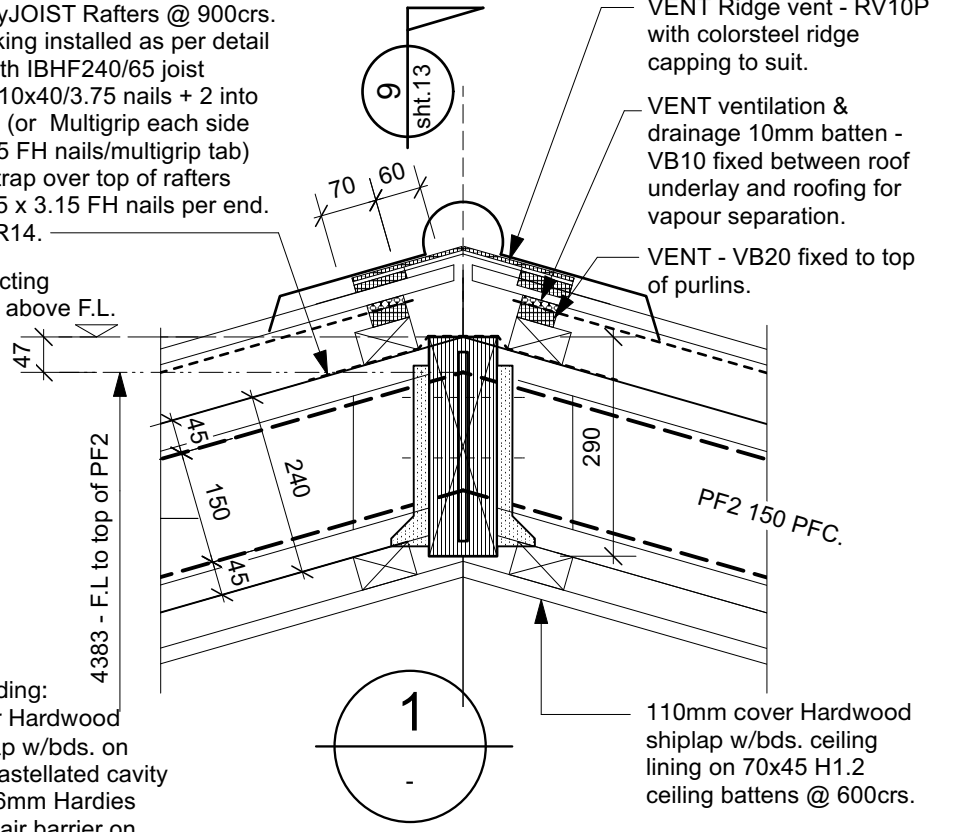
Column Cladding: 110mm cover Hardwood vertical shiplap w/bds. on H3.2 20mm castellated cavity battens over 6mm Hardies Rab Bd. rigid air barrier on H1.2 wall framing @ 400 crs. with noggs @ 480crs. max.

R13 - 25x0.8 strap brace looped over rafter and fixed to beam with 3/35 x 3.15 FH nails per end.

Web packing installed as per detail R25. Fix rafters on beveled timber bearing plate with Pryda mini-grip both side with 4/35x3.15 flathead nails per tab.

110mm cover Hardwood shiplap w/bds. ceiling lining on 70x45 H1.2 ceiling battens @ 600crs.

Timber beveled back W/bd. exterior cladding on drained 20mm cavity batten system, on 6mm RAB rigid air barrier to both sides of beam. With Cavity closure.



REVISION:		DATE:	REVISION NOTE:	
SECTIONS A-A & DETAILS				
DRAWN	CHECKED	DATE	SCALE @ A3	JOB No.
D. Cowie / S. Fowler	D. Cowie	July 2025	1:50, 1:10	2405
DWG No. 9				REV OF 14

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

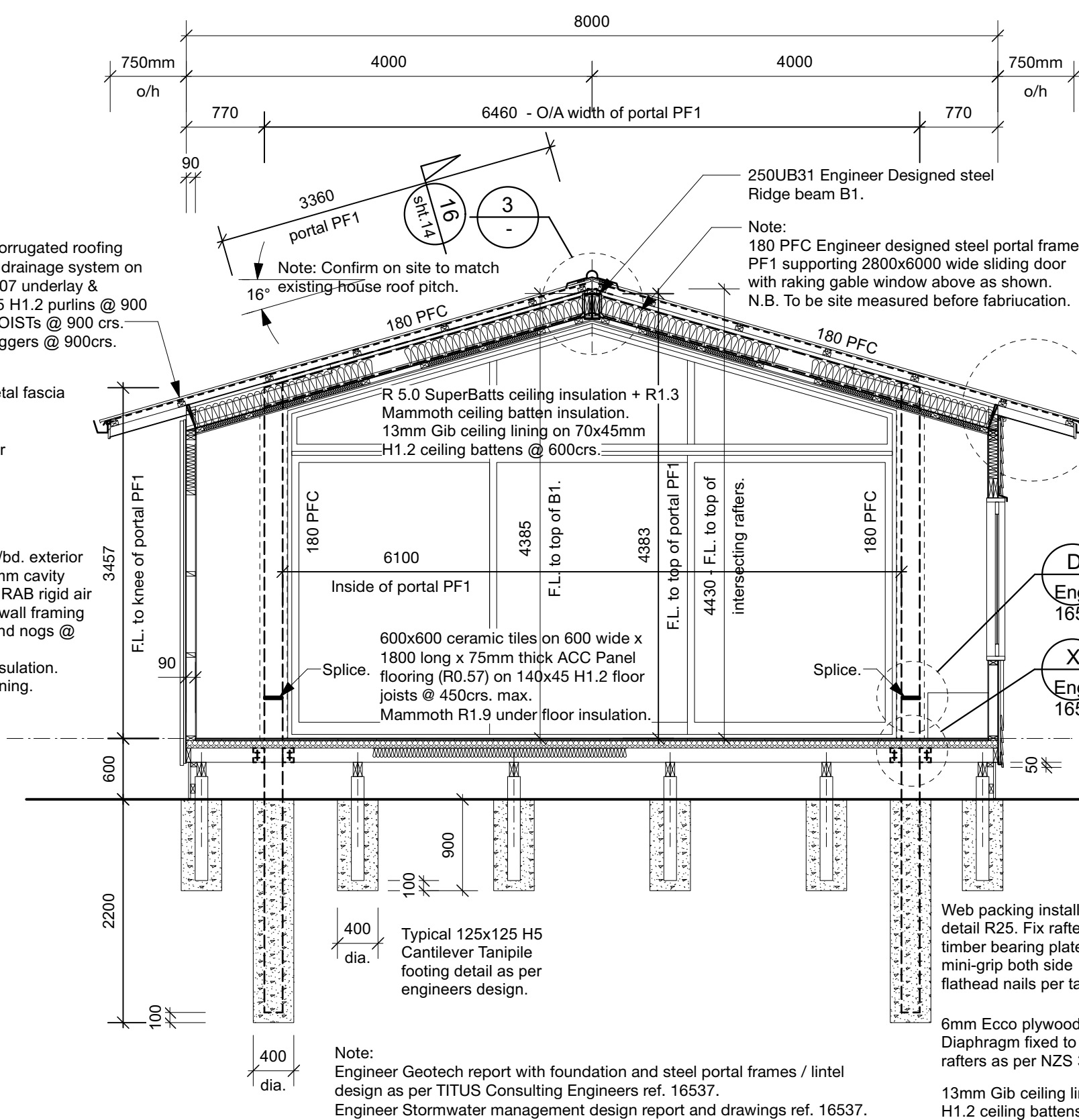
BC Application

Colorsteel Endura 0.4 corrugated roofing with VENT ventilation & drainage system on Thermakraft Covertek 407 underlay & Ausnet netting on 70x45 H1.2 purlins @ 900 crs., on HJ240 x 63 hyJOISTS @ 900 crs. with 90x45 eaves out riggers @ 900crs.

Timber or Colorsteel metal fascia with exterior guttering.

6mm Hardies Villa bd. or Hardiflex soffit lining.

Timber beveled back W/bd. exterior cladding on drained 20mm cavity batten system, on 6mm RAB rigid air barrier on 90 x 45 H1.2 wall framing with studs @ 400 crs. and noggs @ 800crs. max.
R2.8 'Batts Ultra' wall insulation.
10mm GIB bd. interior lining.

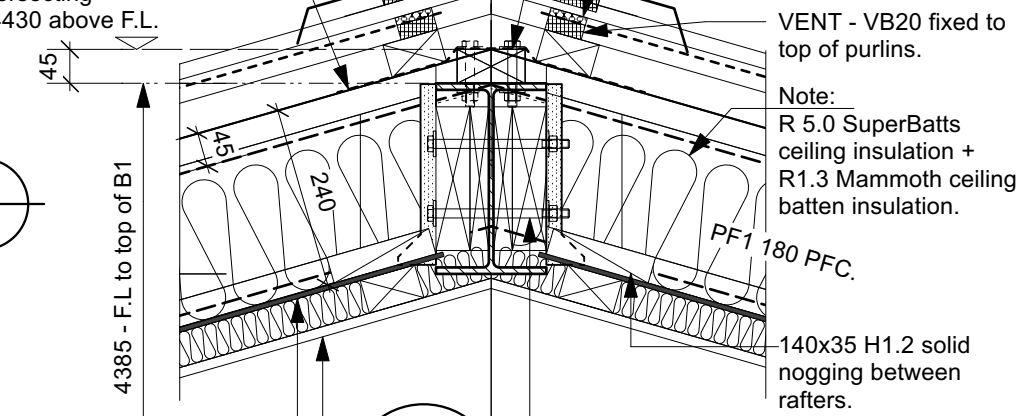


B-B Section
Scale: 1:50

HJ240 x 63 hyJOIST Rafters @ 900crs. with web packing installed as per detail R25. Fixed with IBHF240/65 joist hangers with 10x40/3.75 nails + 2 into bottom flange (or Multigrip each side with 4/35x3.15 FH nails/multigrip tab) with 25x0.8 strap over top of rafters fixed with 7/35 x 3.15 FH nails per end. as per detail R14.

Top of intersecting Rafters. 4430 above F.L.

90x45 H1.2 timber bolted to top of B1 250UB25 flange with M12 dia. bolts @ 600crs. alternating.
VENT Ridge vent - RV10P with colorsteel ridge capping to suit.
VENT ventilation & drainage 10mm batten - VB10 fixed between roof underlay and roofing for vapour separation.



6mm Ecco plywood ceiling Diaphragm fixed to u/s hyJoist rafters as per NZS 3604.

13mm Gib ceiling lining on 70x45 H1.2 ceiling battens @ 600crs. with R1.3 Mammoth ceiling batten insulation.

R13 - 25x0.8 strap brace looped over rafter and fixed to wall plate with 3/35 x 3.15 FH nails per end.

VENT ventilation & drainage 10mm batten - VB10 fixed between roof underlay and roofing for vapour separation.
VENT ventilation & drainage 20mm batten - VB20 fixed to top of purlins.
VENT Over Fascia Vent - G2500N and Eaves Comb Filler - G1275

Web packing installed as per detail R25. Fix rafters on bevelled timber bearing plate with Pryda mini-grip both side with 4/35x3.15 flathead nails per tab.

6mm Ecco plywood ceiling Diaphragm fixed to u/s hyJoist rafters as per NZS 3604.

13mm Gib ceiling lining on 70x45 H1.2 ceiling battens @ 600crs.

Timber beveled back W/bd. exterior cladding on drained 20mm cavity batten system, on 6mm RAB rigid air barrier on 90 x 45 H1.2 wall framing with studs @ 400 crs. and noggs @ 800crs. max.
R2.8 'Batts' wall insulation.
10mm GIB bd. interior lining.

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

VENT ventilation & drainage 10mm batten - VB10 fixed between roof underlay and roofing for vapour separation.

VENT ventilation & drainage 20mm batten - VB20 fixed to top of purlins.

VENT Over Fascia Vent - G2500N and Eaves Comb Filler - G1275

6mm Hardies Villa bd. or Hardiflex soffit lining.

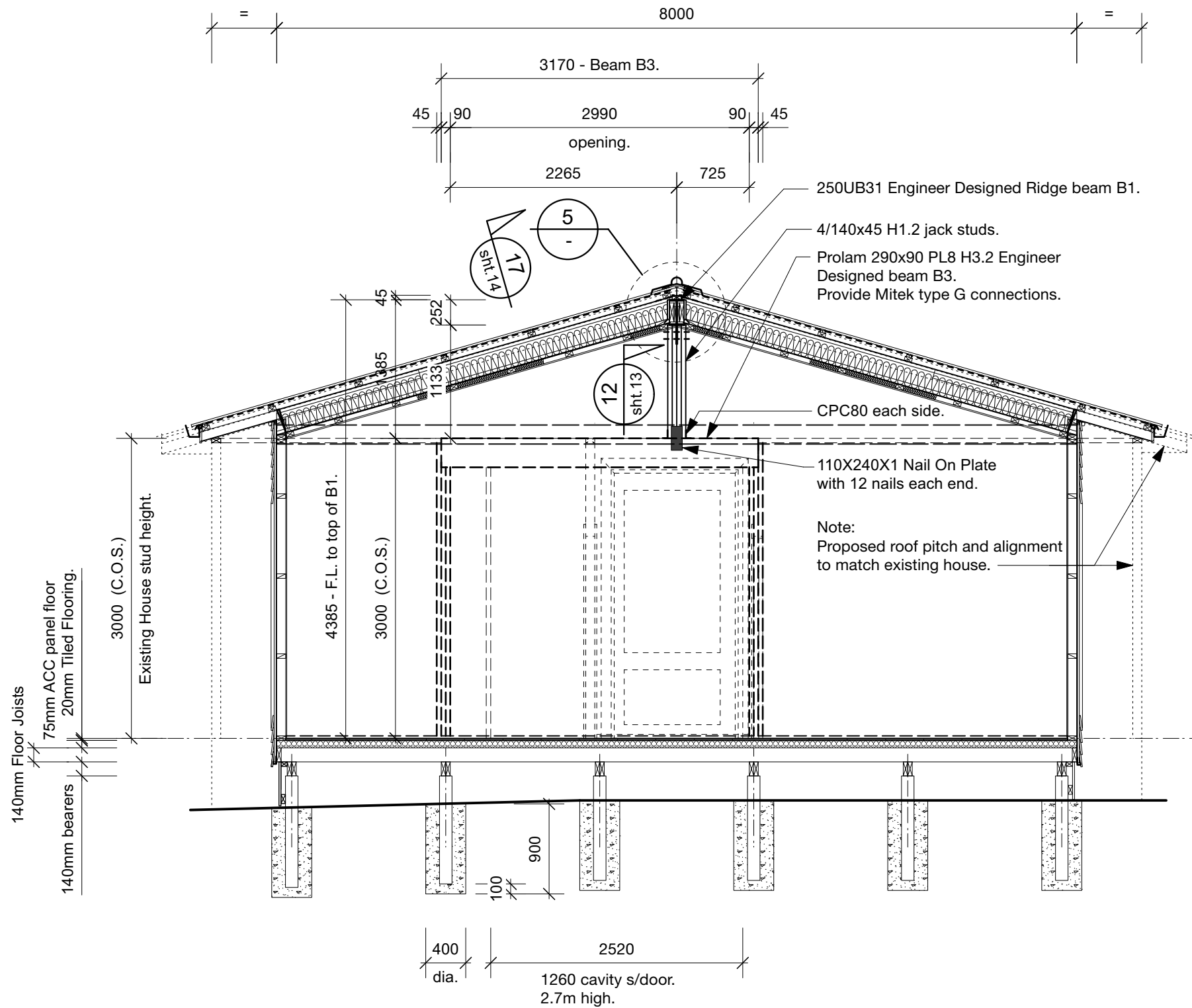
Timber or Colorsteel metal fascia with exterior guttering.

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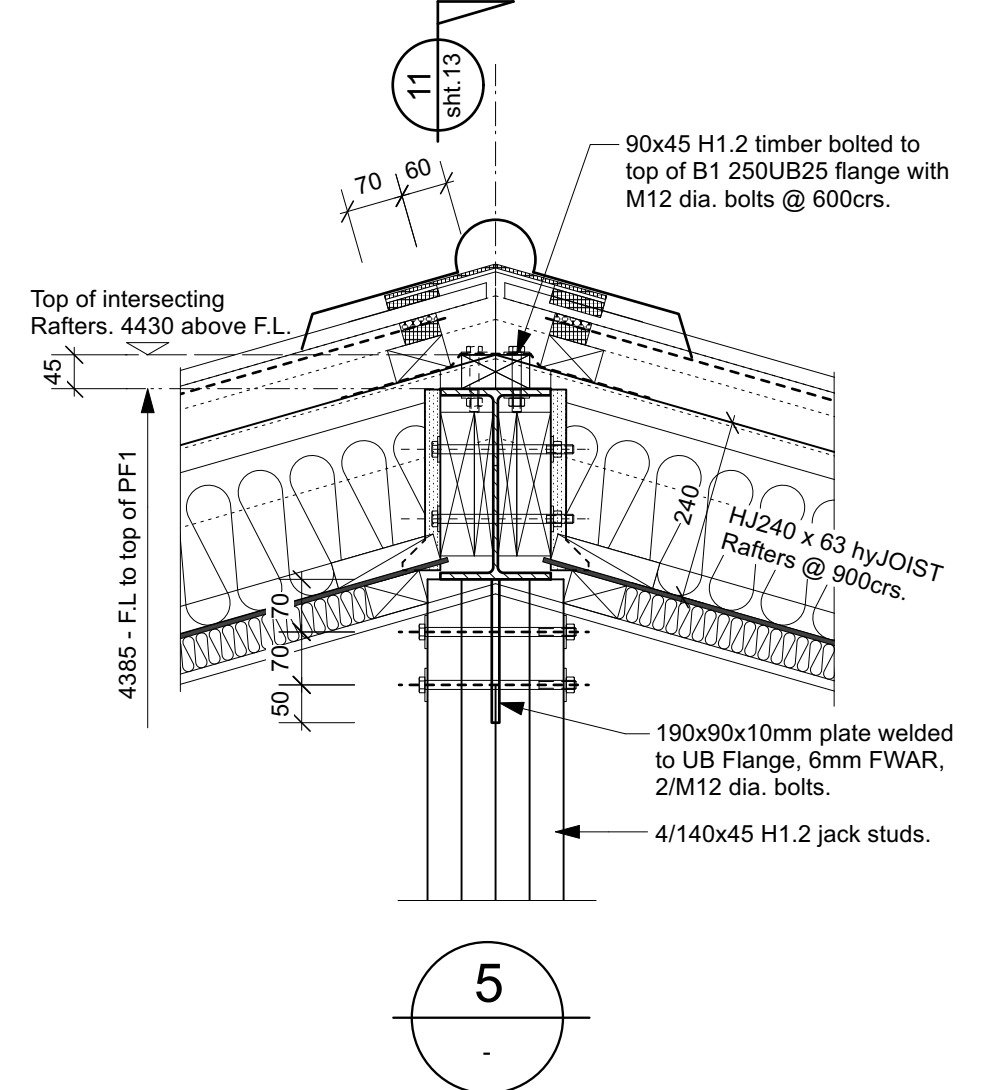
**PROPOSED ADDITION / ALTERATIONS FOR V. CAMERON
AT 43 ALBERT STREET HAMILTON**

REVISION:		DATE:	REVISION NOTE:	
SECTION B-B & DETAILS				
DRAWN	CHECKED	DATE	SCALE @ A3	JOB No.
D. Cowie / S. Fowler	D. Cowie	July 2025	1:50, 1:10	2405
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BC Application



Note:
 Engineer Geotech report with foundation and steel portal frames / lintel design as per TITUS Consulting Engineers ref. 16537.
 Engineer Stormwater management design report and drawings ref. 16537.



Note Uplift Connections for Med Wind Zone:

- Purlins: 70x45 H1.2 @ 900crs. fixed with 1/10g self-drilling screw, 80mm long.
- Rafters: HJ240 x 63 hyJOIST Rafter @ 900crs. with web packing installed each end. Refer to Design IT certificate in spec.
- Fixed at Ridge with IBHF240/65 joist hangers 10x40/3.75 nails + 2 into bottom flange. (or Multigrip each side with 4/35x3.15 FH nails/multigrip tab) with 25x0.8 strap over top of rafters fixed with 7/35 x 3.15 FH nails per end. as per detail R14.
- Fixed at wall on bevelled timber bearing plate with Pryda mini-grip both side with 4/35x3.15 flathead nails per tab. Plus 25x0.8 strap brace looped over rafter and fixed to beam with 3/35 x 3.15 FH nails per end as per detail R13.

Top Plates: Refer Lumberlok stud to top plate fixing details in spec.

Lintels: Refer Lumberlok lintel fixing details in spec.

Bottom Plates: For External & Internal wall bottom plate fixings Refer NZS 3604 7.5.12 and at lintels refer NZS 3604 8.6.1.8 and Figure 8.12 and Table 8.14(a) in Spec.

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C-C Section
 Scale: 1:50

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

REVISION:		DATE:	REVISION NOTE:	
SECTION C-C & DETAILS				
DRAWN	CHECKED	DATE	SCALE @ A3	JOB No.
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DWG No. 11				REV. 14

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Note:
Colorsteel Endura 0.4 corrugated roofing with VENT ventilation & drainage system on Thermakraft Covertek 407 underlay & Ausnet netting on 75x50 H1.2 purlins @ 900 crs., on Saddle trusses or roof framing packed off existing rafters.

Note: Confirm on site to match 16° existing house roof pitch.

Note:
Proposed 2/140x45 H1.2 ceiling beams with 2/90x45 stud under each end to pick up existing roof struts. Fix to top plate with CPC40 cleat each side.

Note:
Existing House Alterations.
Remove existing walls shown dotted and construct new walls as shown using 90x45 H1.2 wall framing @ 600crs. with nogs @ 800crs. All new doorways to have 2/90x45 lintels with Type E fixings. Line walls with 10mm Gib. bd. with 10mm Gib. Aqualine in bathroom, Ensuite and L'dry.

Note:
New Back Door Steps:
3x190mm risers (max.)
280mm treads (min.)
Decking to be 90x35 H3.2 pine
Grip tread facing up to comply with D1.3.3.(d).
Provide 900mm high hand rail to one side.

Ex. 190x45 H3.2 step stringer packers skew nailed to top of stringers.

140x45 H3.2 tan. step stringers. (3 off.)

Bowmac BS75 s.s. bracket and bolts cast into 300mm wide x min. 350mm deep x 1300mm long conc. footing.

190x45 H3.2 stringer packed off house as shown. (12mm min. gap) fix into bearers with 3/M12 dia. s.s. bolts with 50x50x3mm s.s. washers.

3000 (C.O.S.)
Existing House stud height.

Note:
Replace existing interior wall lining with 10mm Gib Aqualine and insulate walls exterior walls with R 2.8 wall insulation.

Note:
Replace existing timber T.G.&V. flooring with 19mm James Hardies Secura flooring as a substrate for proposed tiled flooring.

Note:
Replace existing ceiling lining with 13mm Gib Aqualine on gib rondo 40mm ceiling battens @ 600crs.

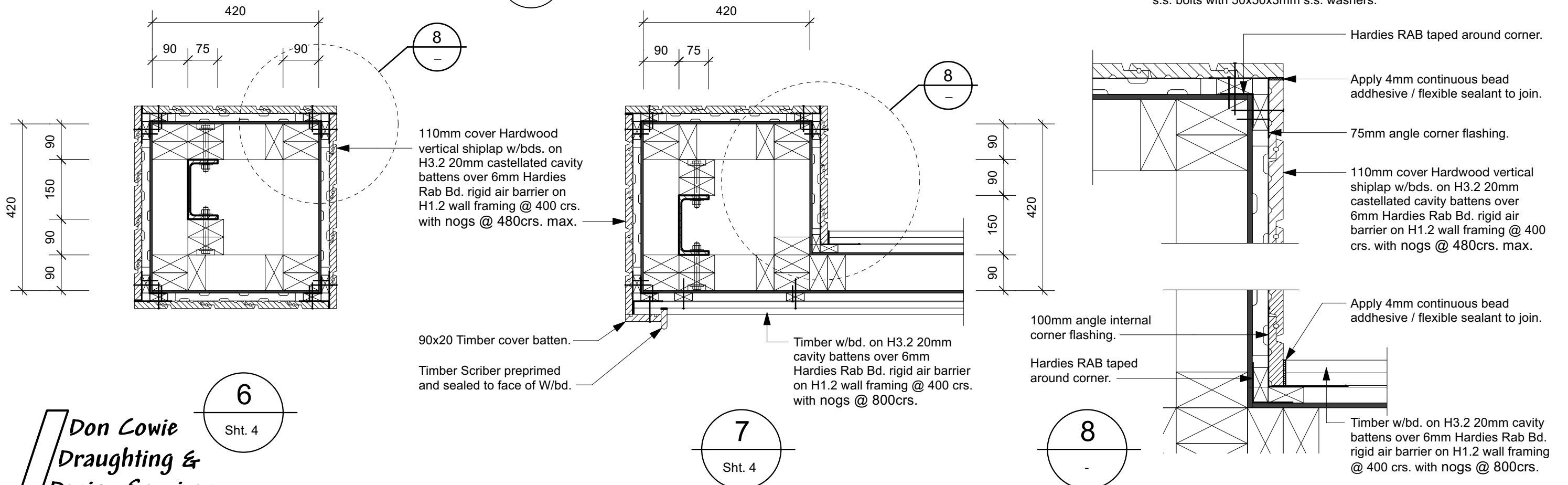
Note:
Replace existing timber T.G.&V. flooring with 19mm James Hardies Secura flooring as a substrate for proposed tiled flooring.

Min. 12mm gap.

Bathroom Note:
Tiled walls up to approx. 2.1m high on Ardex WPM155 Water proofing membrane over 10mm Gib. Aqualine or Hardies 9mm Villaboard.

D-D Section
Scale: 1:50

Existing house sub floor.
140x45 floor joists @ 450crs. on 90x70 bearers on 125x125 H5 tanipiles.



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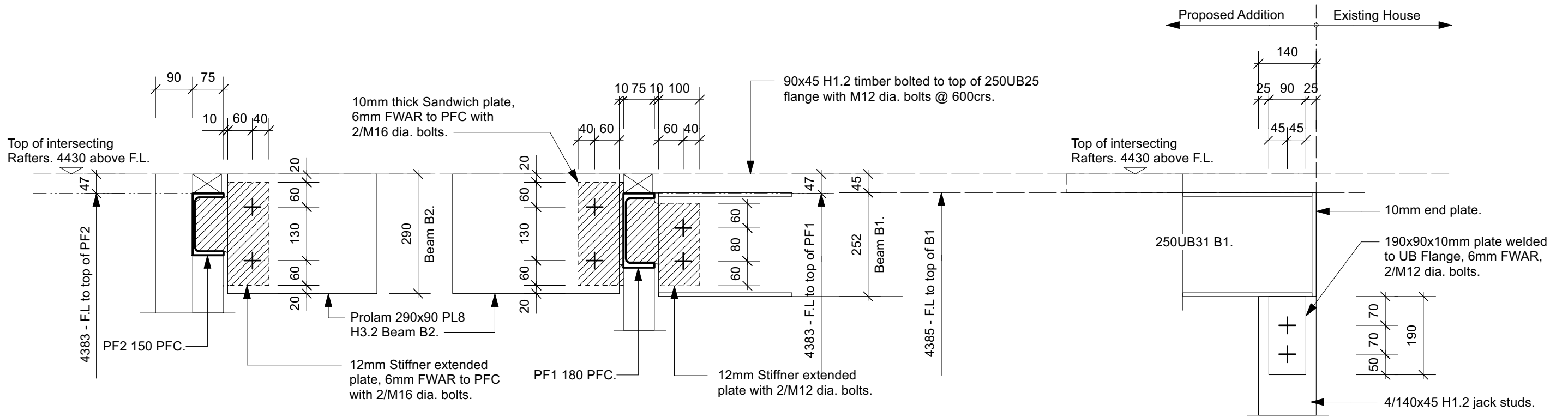
PROPOSED ADDITION / ALTERATIONS FOR V. CAMERON
AT 43 ALBERT STREET HAMILTON

REVISION: DATE: REVISION NOTE:

SECTION D-D & DETAILS				
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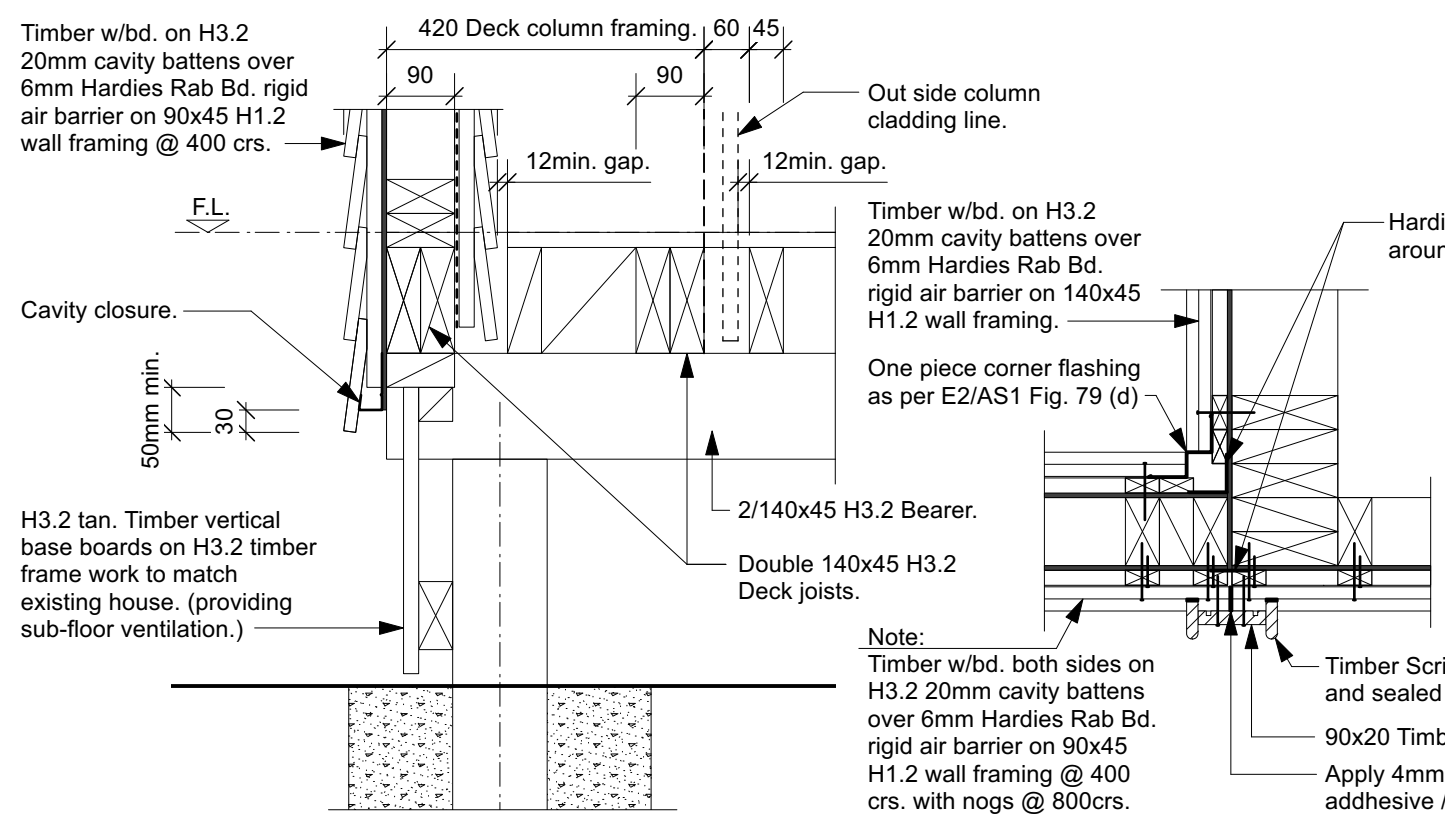
DWG No. **12**
REV OF 14



9
sht. 9
**PORTAL FRAME 2
RIDGE BEAM DETAIL**

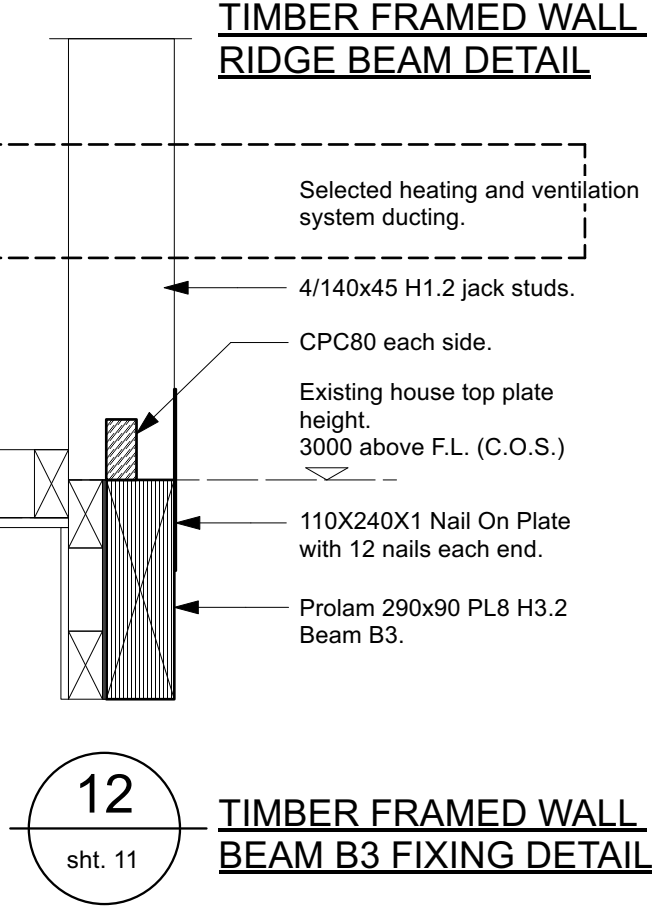
10
sht. 10
**PORTAL FRAME 1
RIDGE BEAM DETAIL**

11
sht. 11
**TIMBER FRAMED WALL
RIDGE BEAM DETAIL**



13
sht. 4, 6 & 9
**DECK TIMBER FRAMED
WALL JUNCTION DETAIL**

14
sht. 4
**DECK TIMBER FRAMED
WALL CORNER DETAIL**



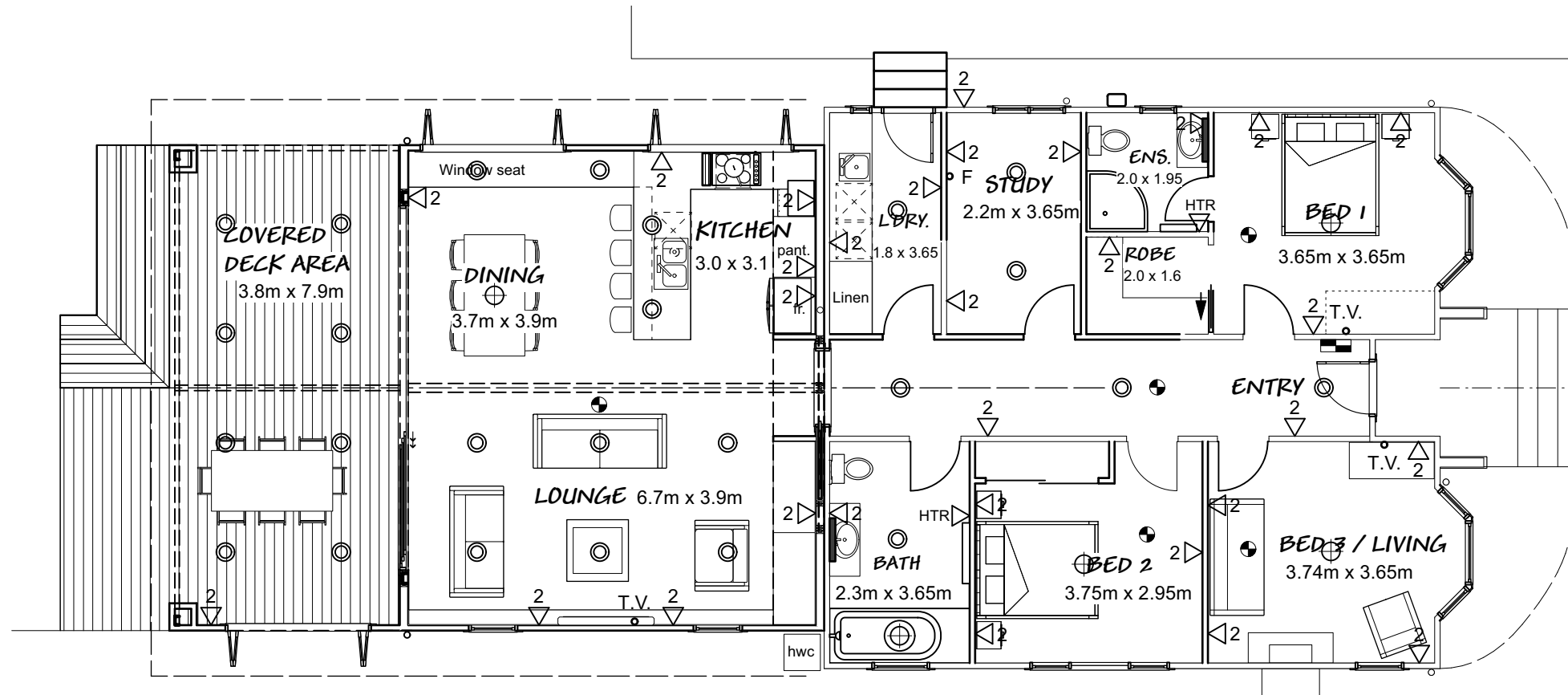
12
sht. 11
**TIMBER FRAMED WALL
BEAM B3 FIXING DETAIL**

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

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BC Application
DWG No. **13**
REV OF 14



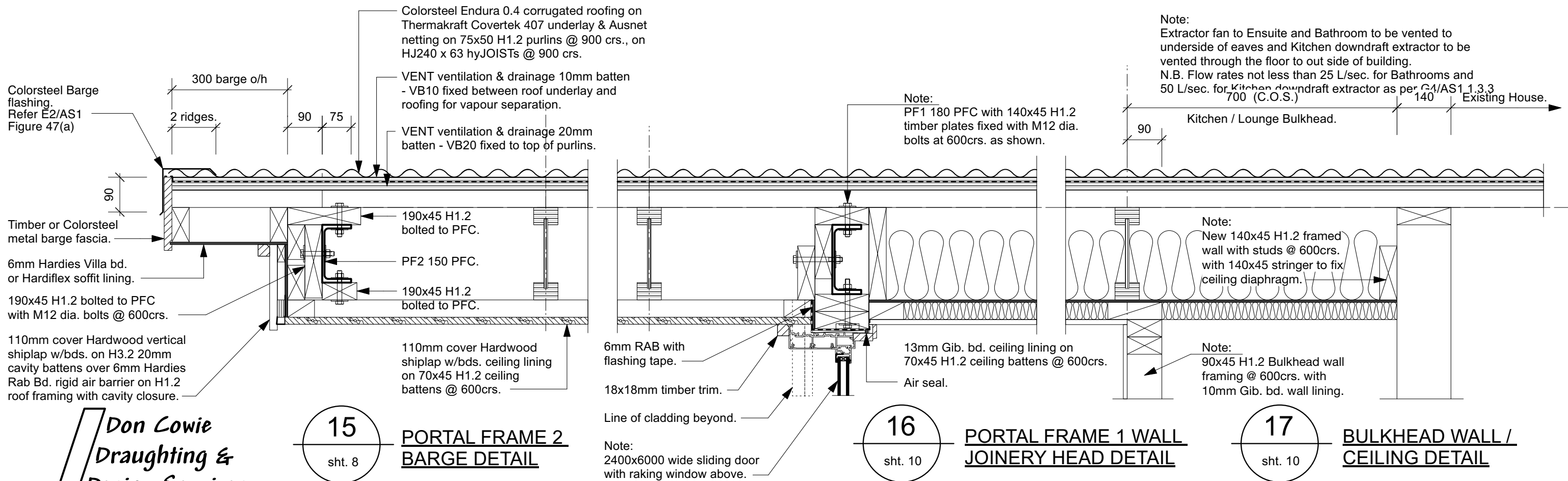
LEGEND:

- ⊕ Light batten fitting
- ⊙ Single LED downlight with IC or IC-F rating.
- ◁ Exterior Flood light with sensor
- LED Strip light
- ◁2 Double Power Point
- ◁HTR Heated Towel Rail
- F Fibre
- T.V. Television
- ⊕ Extractor fan with light (Vented to underside of eaves)
- ▬ Kitchen Downdraft extractor
- ⊞ Meter & Switch Board
- ⊙ Interconnected Domestic Smoke Alarms (with hush switch)
N.B. To be installed in Bedrooms, Hall way and Living Area.
- hwc 280 l Exterior Heat pump hot water heater.

Note:
All outlets to be protected by surge device at switch board.
Separate switching is not shown for:
Kitchen fittings (cook top, wall oven, dishwasher & microwave).
Allow to wire for and install.

Note:
Extractor fan to Ensuite and Bathroom to be vented to underside of eaves and Kitchen downdraft extractor to be vented through the floor to out side of building.
N.B. Flow rates not less than 25 L/sec. for Bathrooms and 50 L/sec. for Kitchen downdraft extractor as per G4/AS1 1.3.3 700 (C.O.S.)

ELECTRICAL PLAN



Colorsteel Barge flashing. Refer E2/AS1 Figure 47(a)

Timber or Colorsteel metal barge fascia.

6mm Hardies Villa bd. or Hardiflex soffit lining.

190x45 H1.2 bolted to PFC with M12 dia. bolts @ 600crs.

110mm cover Hardwood vertical shiplap w/bds. on H3.2 20mm cavity battens over 6mm Hardies Rab Bd. rigid air barrier on H1.2 roof framing with cavity closure.

Colorsteel Endura 0.4 corrugated roofing on Thermakraft Covertek 407 underlay & Ausnet netting on 75x50 H1.2 purlins @ 900 crs., on HJ240 x 63 hyJOISTs @ 900 crs.

VENT ventilation & drainage 10mm batten - VB10 fixed between roof underlay and roofing for vapour separation.

VENT ventilation & drainage 20mm batten - VB20 fixed to top of purlins.

Note:
PF1 180 PFC with 140x45 H1.2 timber plates fixed with M12 dia. bolts at 600crs. as shown.

Note:
New 140x45 H1.2 framed wall with studs @ 600crs. with 140x45 stringer to fix ceiling diaphragm.

Note:
90x45 H1.2 Bulkhead wall framing @ 600crs. with 10mm Gib. bd. wall lining.

6mm RAB with flashing tape.

18x18mm timber trim.

Line of cladding beyond.

Note:
2400x6000 wide sliding door with raking window above.

15 PORTAL FRAME 2 BARGE DETAIL sht. 8

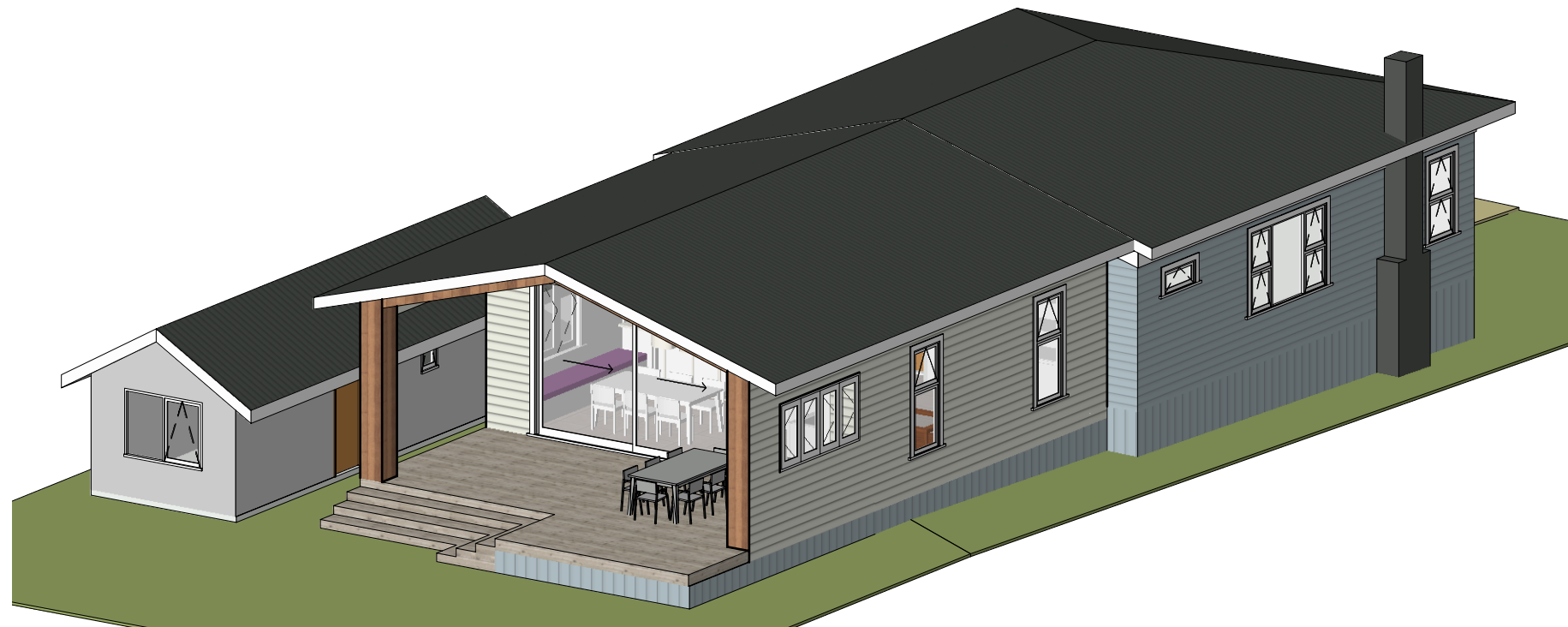
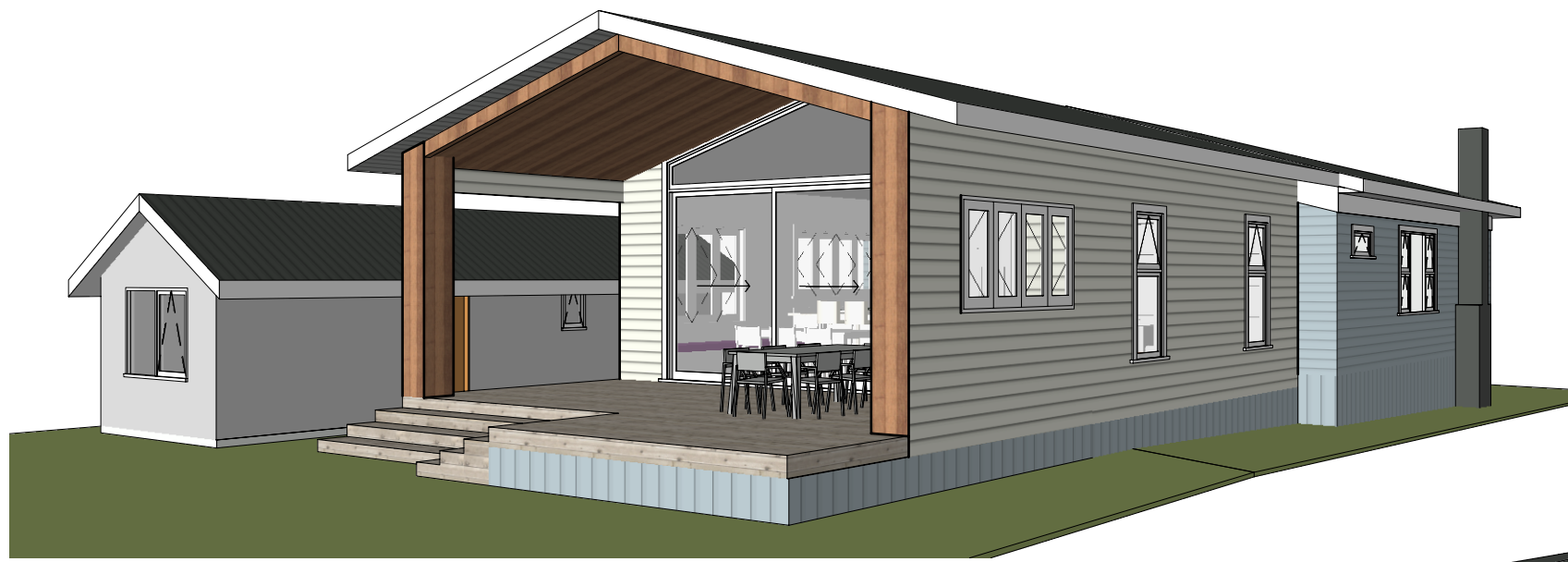
16 PORTAL FRAME 1 WALL JOINERY HEAD DETAIL sht. 10

17 BULKHEAD WALL / CEILING DETAIL sht. 10

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

REVISION:		DATE:	REVISION NOTE:	
ELECTRICAL PLAN & DETAILS CONT.				
DRAWN	CHECKED	DATE	SCALE @ A3	JOB No.
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				REV OF 14



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

REVISION:		DATE:	REVISION NOTE:		<i>BC Application</i>	
RENDERS 1 - RAKING CEILINGS					DWG No.	REV
DRAWN	CHECKED	DATE	SCALE @ A3	JOB No.	R1	OF 14
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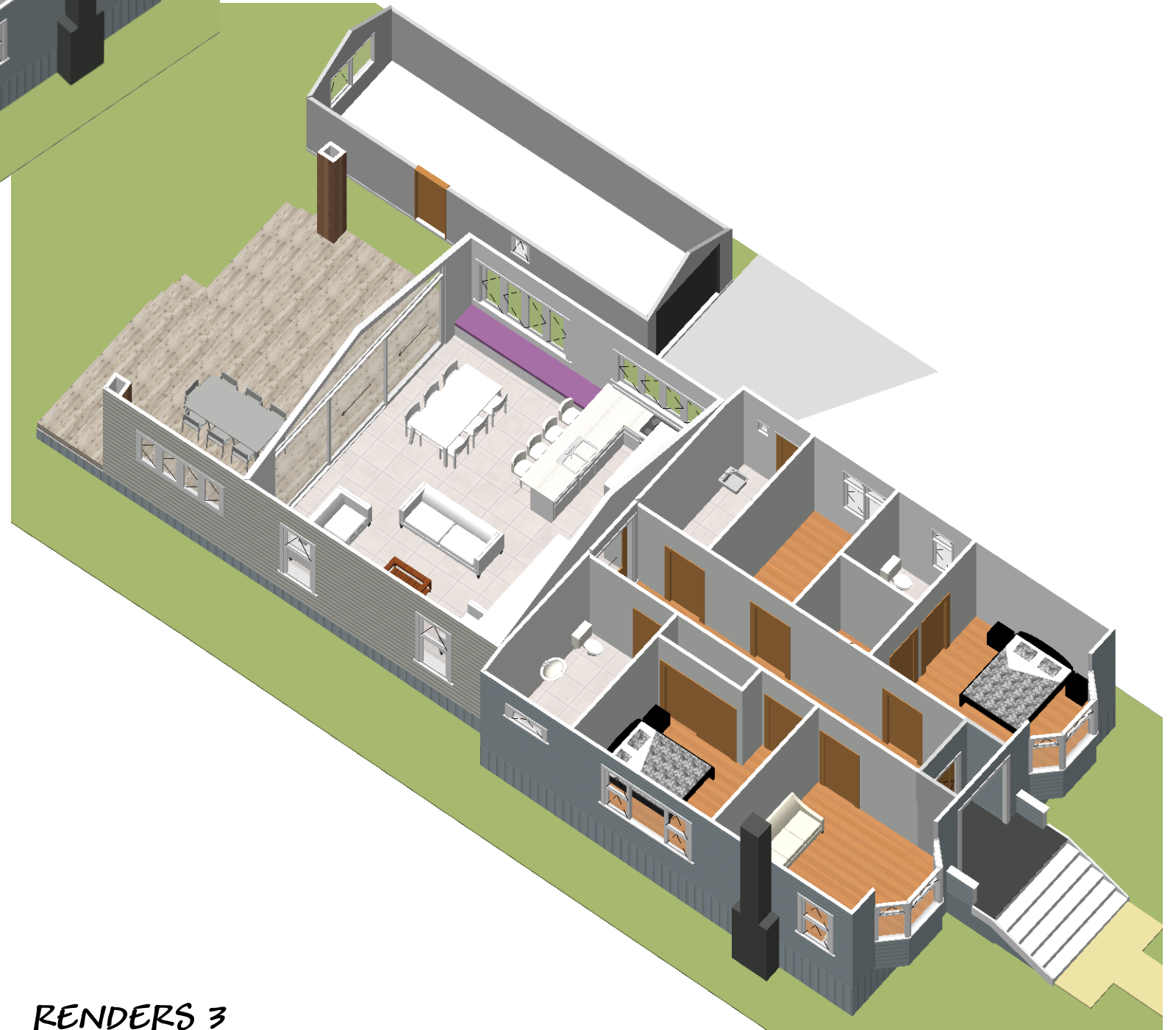
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RENDERS 2

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

REVISION:		DATE:	REVISION NOTE:		
RENDERS 2 - RAKING CEILINGS					
DRAWN	CHECKED	DATE	SCALE @ A3	JOB No.	DWG No.
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PROPOSED ADDITION / ALTERATIONS FOR V. CAMERON
 AT 43 ALBERT STREET HAMILTON

BC Application

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RENDERS 3 - RAKING CEILINGS					
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RENDERS 4

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

REVISION:	DATE:	REVISION NOTE:	BC Application		
RENDERS 4 - KITCHEN BULKHEAD			DWG No. R4 REV		
DRAWN	CHECKED	DATE	SCALE @ A3	JOB No.	OF 14
D. Cowie	D. Cowie	July 2025	NTS	2405	