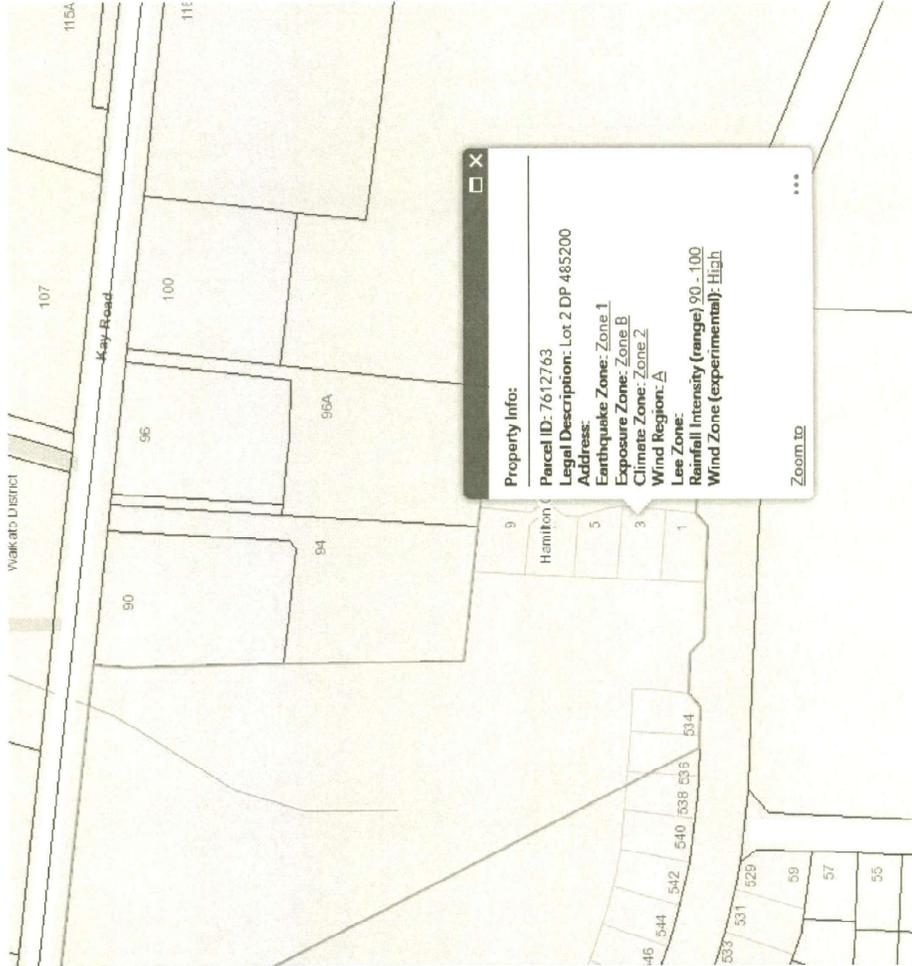


Dewdney Residence

HAMILTON CITY COUNCIL
BUILDING UNIT
APPROVED
 SUBJECT TO CONDITIONS
 TO BE KEPT ON SITE



Screenshot from BRANZ Maps

Sheet Index	Layout ID	Layout Name	Rev.
	100	Site Plan	
	101	Floor Plan	
	102	Foundation Plan	
	103	Wall Structure & Bracing Plan	
	104	Roof Structure Plan	
	105	Roof Plan	
	106	Electrical Plan	
	107	Communication Plan	
	108	Plumbing & Drainage Plan	
	200	External Elevations	
	201	External Elevations	
	300	Cross Section A-A	
	301	Cross Sections B-B & C-C	
	400	Foundation Details F1, F2, F3, F4 & F5	
	401	Details W1 & W2	
	402	Roof Details R1, R2, R3 & R4	
	403	Roof Details R5, R6, R7 & R8	
	404	Roof Detail R9 & R10	
	405	Waterproofing Details	



Legal Description:
 Lot 358 - The Meadows
 683 sqm
 3 Maia Place - Hamilton

Site Information:
 Territorial Authority - Hamilton
 City Council
 Zone - Residential - Front Site
 Soil Type - Reticular Geotech
 Report
 Exposure Zone - 8
 Wind Zone - High
 Earthquake Zone - 1

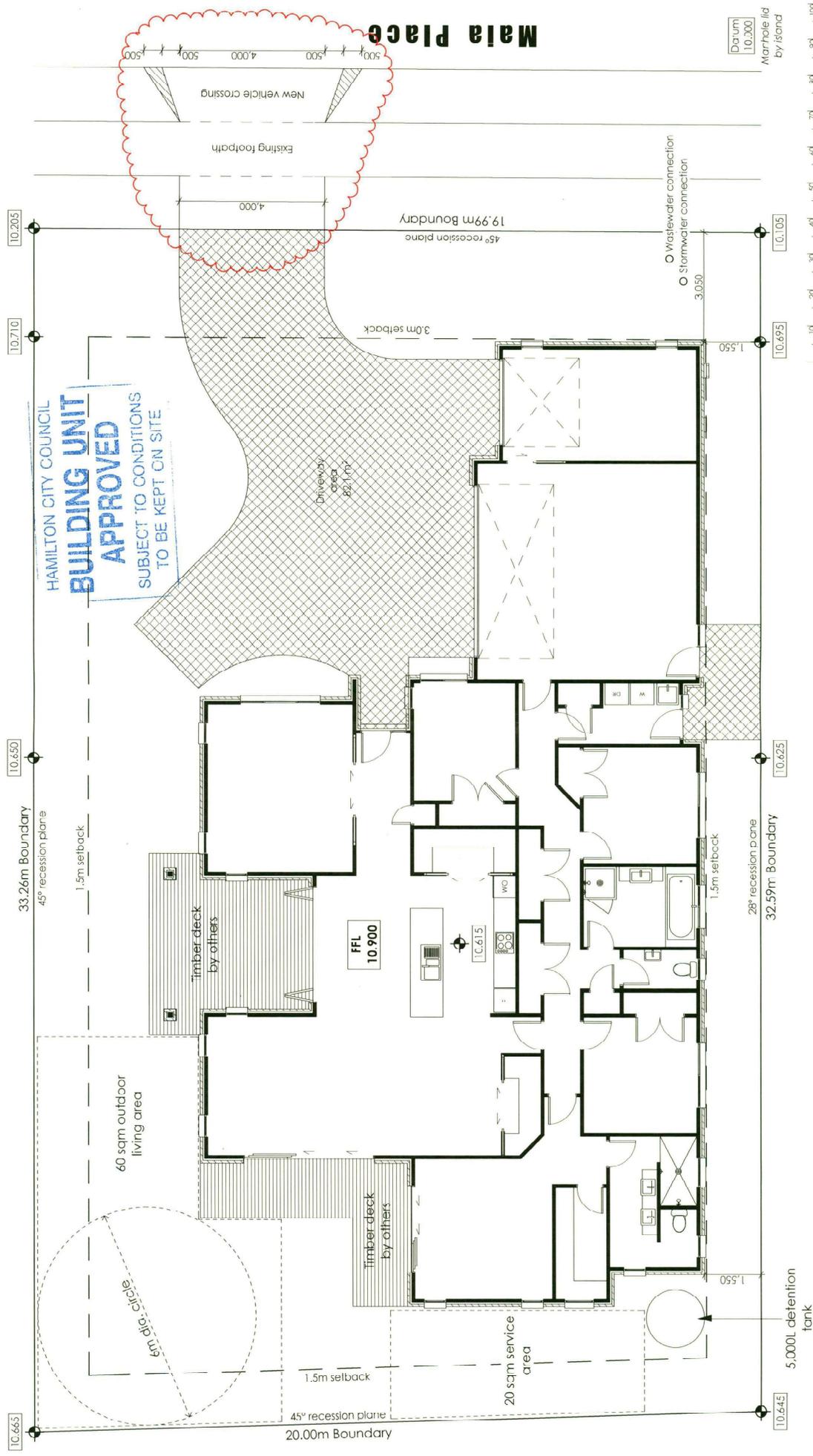
District Plan Rules:
Site Coverage
 40% allowed
 [11.9% actual (12.4 sqm over)]
Permeability
 30% minimum required
 45% actual

Recession Plans
 3.0m up and 45 deg. to
 North, East & West, 3.0m up
 and 28 deg. to South.
 Complies

Public & Private Interface
 Garage exceeds 8m in front
 of habitable room (9.4m)

General
 Dimensions are to the brick
 line unless otherwise noted.
 'Interests' listed on CT are to
 be investigated by others.

Areas:
 Floor area over frame - 247.7 m²
 Area over brick - 288.5 m²
 Roof area - 317.0 m²
 Area for Site Coverage - 275.8 m²
 Perimeter of external framing - 88.2 m



HAMILTON CITY COUNCIL
BUILDING UNIT
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<p>Contractor to check & verify all levels & dimensions on site prior to commencing work - Do not scale off drawings - All work to be carried out in accordance with NZS3604:2011, NZBC & Council bylaws - Products to be installed to manufacturer's specifications - compliance with covenants to be investigated by others</p>	
<p>RPS QUALITY HOMES</p>	<p>The Draughting Room Ltd e: carl@thedraughtingroom.co.nz ph: 027 285 1983</p>
<p>Review Description A Further detail about vehicle crossing added.</p>	<p>Date 20/07/17</p>
<p>PROJECT Dewdney Residence Lot 358 Maia Place Hamilton</p>	<p>SHEET Site Plan For Consent</p>
<p>SCALE 1:100</p>	<p>SHEET NUMBER 100</p>
<p>DATE 12/07/17</p>	<p>DATE 20/07/17</p>
<p>PROJECT A</p>	<p>DATE 20/07/17</p>



HAMILTON CITY COUNCIL
BUILDING UNIT APPROVED
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Legal Description:
 Lot 358 - The Meadows
 658 sqm
 3. Maia Place - Hamilton

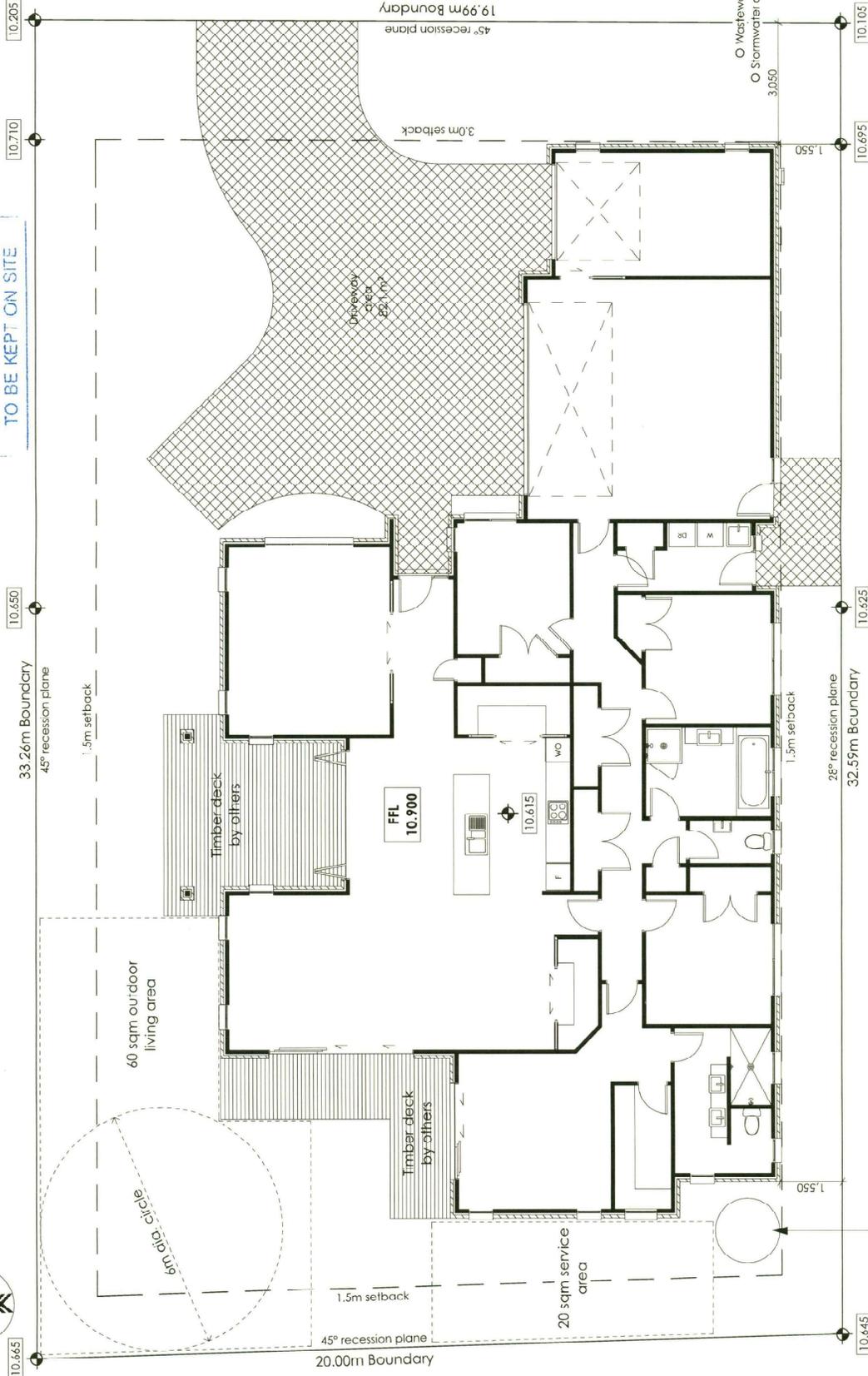
Site Information:
 Territorial Authority - Hamilton
 City Council
 Zone - Residential - Front Site
 Soil Type - Refer to Geotech Report
 Exposure Zone - B
 Wnd Zone - High
 Earthquake Zone - 1

District Plan Rules:
Site Coverage
 40% allowed
 41.9% actual (12.4 sqm over)
Permeability
 30% minimum required
 45% actual

Recession Planes
 3.0m up and 45 deg. to North, East & West; 3.0m up and 28 deg. to South. Compiles

Public & Private Interface
 Garage exceeds 8m in front of habitable room (7.4m)

General
 Dimensions are to the brick line unless otherwise rated. 'Interest' listed on CT are to be investigated by others.



Maia Place

Datum
 10.000
 Manhole Id
 by island

Wastewater connection
 Stormwater connection

Areas:
 Floor area over frame - 247.7 m²
 Area over brick - 258.5 m²
 Roof area - 317.0 m²
 Area for Site Coverage - 275.8 m²
 Perimeter of external framing - 89.2 m

<p>Contractor to check & verify all levels & dimensions on site prior to commencing work. Do not scale off drawings. All work to be carried out in accordance with NZS3604:2011, NZBC & Council Bylaws. Products to be used to be approved for use in areas specified. Compliance with covenants to be investigated by others.</p>		<p>RPS QUALITY HOMES</p>		<p>The Draughting Room 10 ph: 027 289 1983 e: cat@thedraughtingroom.co.nz</p>		<p>Project: Dewdney Residence Lot 358 Maia Place Hamilton</p>		<p>Sheet: Site Plan Title: For Consent</p>		<p>Scale: 1:100 Issue Date: 12/07/2017</p>		<p>Sheet Number: 100 Performance:</p>	
--	--	--	--	--	--	--	--	---	--	---	--	---	--

Wall Framing:

Wall framing is to be 90x45 with studs at 600mm c/s and mogs at 800mm c/s. Wall framing is to be SG6 and H1.2 treated.

Internal wall framing as per above that is also load bearing, (less the 10kN).

Ensure that double studs are positioned for beams/lintels to be seated on and fixed to. Wall framing members to be fixed as per Cariers documentation.

Bottom plate to be fixed over DFC with bottom plate anchors within 150mm from each end and then at 900mm crs.

Lintels:

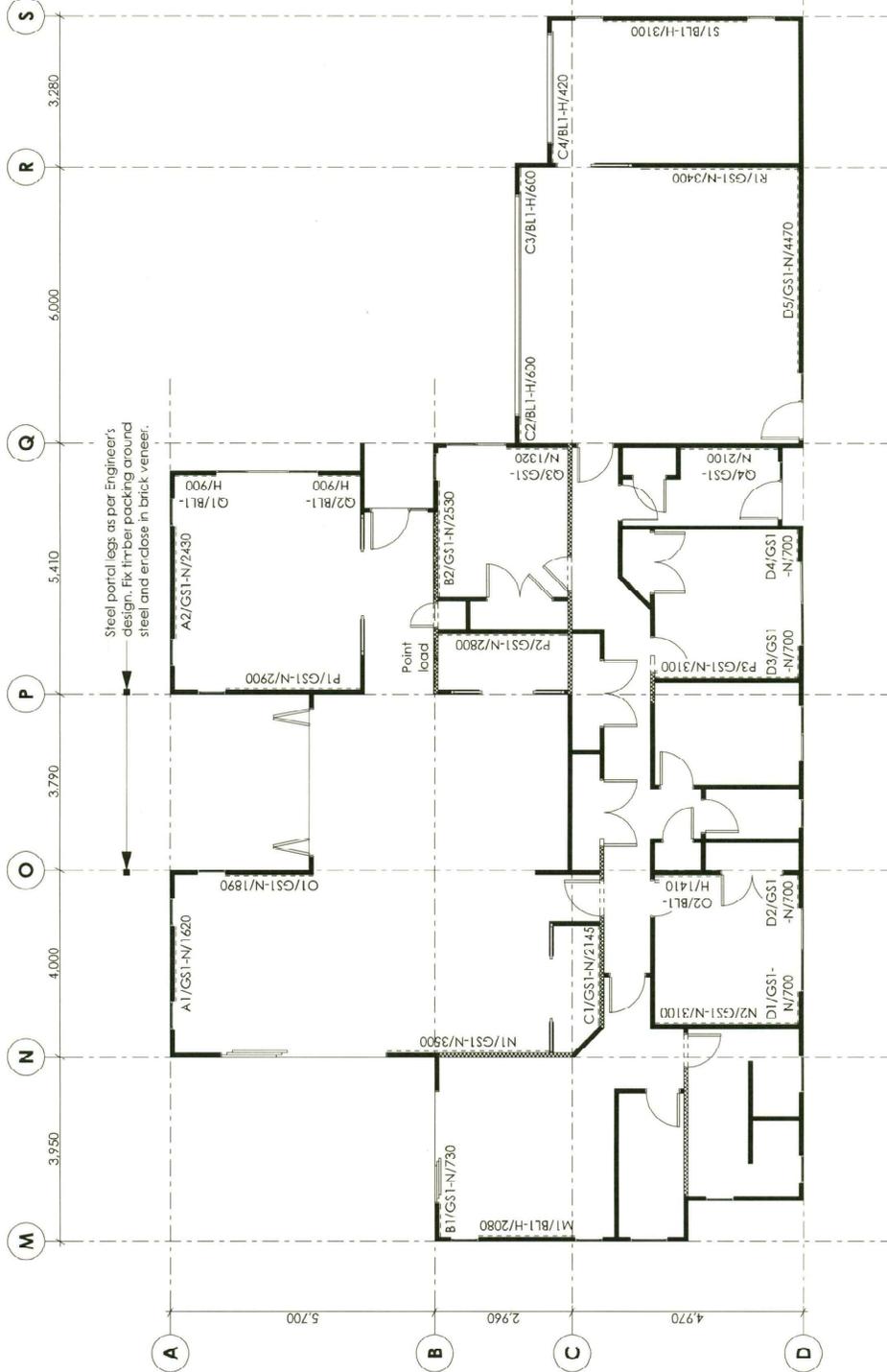
Lintels have been calculated by 'Carriers', refer to their documentation for calculations.

Wall Bracing:

All bracing elements are to be fixed as per 'Gib Bracing Systems - June 2011'.

General:

Read in conjunction with Carriers and Engineer's documentation.



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BUILDING UNIT
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 TO BE KEPT ON SITE

	The Draughting Room pt: 027 288 1983 e: cat@thedraughtingroom.co.nz	Project Description	Date	Project	Wall Structure & Bracing Plan For Consent	Scale 1:100	Issue Date 28/06/2017	Sheet No. 103	Designer [Blank]	Revision Date [Blank]
		Dewdney Residence Lot 358 Matai Place Hamilton		[Blank]	[Blank]	[Blank]	[Blank]	[Blank]	[Blank]	[Blank]

Contractor to check & verify all levels & dimensions on site prior to commencing work - Do not scale off drawings - All work to be carried out in accordance with NZS3604:2011, NZBC & Council bylaws. Products to be used to be checked for compliance with requirements to be investigated by others

Key:

--- Lumberlok 8xN tensioned steel strip roof plane braces fixed to each top chord and to the top plate, as per NZS 3604.

==== Line or timber wall framing below.

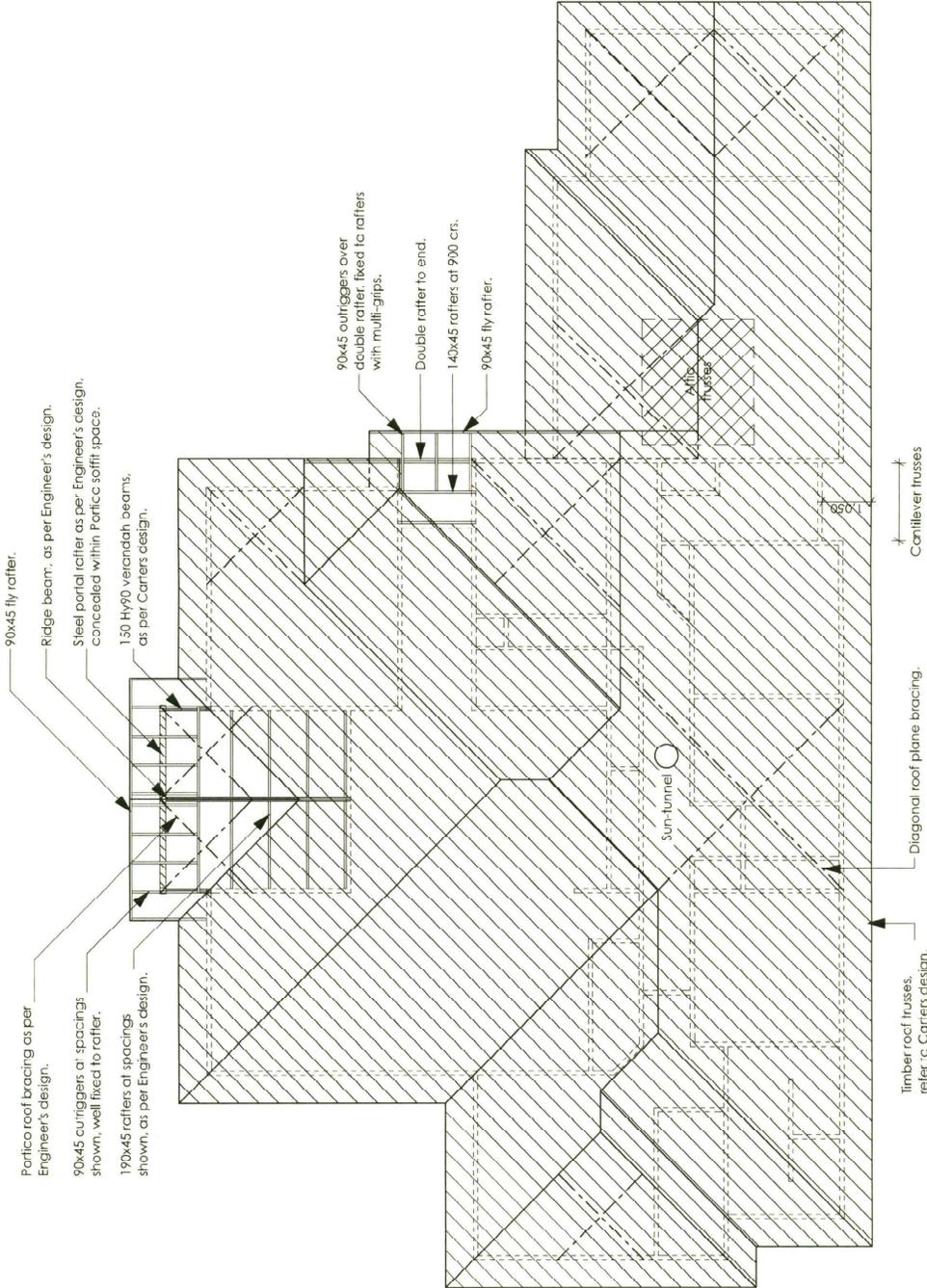
Notes:

Roof and verandah beams types/sizes have been calculated by Carrers.

Recd in conjunction with Carrers and Engineer's documentation.

Generally all interior timber is H1.2 treated, exterior timber is H3.2. In contact with ground timber is H4 and in ground timber is H5, unless otherwise stated.

Coatings for all fixings, connectors and structural elements are to comply with NZS3604:2011 - Section 4 for Zone B. Fixings in contact with H3 treated timber or higher must be stainless steel. All roof overhangs are to be 600mm unless otherwise stated.

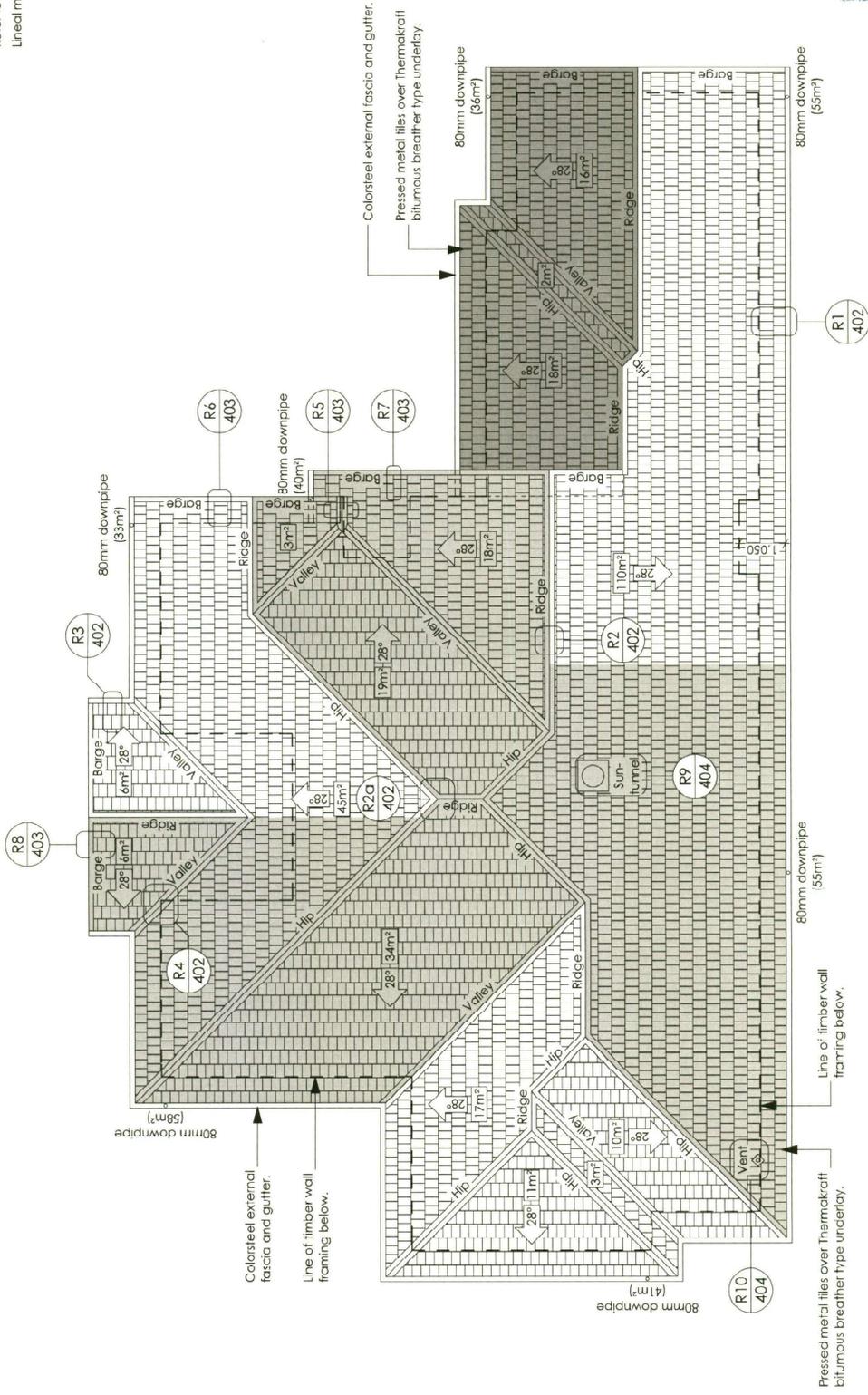


HAMILTON CITY COUNCIL
BUILDING UNIT
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<p>Contractor to check & verify all levels & dimensions on site prior to commencing work - Do not scale off drawings - All work to be carried out in accordance with NZS3604:2011, NZBC & Council bylaws. Products to be applied to structures specified in drawings must comply with Government to be investigated by other.</p>		<p>RPS QUALITY HOMES</p>		<p>The Draughting Room Ltd ph: 027 289 1983 e: carl@thedraughtingroom.co.nz</p>		<p>PROJECT: Dewdney Residence Lot 358 Mata Place Hamilton</p>		<p>SHEET: 104</p>		<p>PERSONNEL: WORKDATE:</p>	
<p>SCALE: 1:100</p>		<p>DATE: 28/06/2017</p>		<p>TITLE: Roof Structure Plan</p>		<p>DATE: 28/06/2017</p>		<p>FOR: For Consent</p>		<p>PERSONNEL: WORKDATE:</p>	

Notes:

- Roof overhangs are to be 600mm unless otherwise noted.
- Coatings for all fixings, connectors and structural elements are to comply with NZS3604:2011 - Section 4 (or Zone B. Those in contact with H treated timber or higher are to be stainless steel.
- Refer to details for roof penetrations.
- Lineal metres of valley gutters - 38.3m

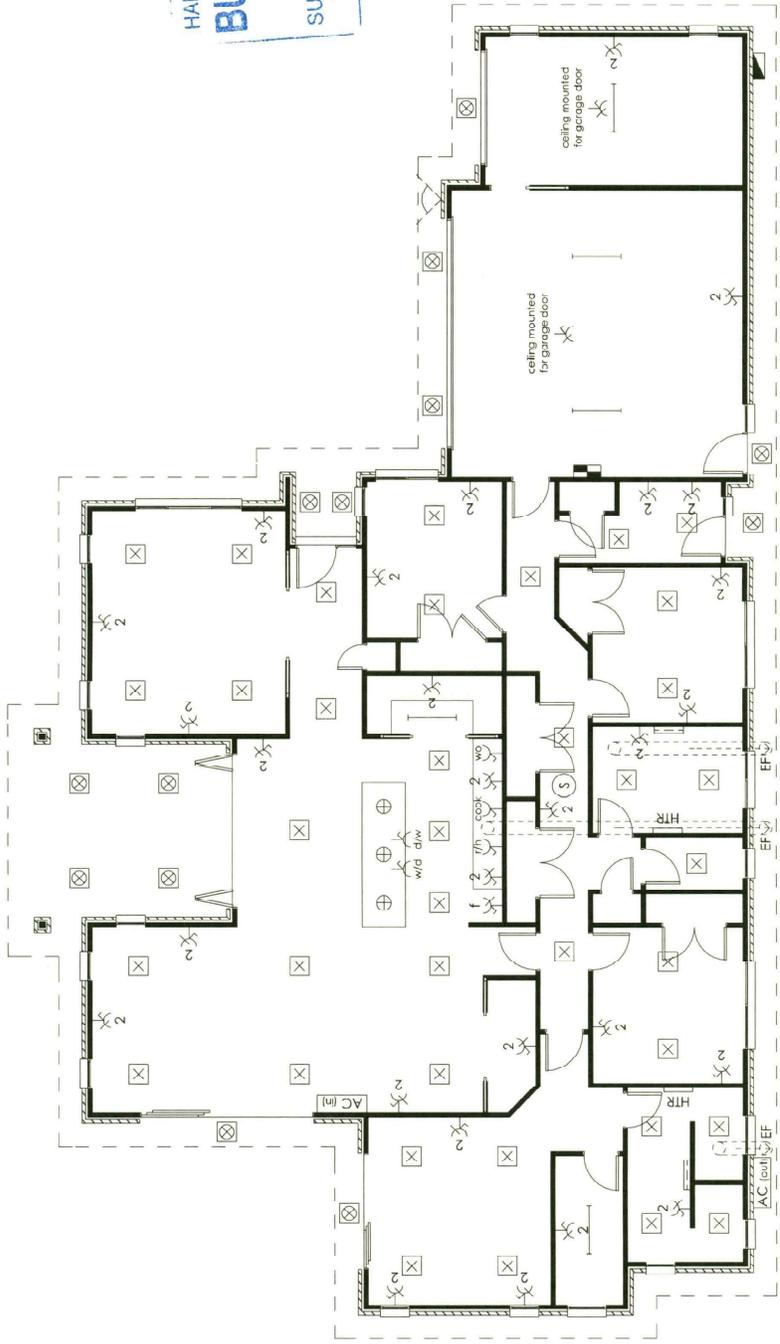


HAMILTON CITY COUNCIL
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 SUBJECT TO CONDITIONS
 TO BE KEPT ON SITE

	The Draughting Room Ltd e: carl@thedraughtingroom.co.nz ph: 027 288 1983	RPN Description Date Project Dewdney Residence Lot 358 Mata Place Hamilton	SHEET 105 DATE 28/06/2017	SCALE 1:100 SHEET NUMBER 105 REVISIONS REVISIONS
	Contract to check & verify all levels & dimensions on site prior to commencing work - Do not scale off drawings - All work to be carried out in accordance with NZS3604:2011, NZBC & Council bylaws. Products to be used to be checked for compliance with relevant standards with consent to be investigated by other.		SHEET Roof Plan DATE For Consent	

HAMILTON CITY COUNCIL
BUILDING UNIT APPROVED
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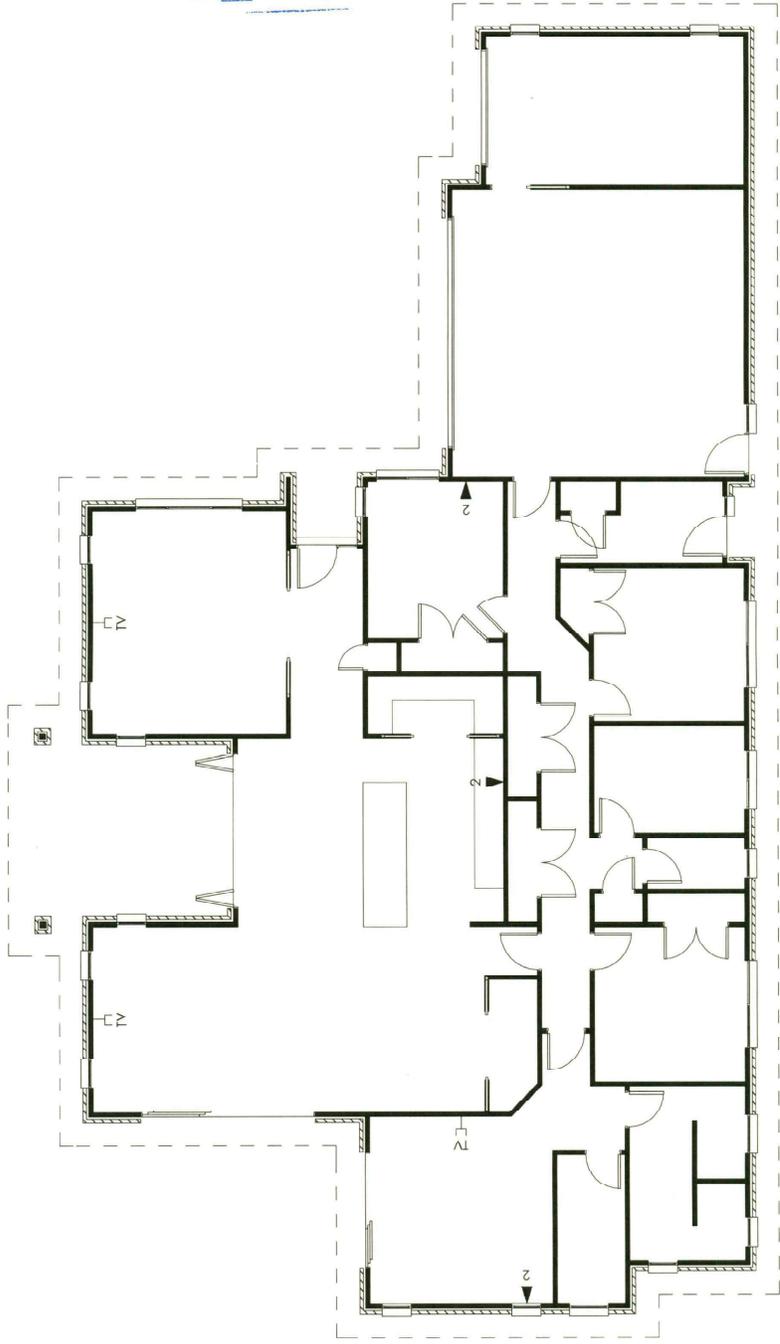
- Electrical Key:**
- Distribution board
 - Meter board
 - Single switched powerpoint (8)
 - Double switched powerpoint (28)
 - Heated towel rail (2)
- Lighting Key:**
- Ceiling extract fan vented through grill in soffit (3)
 - Hi-wall heat pump (interior and exterior unit locations)
 - IP Rated Recessed LED light fitting (13)
 - Recessed light fitting (CA rated) (38)
 - Fluorescent batten (5)
 - Suspended pendant light fitting (wire only) (3)
- Notes:**
- Allow for 3/2-way light switch circuits
 - Fitting/outlet locations orient to scale and are to be confirmed on site.
- Other Symbols:**
- Vanity light over mirror (wire only) (2)
 - Movement sensor (1)
 - Solar tube



	The Draughting Room LU ph: 027 286 1983 e: carl@thedraughtingroom.co.nz	Rev. Description	Date	PROJECT Dewdney Residence Lot 358 Mata Place Hamilton	SHEET Electrical Plan STYLE For Consent	SCALE 1:100	SHEET NUMBER 106	PERSON NAME 	SHEET DATE 28/06/2017
		Contractor to check & verify all levels & dimensions on site prior to commencing work. Do not scale off drawings. All work to be carried out in accordance with the New Zealand Building Code and all applicable compliance with manufacturers specifications - compliance with covenants to be investigated by others.							

Communication Key:

- 2 ▾ Double phone jack (3)
- TV TV jack point (3)



HAMILTON CITY COUNCIL
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Contractor to check & verify all levels & dimensions on site prior to commencing work - Do not scale off drawings - All work to be carried out in accordance with NZS3602:2011, NCC & Council Bylaws - Products to be installed to manufacturers specifications - compliance with covenants to be investigated by others



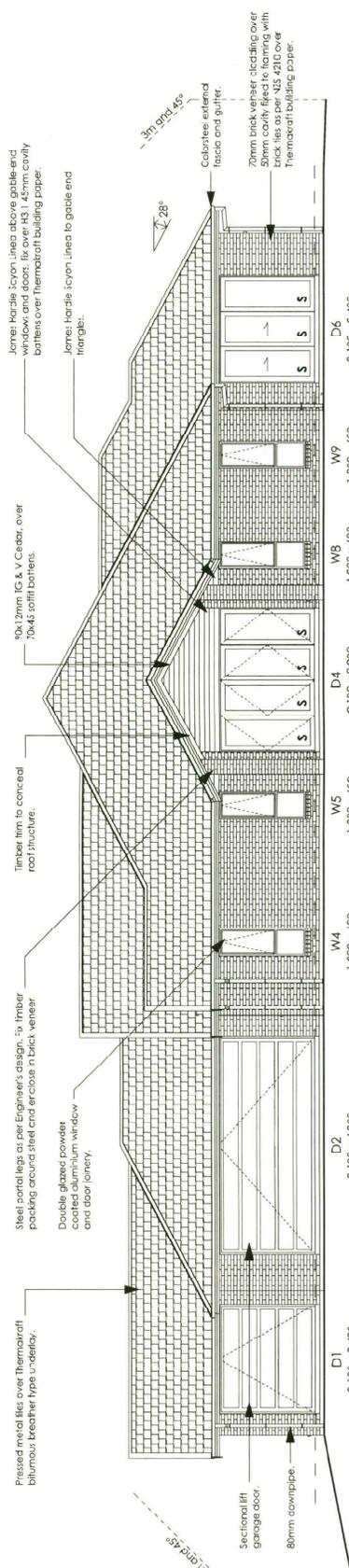
The Draughting Room
 Ltd
 ph (07) 260 1983 e: carl@thedraughtingroom.co.nz

Rev'd Description Date

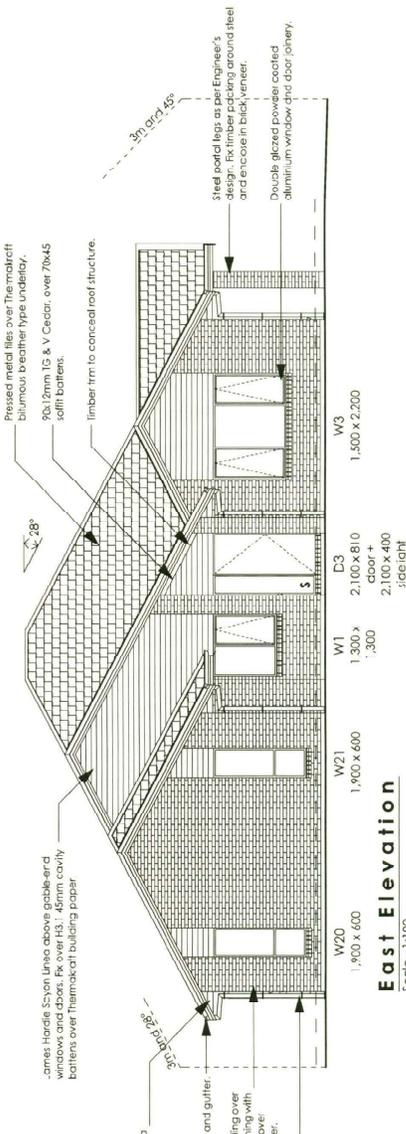
PROJECT: Dewdney Residence
 Lot 358 Mata Place
 Hamilton

SHEET: Communication Plan
 DATE: 28/06/2017
 DRAWN BY: For Consent

SCALE: 1:100
 SHEET NUMBER: 107
 PERSON NAME: [blank]
 NUMBER: [blank]



North Elevation
Scale - 1:100



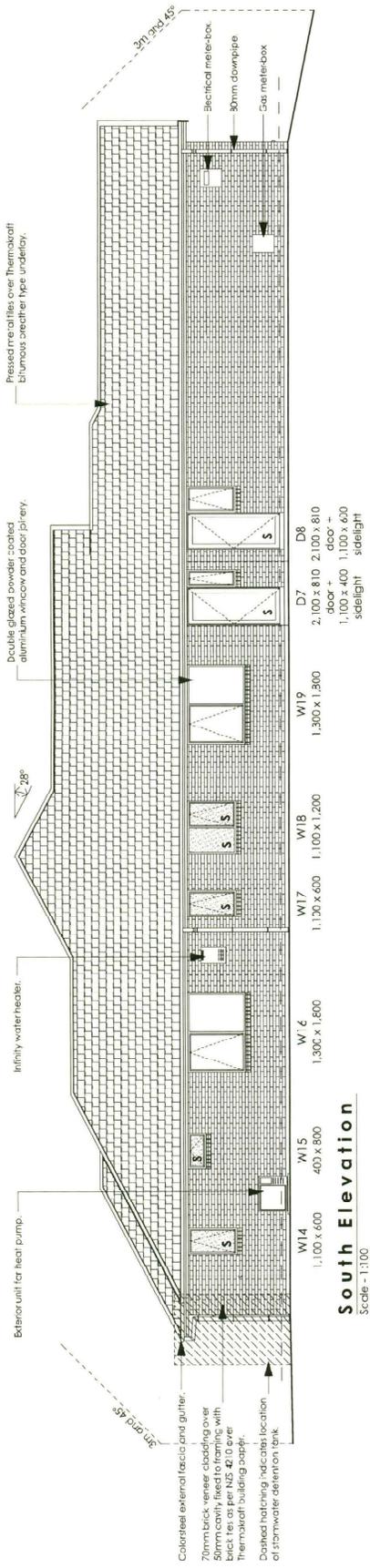
East Elevation
Scale - 1:100

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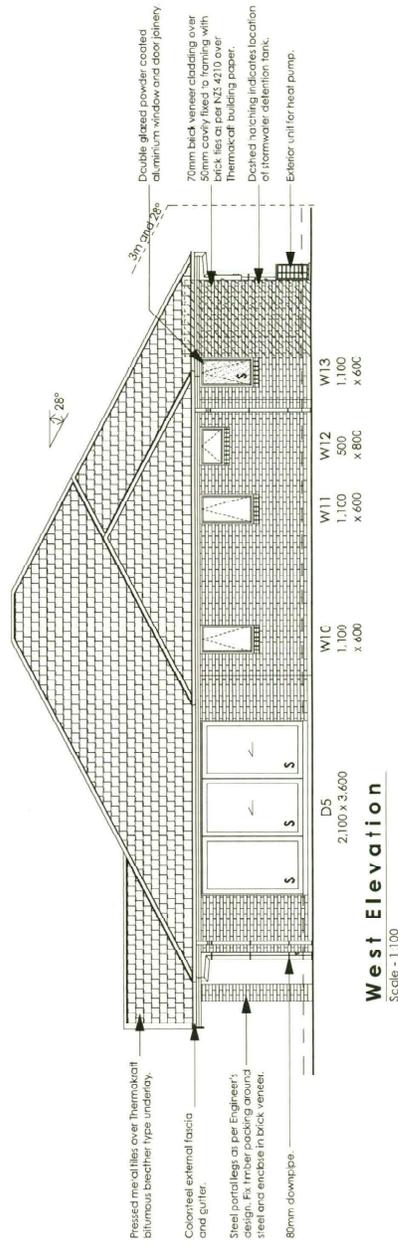
Additional Notes:

- Denotes obscure stipplyte glass
- Denotes Grade A safety glass as per NIS 4223
- Floor Level
- Approx. Proposed Ground/Footing Level

	<p>The Draughting Room LTD</p> <p>ph: 027 289 1983 e: cat@thedraughtingroom.co.nz</p>	<p>Rev. Description Date</p>	<p>PROJECT: Dewdney Residence Lot 358 Mata Place Hamilton</p>	<p>SHEET: External Elevations SITE: For Consent</p>	<p>SCALE: 1:100</p>	<p>DATE: 28/06/2017</p>	<p>PERMANENCE: 200</p>	<p>REVISION DATE:</p>
	<p>Contractor to check & verify all levels & dimensions on site prior to commencing work - Do not scale off drawings - All work to be carried out in accordance with NBS384:2011, NZBC & Council by-laws. Products to be used must be checked for compliance with co-vent to be investigated by others</p>							



South Elevation
Scale - 1:100



West Elevation
Scale - 1:100

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Additional Notes:

- Demopics opaque sippolyte glass
- Demopics Grade A safety glass as per NS 4223
- Floor Level
- Approx. Proposed Ground/Paving Level

Contractor to check & verify all levels & dimensions on site prior to commencing work - Do not scale off drawings - All work to be carried out in accordance with NZS3604:2011, NZBC & Council Bylaws - Products to be installed to manufacturers specifications - compliance with Government to be investigated by others

RPS
QUALITY HOMES

The Draughting Room
e: carl@thedraughtingroom.co.nz
p: 027 289 1983

PROJECT: **Dewdney Residence**
Lot 358 Mara Place
Hamilton

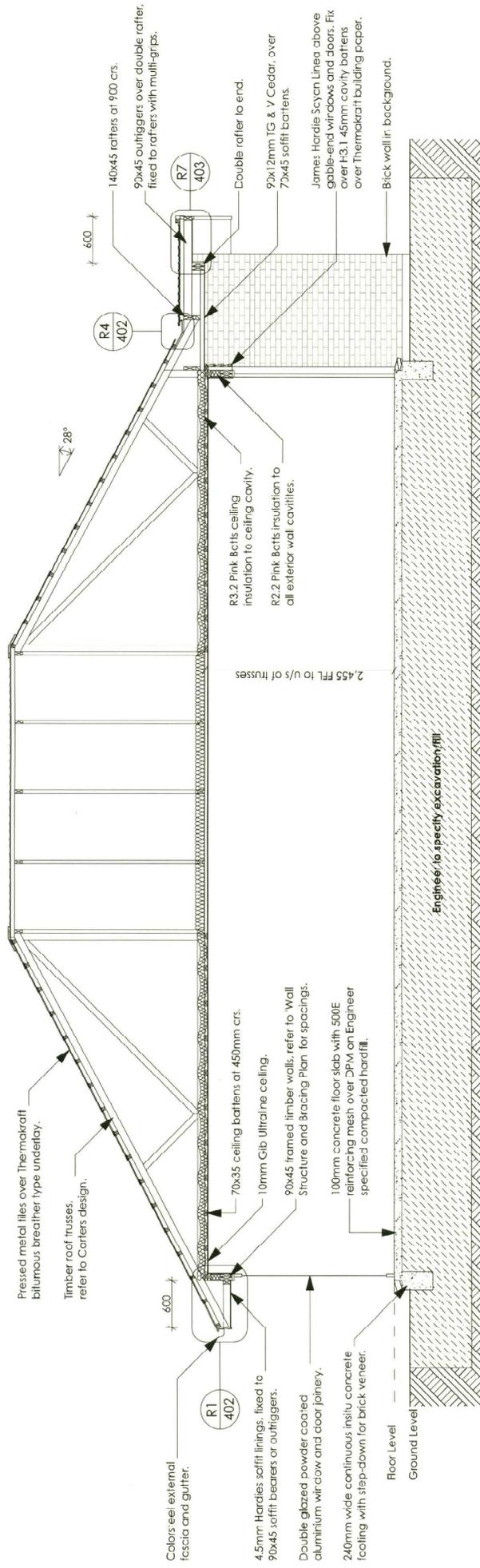
SCALE: **1:100**
DATE: **12/07/2017**

SHEET NUMBER: **201**
RESPONSIBLE:
REVISED:



Notes:

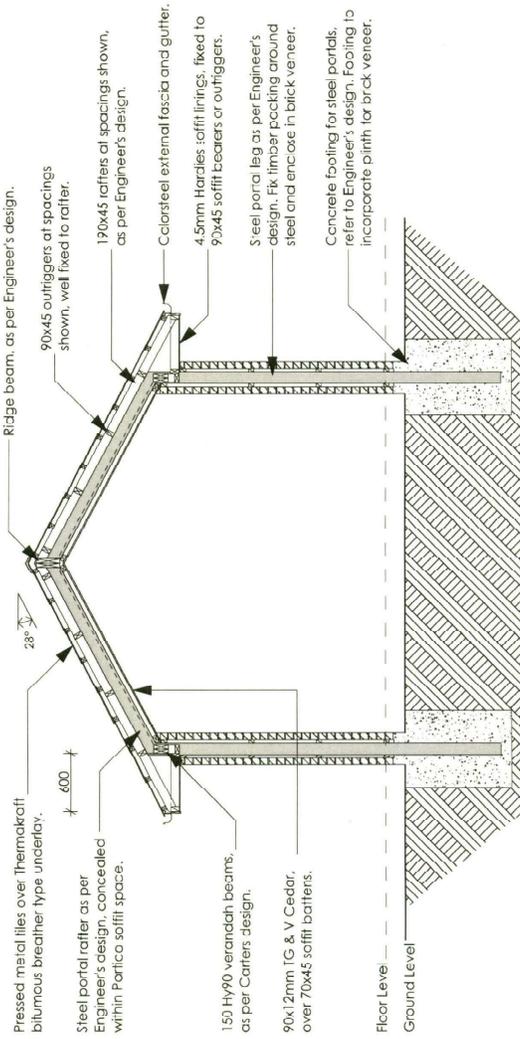
Excavation/backfill as per Geotech Report, Engineer to specify and inspect. Localized undercut will be required where deeper fill/ree'co's are encountered.
 Coatings for all fixings, connectors and structural elements are to comply with NZS3604:2011 - Section 4 for Zone B. Those in contact with H3 treated timber or higher must be stainless steel.
 Generally all interior timber is H1.2 treated, exterior timber is H3.2, in contact with ground timber is H4, and in ground timbers H5, unless otherwise stated.
 All timbers SG8, unless otherwise stated.
 Read in conjunction with Engineer's and Carters documentation.



HAMILTON CITY COUNCIL
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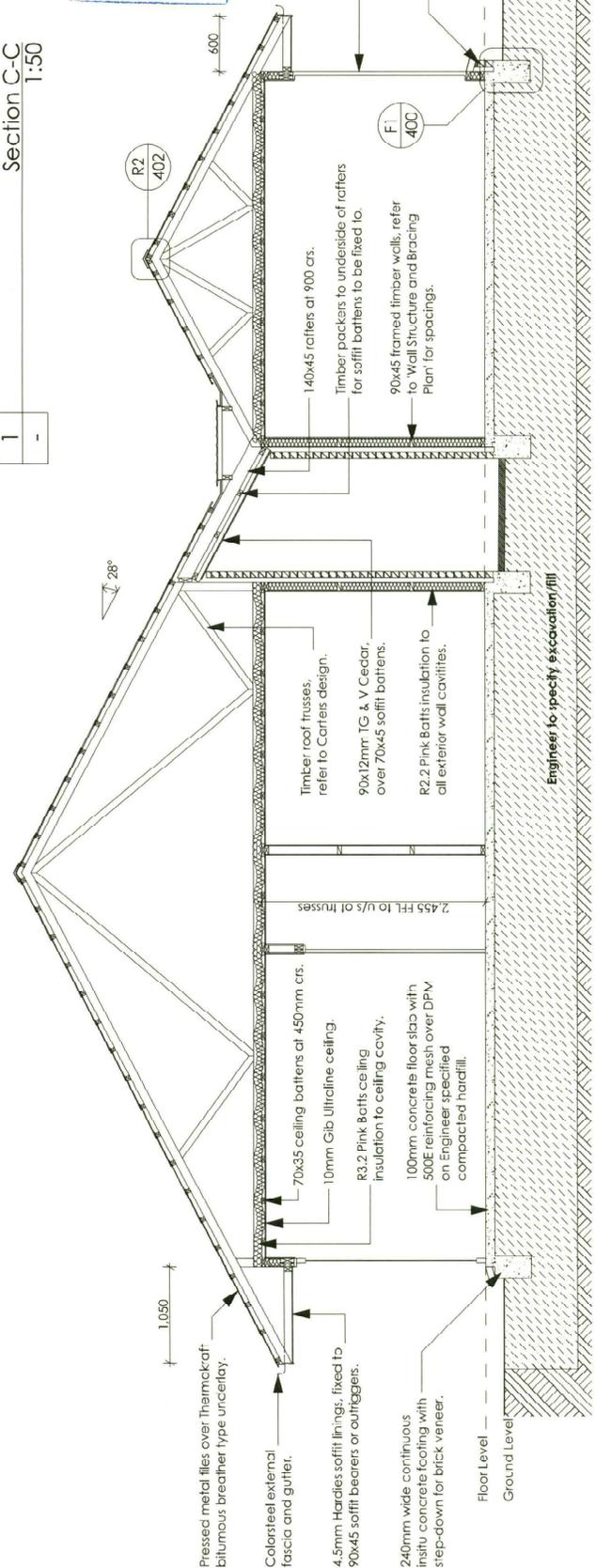
<p>Contractor to check & verify all levels & dimensions on site prior to commencing work - Do not scale off drawings - All work to be carried out in accordance with NZS3604:2011, NZBC & Council bylaws. Products to be installed to manufacturers specifications - compliance with covenants to be investigated by others</p>	<p>RPS QUALITY HOMES</p>	<p>The Draughting Room LTD PH: 077 289 1983 E: carl@thedraughtingroom.co.nz</p>	<p>REV DESCRIPTION</p>	<p>DATE</p>	<p>REVISION</p>	<p>DATE</p>	<p>SCALE</p>	<p>PROJECT</p>	<p>DATE</p>	<p>DATE</p>	<p>DATE</p>
			<p>For Consent</p>	<p>28/06/2017</p>	<p>1:50</p>	<p>Dewdney Residence Lot 358 Mata Place Hamilton</p>	<p>300</p>	<p>300</p>	<p>28/06/2017</p>	<p>Cross Section A-A</p>	<p>28/06/2017</p>

Notes:
 Excavation/backfill as per Geotech Report, Engineer to specify and inspect. Localised undercut will be required where deeper fill/free roots are encountered.
 Coatings for all fixings, connectors and structural elements are to comply with NZS3604:2011 - Section 4 for Zone B. Those in contact with H5 treated timber or higher must be stainless steel.
 Generally all interior timber is H1.2 treated, exterior timber is H3.2, in contact with ground timber is H4 and in ground timber is H5, unless otherwise stated.
 All timber is SG8, unless otherwise stated. Read in conjunction with Engineer's and Carrer's documentation.



Section C-C
1:50

HAMILTON CITY COUNCIL
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 SUBJECT TO CONDITIONS
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Section B-B
1:50

2 -

				CONTRACTOR: Dewdney Residence ADDRESS: Lot 358 Matai Place CITY: Hamilton		SHEET: Cross Sections B-B & C-C TITLE: For Consent		SCALE: 1:50 DATE: 28/06/2017		SHEET NUMBER: 301 PERSON NAME: _____ RESIGN DATE: _____	
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Contractor to check & verify all levels & dimensions on site prior to commencing work. For code compliance with NZS3604:2011, NZBC & Council bylaws. Products to be installed to manufacturer's specifications - compliance with covenants to be investigated by others.