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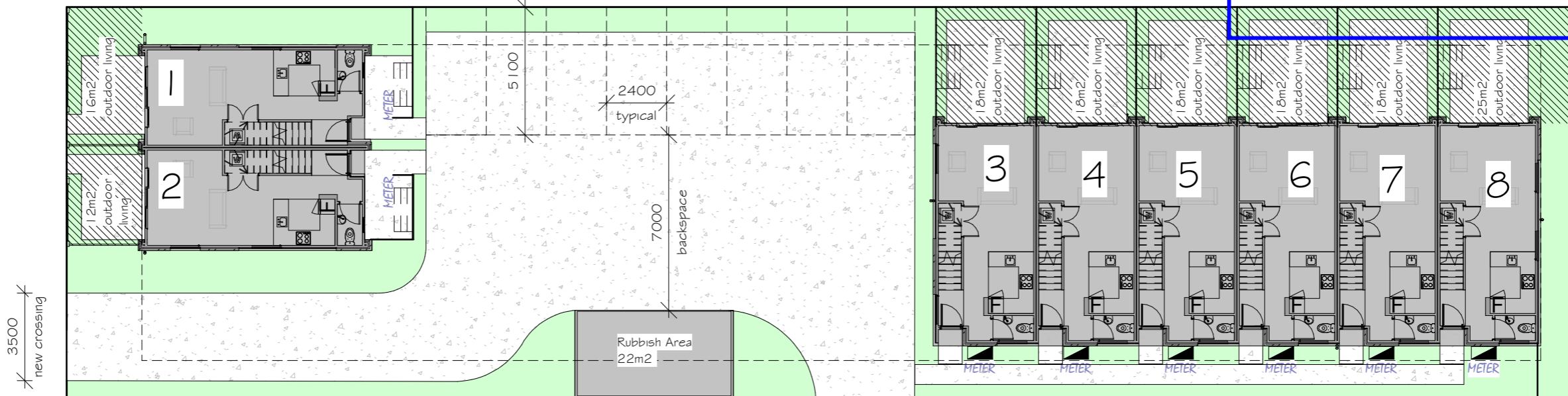
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	Rev.	Description	Date	SCALE		CHECKED BY:	JAC	
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CUT AND FILL CALCULATIONS

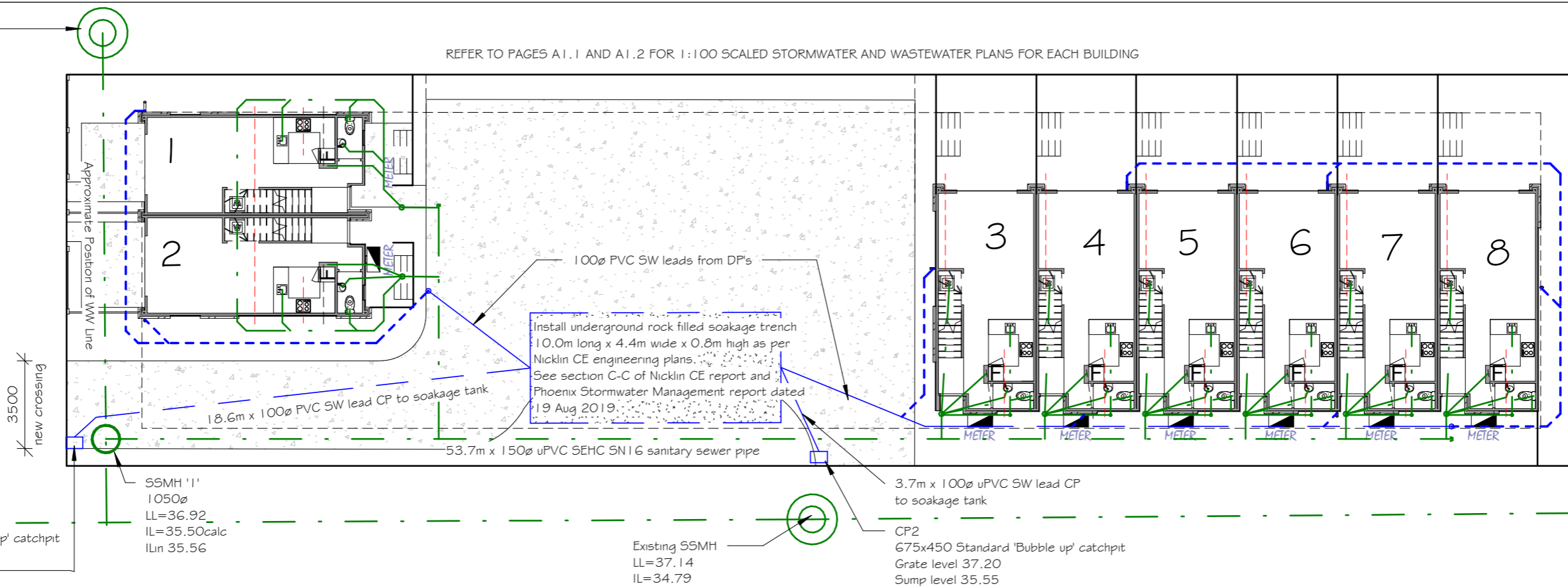
EXCAVATION OF TOP SOIL BUILDING PAD	- 116m ³
(topsoil stored on site for landscape filling)	
EXCAVATION FOR DRIVES AND PATIO	- 129m ³
EXCAVATION TOTAL	- 245m³
SAND FILL FOR BUILDING PAD	- 145m ³
HARDFILL FOR DRIVE	- 59m ³
FILL TOTAL	- 204m³
EARTHWORKS CUMULATIVE TOTAL	- 449m³

LYON STREET



STANDARD OVERALL PLAN

LYON STREET



OVERALL STORMWATER AND WASTEWATER PLAN

17 LYON STREET

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Rev.	Description	Date	SCALE	1 : 200	CHECKED BY:	JAC
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A1.0 OVERALL SITE PLANS

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PLUMBING SYSTEM AS 3500

Fixture Type	Waste Size	Min Grad	Material
WC	100mm	1:60	uPVC
Bath Vanity	65mm	1:40	uPVC
Bath Shower	65mm	1:40	uPVC
Kitchen Sink	40mm	1:40	uPVC
Laundry	40mm	1:40	uPVC
TV	80mm	n/a	uPVC
Soil Stack	100mm	n/a	uPVC
FWG	65mm	1:40	uPVC
Main ww Line	100mm	1:60	uPVC
Main SW Line	100mm	1:60	uPVC

NOTE: all water pipes in garage or roof space to be insulated to comply with NZ54503

B1 DOWNPIPE SCHEDULE

Down Pipe #	Size	Catchments Area
DP1	80mm Dia	24m ²
DP2	80mm Dia	60m ²
TOTAL ROOF AREA		84m²

Note:

Kitchen & Laundry sinks to have flow restrictors installed as well as overflow fitting

Low Flow Fixtures: (FOR ALL HAMILTON CITY JOBS)

a) Showers using not more than nine litres of water per minute. Being the nominal flow rate measured in accordance with AS/NZS 3662:2005 performance of showers for bathing.

b) Tap equipment using not more than nine litres of water per minute. Being the nominal flow rate measured in accordance with AS/NZS 3718:2005 water supply - Tap ware (excludes outdoor tap equipment).

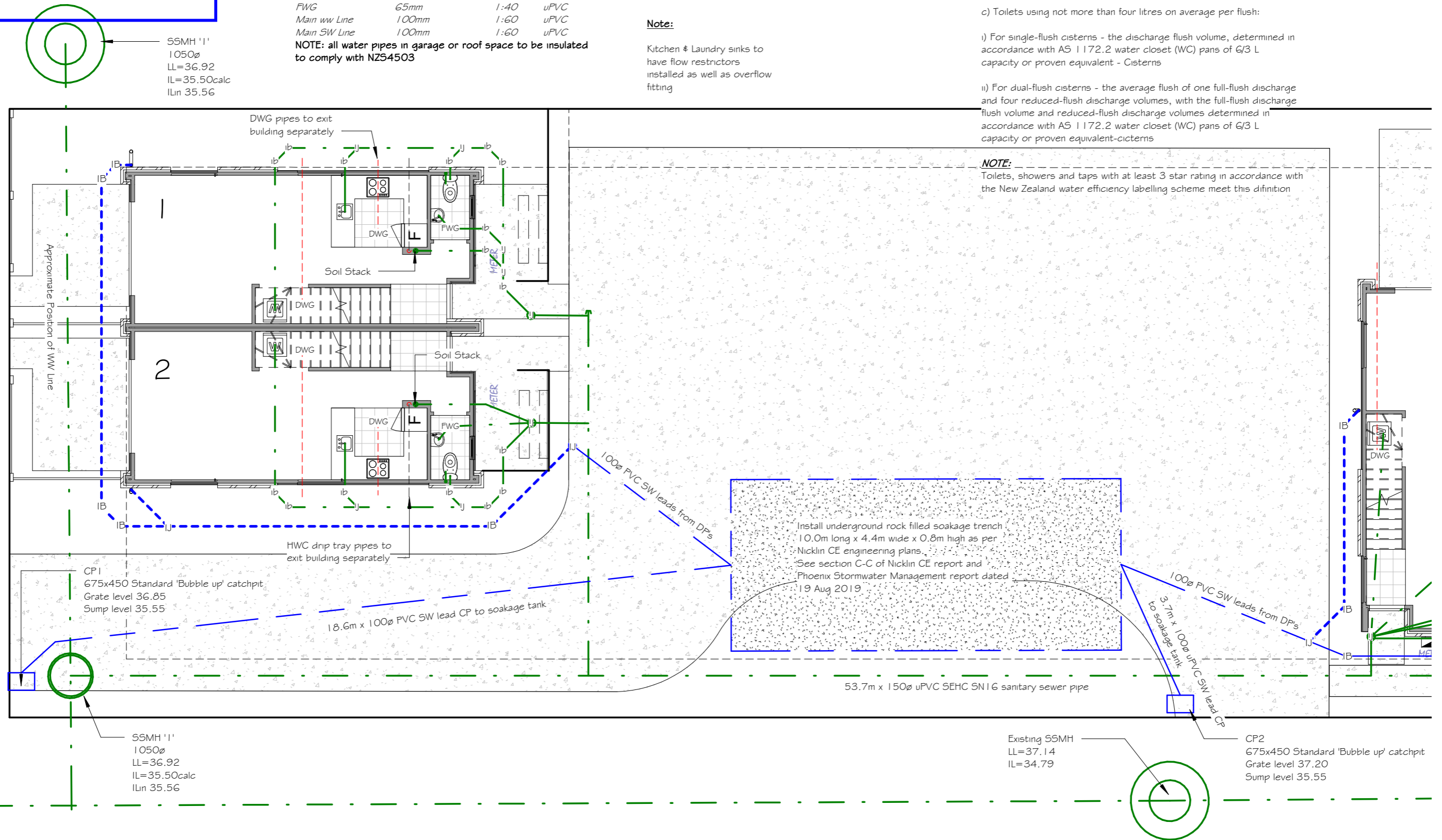
c) Toilets using not more than four litres on average per flush:

i) For single-flush cisterns - the discharge flush volume, determined in accordance with AS 1172.2 water closet (WC) pans of 6/3 L capacity or proven equivalent - Cisterns

ii) For dual-flush cisterns - the average flush of one full-flush discharge and four reduced-flush discharge volumes, with the full-flush discharge flush volume and reduced-flush discharge volumes determined in accordance with AS 1172.2 water closet (WC) pans of 6/3 L capacity or proven equivalent-cisterns

NOTE:

Toilets, showers and taps with at least 3 star rating in accordance with the New Zealand water efficiency labelling scheme meet this definition



17 LYON STREET

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SCALE	1:100	CHECKED BY:	JAC
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A1.1
B1 - STORMWATER & WASTEWATER PLAN

PLUMBING SYSTEM AS 3500

Fixture Type	Waste Size	Min Grad	Material
WC	100mm	1:60	uPVC
Bath Vanity	65mm	1:40	uPVC
Bath Shower	65mm	1:40	uPVC
Kitchen Sink	40mm	1:40	uPVC
Laundry	40mm	1:40	uPVC
TV	80mm	n/a	uPVC
Soil Stack	100mm	n/a	uPVC
FWG	65mm	1:40	uPVC
Main ww Line	100mm	1:60	uPVC
Main SW Line	100mm	1:60	uPVC

NOTE: all water pipes in garage or roof space to be insulated to comply with NZS4503

B2 DP SCHEDULE

Down Pipe #	Size	Catchments Area
DP1	80mm Dia	20m ²
DP2	80mm Dia	37m ²
DP3	80mm Dia	56m ²
DP4	80mm Dia	20m ²
DP5	80mm Dia	56m ²
DP6	80mm Dia	37m ²

TOTAL ROOF AREA 226M²

Note:

Kitchen & Laundry sinks to have flow restrictors installed as well as overflow fitting



BUILDING UNIT APPROVED

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Low Flow Fixtures: (FOR ALL HAMILTON CITY JOBS)

a) Showers using not more than nine litres of water per minute. Being the nominal flow rate measured in accordance with AS/NZS 3662:2005 performance of showers for bathing.

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c) Toilets using not more than four litres on average per flush:

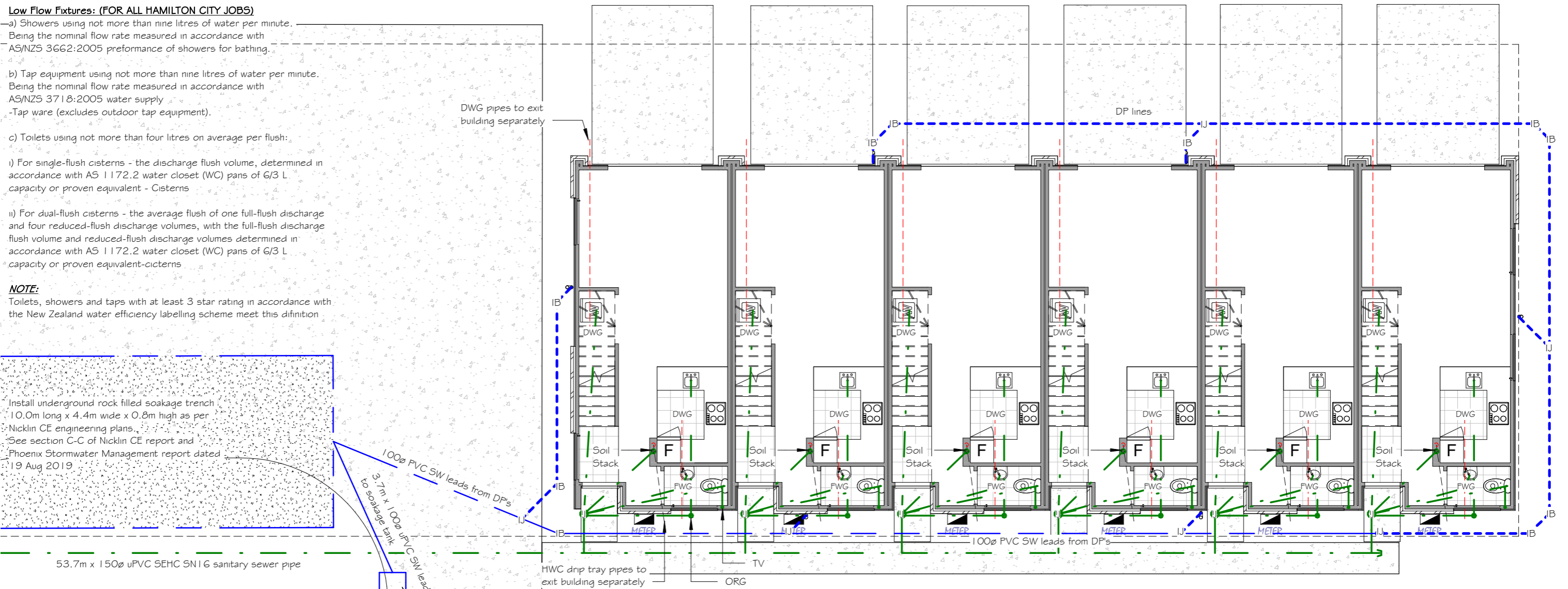
i) For single-flush cisterns - the discharge flush volume, determined in accordance with AS 1172.2 water closet (WC) pans of 6/3 L capacity or proven equivalent - Cisterns

ii) For dual-flush cisterns - the average flush of one full-flush discharge and four reduced-flush discharge volumes, with the full-flush discharge flush volume and reduced-flush discharge volumes determined in accordance with AS 1172.2 water closet (WC) pans of 6/3 L capacity or proven equivalent-cisterns

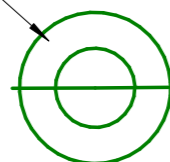
NOTE:

Toilets, showers and taps with at least 3 star rating in accordance with the New Zealand water efficiency labelling scheme meet this definition

Install underground rock filled soakage trench 10.0m long x 4.4m wide x 0.8m high as per Nicklin CE engineering plans. See section C-C of Nicklin CE report and Phoenix Stormwater Management report dated 19 Aug 2019




Existing SSMH
LL=37.14
IL=34.79



CP2
675x450 Standard 'Bubble up' catchpit
Grate level 37.20
Sump level 35.55

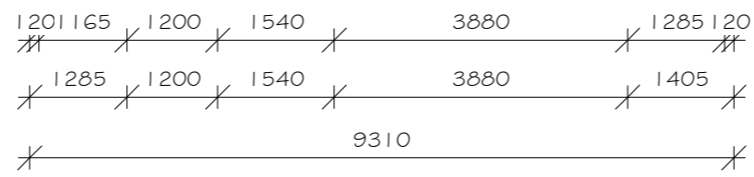
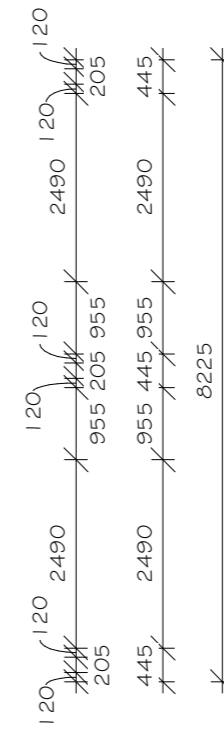
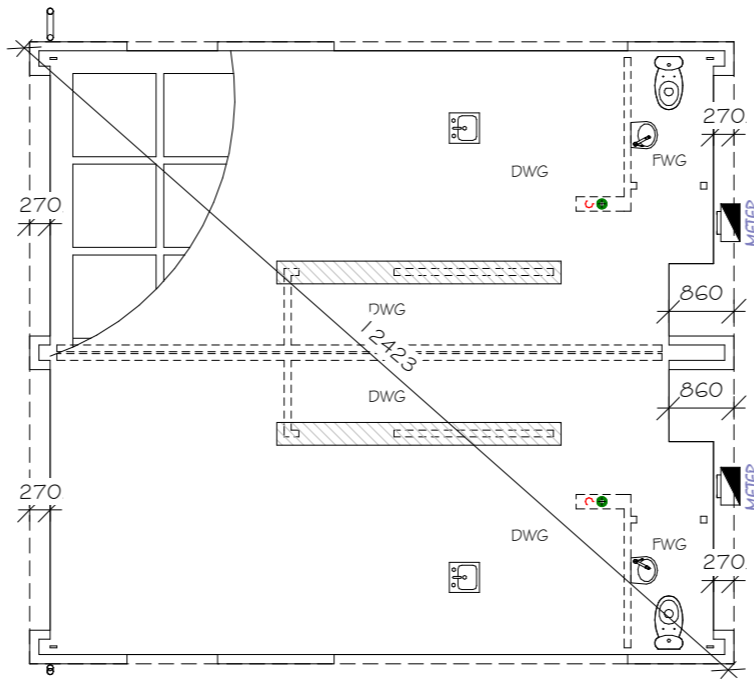
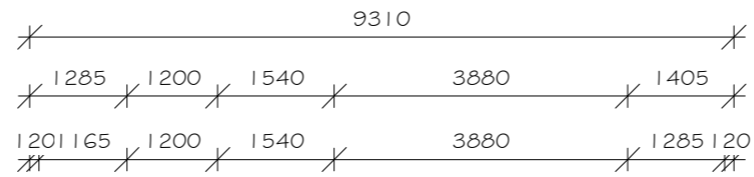
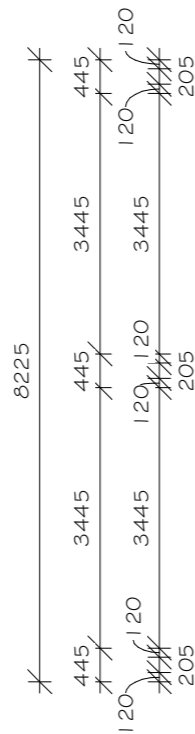
17 LYON STREET	2	CONSENT	12-11-19	JOB #	19-032	DRAFTED BY:	SC	A1.2 B2 - STORMWATER & WASTEWATER PLAN
	1	FOR DISCUSSION	5-11-19	ISSUE TYPE	CONSENT	DATE:	12-11-19	
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FOUNDATION KEY	
SLAB THICKENING	
FLOOR WASTE GULLY	FWG
DRY WASTE GULLY	DWG
100mm ø SOIL STACK	

85mm concrete nibraft system with grade G65 mesh, refer to foundation details & geotech report for depth. Constructed as per manufacturer's specifications
NOTE: Standard Rib-raft mix 20mpa concrete required.

SETOUT ONLY REFER TO ENGINEERS PLAN FOR FOUNDATION AND STRUCTURAL DETAIL

17 LYON STREET

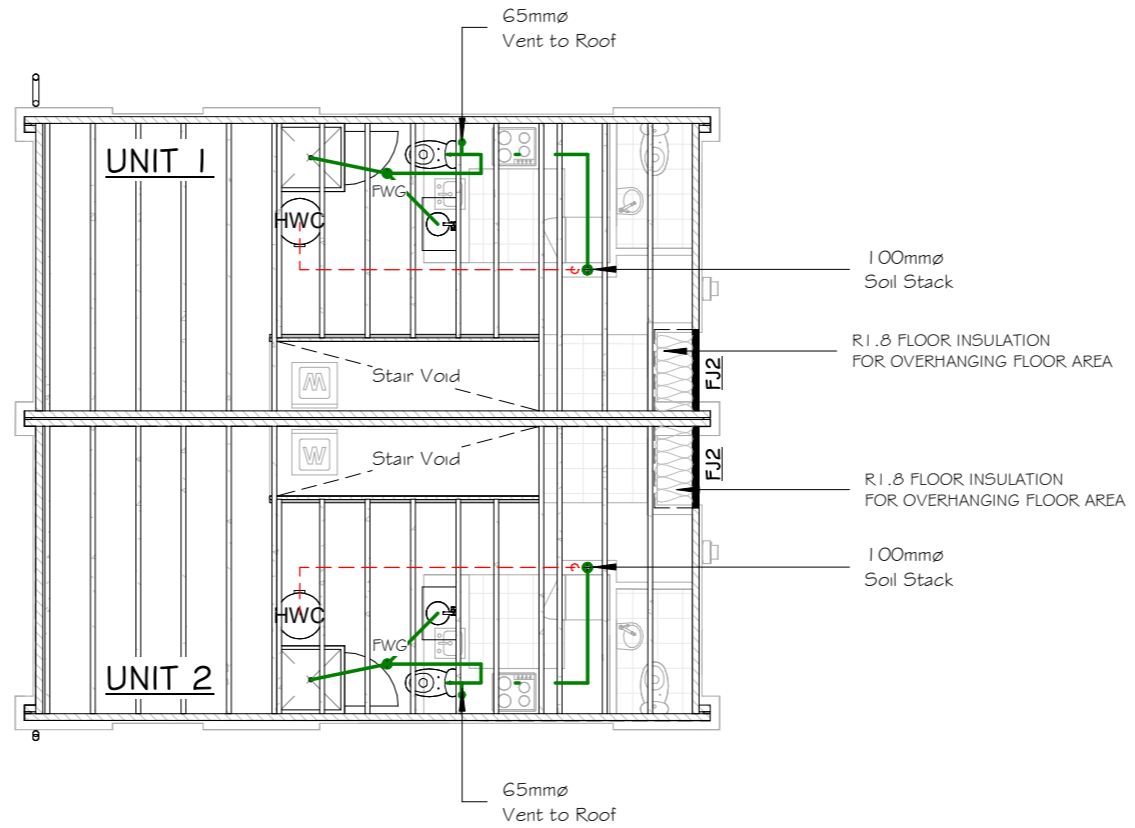
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DATE:	12-11-19

A2.1
B1-FOUNDATION PLAN


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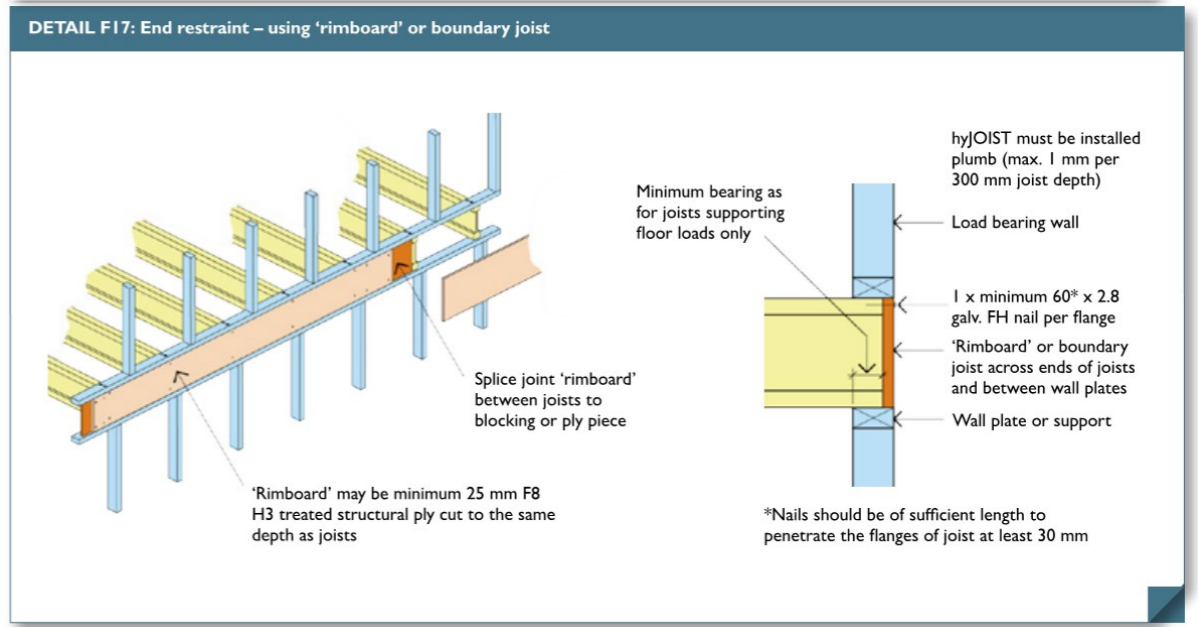
FLOOR BEAMS SEE FLOOR BEAM FJ2-300x45 Hyspan	
HYJOISTS -(FJ1) 300 X 45 @ 600 Ctrs. Install solid blocking as required.	
BOUNDARY JOISTS 300x45mm Hyspan. (Continuous to beneath wall ht)	
Load bearing wall: Continuous full depth hyjoist block should be installed to transfer compression loads from load bearing walls to the supports. In most cases continuous hyjoist blocking will be adequate to support the roof, wall and floor load	
NOTE: -INSTALL 'RIMBOARDS' TO THE ENDS OF HYJOIST TO MANUFACTURER SPECS -INSTALL BLOCKING @ 1.2m CTRS ALONG LINES OF INTERNAL BRACING WALLS	

Hot water cylinder drip tray overflow to go down through internal wall and then out building. see sheet Site service plan for exit location of overflow pipe

PLUMBING SYSTEM AS 3500

Fixture Type	Waste Size	Min Grad	Material
Bath WC	100mm	1:60	uPVC
Bath Vanity	65mm	1:40	uPVC
Bath Shower WC	65mm	1:40	uPVC
Kitchen Sink	40mm	1:40	uPVC
Laundry	40mm	1:40	uPVC
TV	80mm	n/a	uPVC
Soil Stack	100mm	n/a	uPVC
FWG	65mm	1:40	uPVC
Main ww Line	100mm	1:60	uPVC
Main SW Line	100mm	1:60	uPVC

NOTE: all water pipes in garage or roof space to be insulated to comply with NZS4503



17 LYON STREET

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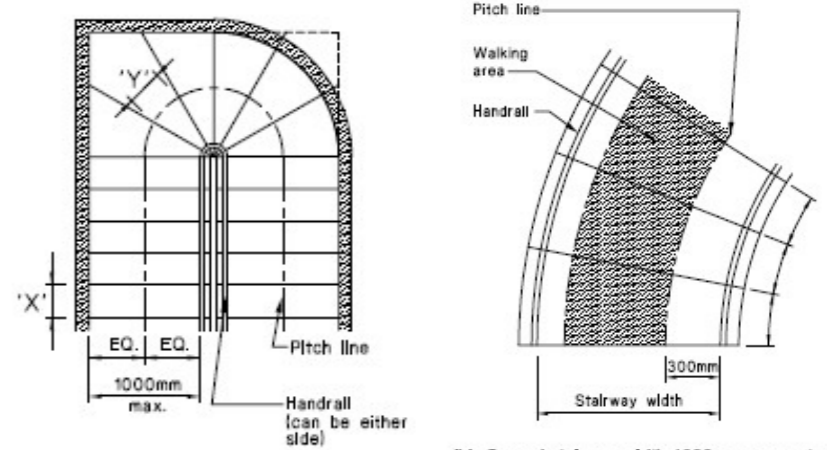
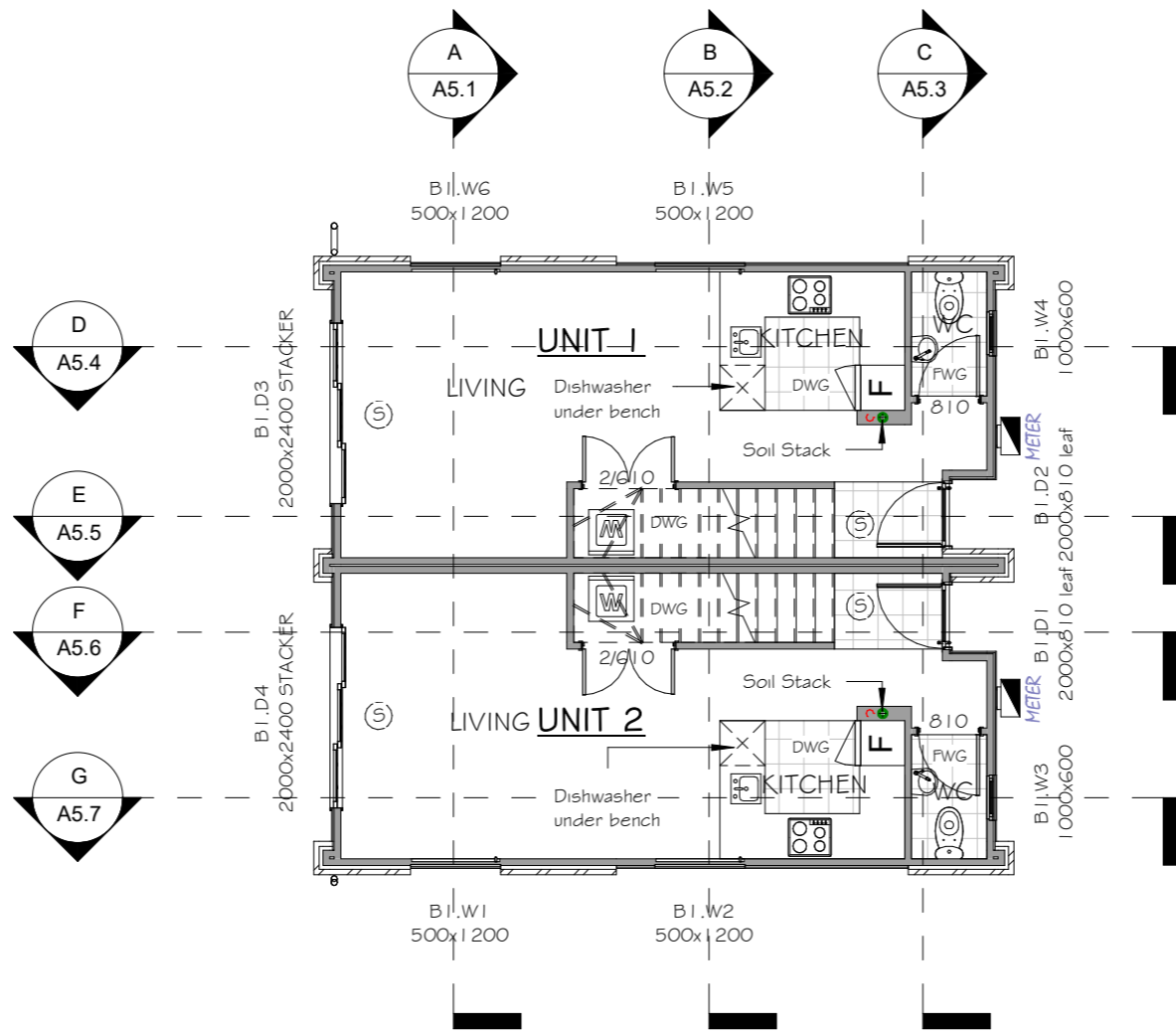
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A2.2
B1 -FIRST FLOOR FRAMING

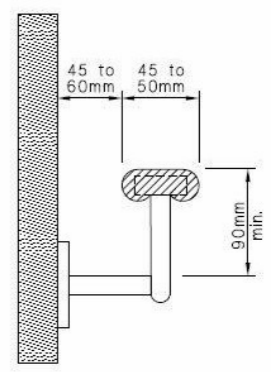

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Length "Y" shall be no less than length "X"
 Stair Figure 1
 (b) Curved stairway width 1000mm or greater
 (Acceptable as an accessible stairway where handrails are installed on both sides as shown)
 Stair Figure 2

The length of tread for curved stairs is to be no less than 255mm as it must be the same size or larger in length than non-curved stairs. See Compliance Document D1/As1 section 4.4



STAIRWAY HANDRAIL

FLOOR AREAS:

Unit 1	
Ground Floor Area Over Framing	= 34.5m ²
Ground Floor Area Over Brick	= 35.3m ²
First Floor Area Over Framing (Excluding Voids)	= 31.9m ²
First Floor Area Over Brick (Excluding Voids)	= 32.6m ²
Voids	= 3.2m ²
Unit 2	
Ground Floor Area Over Framing	= 34.5m ²
Ground Floor Area Over Brick	= 35.3m ²
First Floor Area Over Framing (Excluding Voids)	= 31.9m ²
First Floor Area Over Brick (Excluding Voids)	= 32.6m ²
Voids	= 3.2m ²
Total Unit 1-2	
Ground Floor Area Over Framing	= 69m ²
Ground Floor Area Over Brick	= 70.6m ²
First Floor Area Over Framing (Excluding Voids)	= 63.8m ²
First Floor Area Over Brick (Excluding Voids)	= 65.2m ²
Voids	= 6.4m ²

GENERAL NOTES:

- All Stud Heights 2455mm unless noted otherwise
- Medium windzone
- All dimensions are to framing
- All soffits to be 450mm to wall framing unless noted otherwise
- All Levels to be check on site prior to commencing on job
- All dimensions to be verified during construction
- All timber to be SGB unless specified otherwise
- Install Nogging for wall hung vanities

TIMBER TREATMENT:

H1.2

- All internal framing within envelope and subfloor framing (excl Piles)
- Bottom plates

H3.1

- Cavity battens
- Painted timber elements in contact with exterior elements

H3.2

- Fence Pailings and rails not in ground
- External Rafters, Posts and Beams not in contact with ground
- Deck joists and bearers

H4

- Fence Posts
- Jack stud walls
- Posts/columns less than 150mm from ground

H5

- Piles or structural post in contact with ground

INTERIOR FINISHIES

- Walls - 10mm Gib boards (AQUALINE TO WET AREAS)
- Ceiling - 13mm Gib Board (AQUALINE TO WET AREAS)
- Skirting - 60x10mm SB Pine
- Cornice - 55mm Gib Cove
- Exterior joinery - FJ PP quality reveals with 60x10 architraves
- Interior Doors - MDF HC PQ with 60x10 architraves

BATH FIXTURES

Shower - 900x900mm Acrylic
 Vanity - 700 mm

INTERNAL DOOR SIZES

Called out internal door widths are leaf widths

Main Private stairway

MDF stairway with 280mm treads including 25mm nosing.
 14 rises of approx 198mm
 Install a 40mm dia handrail on proprietary handrail brackets 900mm above stair pitch line to one side.
 MDF stairway will be installed by screw fixing to studs to manufactures installation specs

LEGEND

HWC	- 180L Electric hot water cylinder with tempering valves seismic restraints, Overflow tray and overflow relief vent as specified by NZBC
(S)	- Approved Smoke Alarms
FWG	- Floor Waste Gully
DWG	- Dry Waste Gully - To Be Installed In Kitchens and Laundrys
+	- Concealed 100mm ø soil stack with in 190mm wall frames

RISK MATRIX

RISK ITEM	L	M	H	VH	SCORE
WIND ZONE		X			0
STOREYS			X		2
ROOFWALL INTERSECTION		X			1
EAVES WIDTH				X	5
ENVELOPE COMPLEXITY		X			1
DECK DESIGN	X				0
TOTAL					9

H1 Schedule Method (under 30% glazing)

ELEMENT	R-VALUE	MIN REQ.	COMPLYING
ROOF	R3.2	R2.9	YES
WALLS			
-BRICK EXTERIOR	R2.2	R1.9	YES
-WEATHER BOARD	R2.2	R1.9	YES
-GARAGE INTERNAL	R2.2	R1.9	YES
FLOOR	R1.3	R1.3	YES
GLAZING	RO.26	RO.26	YES

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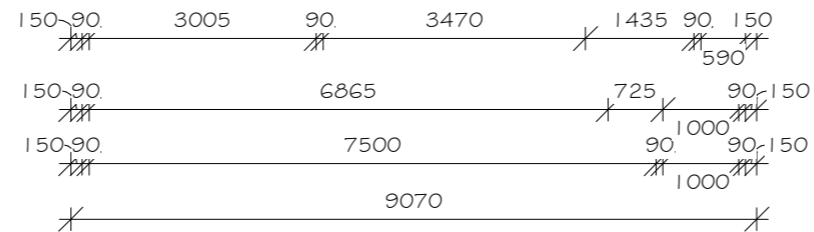
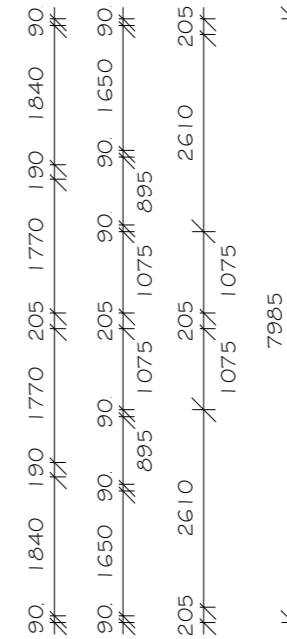
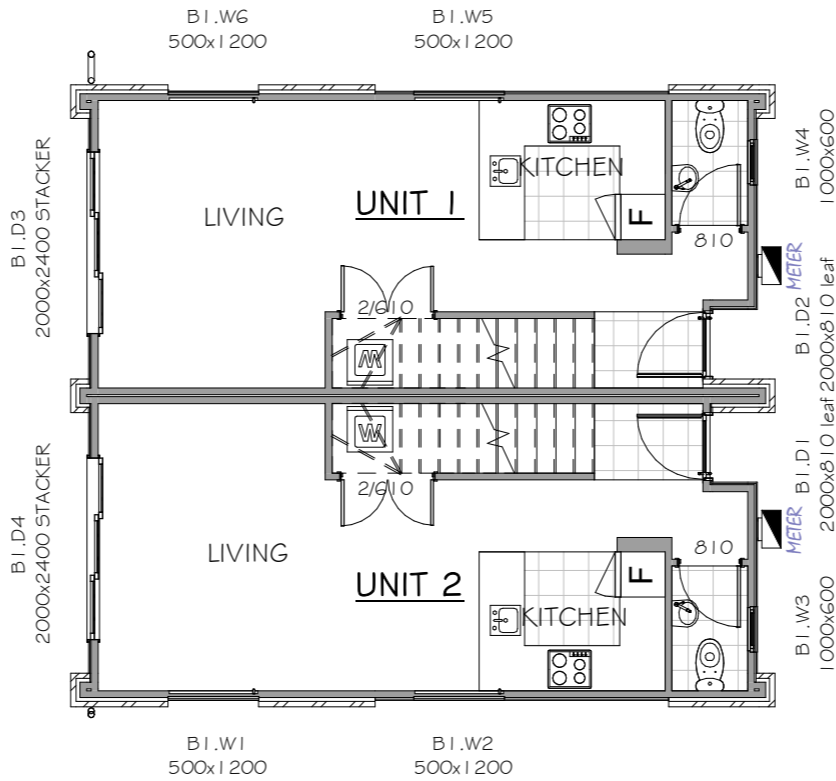
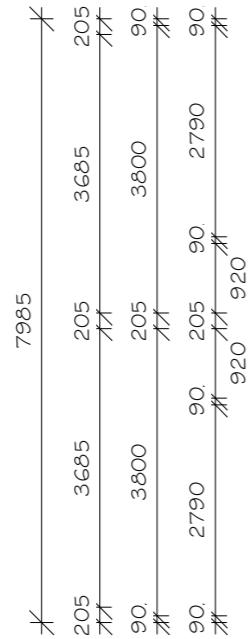
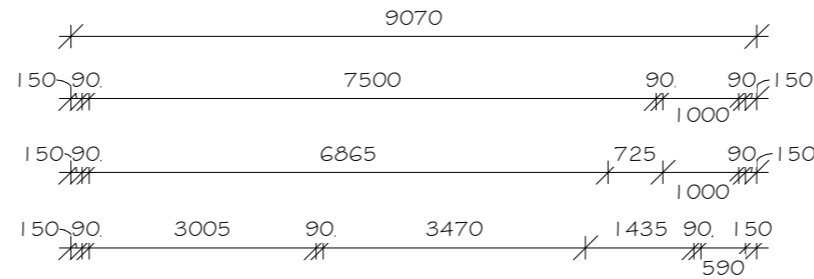
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A2.3
 B1-GROUND FLOOR NOTES

DDL ARCHITECTURE
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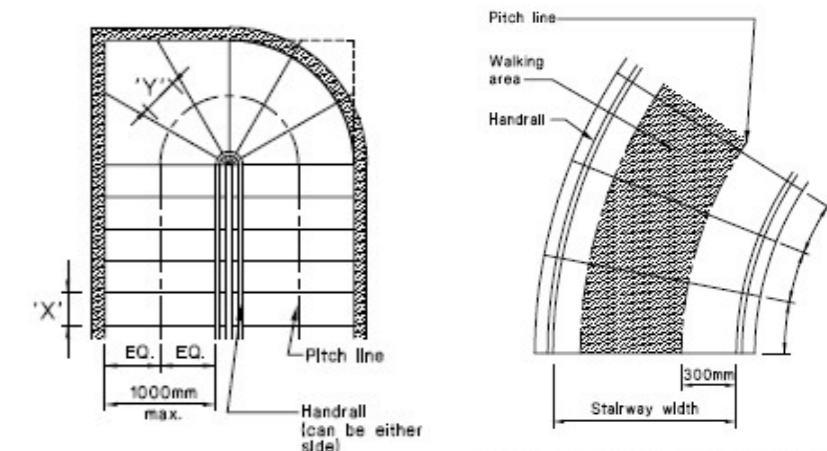
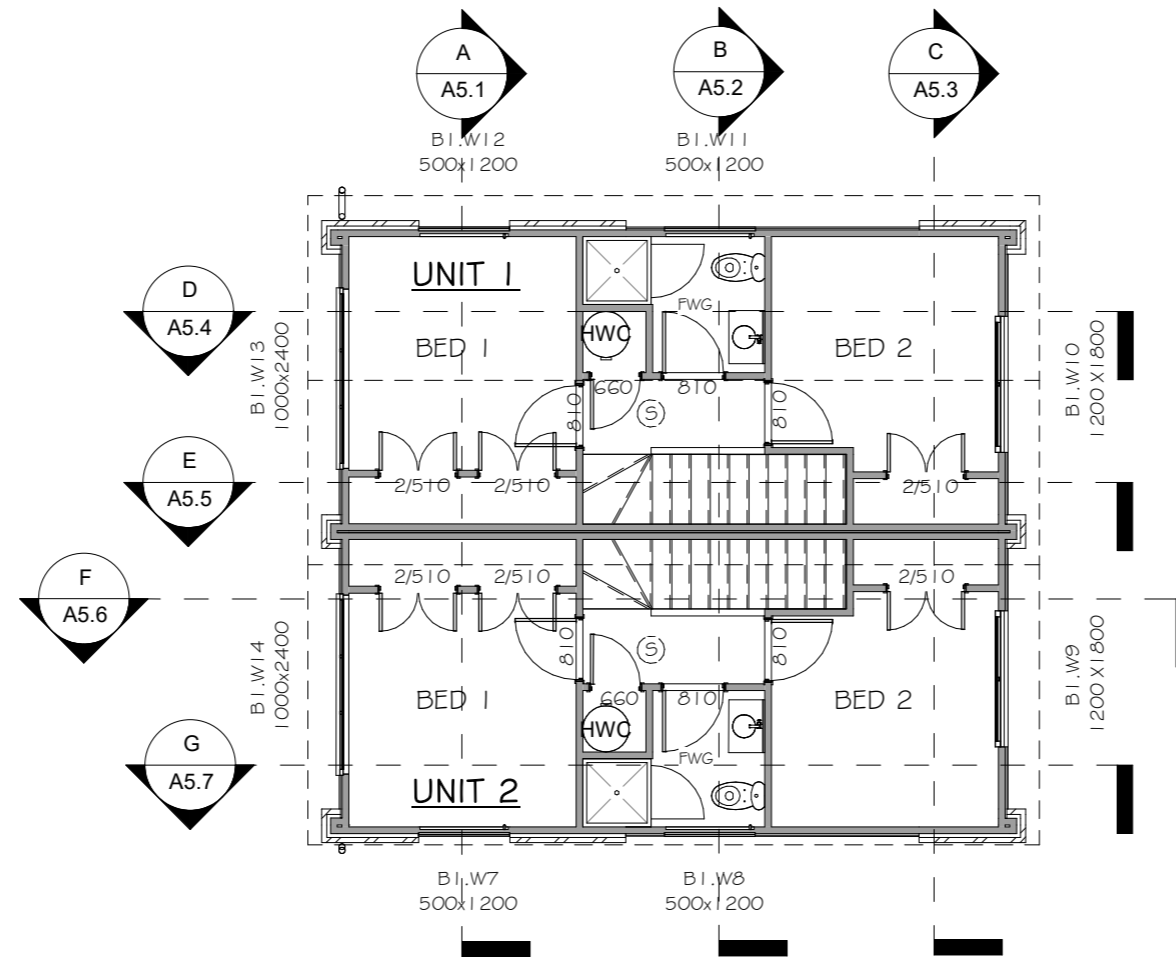
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A2.4
B1-GROUND FLOOR DIMENSIONS

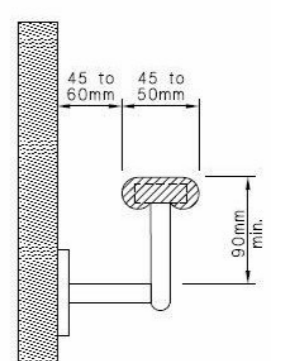
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BC Number - DD007.2019.00040149.001



Length "Y" shall be no less than length "X"
Stair Figure 1
(b) Curved stairway width 1000mm or greater
(Acceptable as an accessible stairway where handrails are installed on both sides as shown)
Stair Figure 2

The length of tread for curved stairs is to be no less than 255mm as it must be the same size or larger in length than non-curved stairs. See Compliance Document D1/As1 section 4.4



STAIRWAY HANDRAIL

FLOOR AREAS:

Unit 1

Ground Floor Area Over Framing	= 34.5m ²
Ground Floor Area Over Brick	= 35.3m ²
First Floor Area Over Framing (Excluding Voids)	= 31.9m ²
First Floor Area Over Brick (Excluding Voids)	= 32.6m ²
Voids	= 3.2m ²

Unit 2

Ground Floor Area Over Framing	= 34.5m ²
Ground Floor Area Over Brick	= 35.3m ²
First Floor Area Over Framing (Excluding Voids)	= 31.9m ²
First Floor Area Over Brick (Excluding Voids)	= 32.6m ²
Voids	= 3.2m ²

Total Unit 1-2

Ground Floor Area Over Framing	= 69m ²
Ground Floor Area Over Brick	= 70.6m ²
First Floor Area Over Framing (Excluding Voids)	= 63.8m ²
First Floor Area Over Brick (Excluding Voids)	= 65.2m ²
Voids	= 6.4m ²

GENERAL NOTES:

- All Stud Heights 2455mm unless noted otherwise
- Medium windzone
- All dimensions are to framing
- All Soffits to be 450mm to wall framing unless noted otherwise
- All Levels to be check on site prior to commencing on job
- All dimensions to be verified during construction
- All timber to be SGB unless specified otherwise
- Install Nogging for wall hung vanities

TIMBER TREATMENT:

H1.2

- All internal framing within envelope and subfloor framing (excl Piles)
- Bottom plates

H3.1

- Cavity battens
- Painted timber elements in contact with exterior elements

H3.2

- Fence Pailings and rails not in ground
- External Rafters, Posts and Beams not in contact with ground
- Deck joists and bearers

H4

- Fence Posts
- Jack stud walls
- Posts/columns less than 150mm from ground

H5

- Piles or structural post in contact with ground

INTERIOR FINISHIES

- Walls - 10mm Gib boards (AQUALINE TO WET AREAS)
- Ceiling - 13mm Gib Board (AQUALINE TO WET AREAS)
- Skirting - 60x10mm SB Pine
- Cornice - 55mm Gib Cove
- Exterior joinery - FJ PP quality reveals with 60x10 architraves
- Interior Doors - MDF HC PQ with 60x10 architraves

BATH FIXTURES

Shower - 900x900mm Acrylic
Vanity - 700 mm

INTERNAL DOOR SIZES

Called out internal door widths are leaf widths

Main Private stairway

MDF stairway with 280mm treads including 25mm nosing.
14 risers of approx 198mm
Install a 40mm dia handrail on proprietary handrail brackets 900mm above stair pitch line to one side.
MDF stairway will be installed by screw fixing to studs to manufactures installation specs

LEGEND

(HWC)	- 180L Electric hot water cylinder with tempering valves seismic restraints, Overflow tray and overflow relief vent as specified by NZBC
(S)	- Approved Smoke Alarms
FWG	- Floor Waste Gully
DWG	- Dry Waste Gully -To Be Installed In Kitchens and Laundrys
⊕	-Concealed 100mm ø soil stack with in 190mm wall frames

RISK MATRIX

RISK ITEM	L	M	H	VH	SCORE
WIND ZONE		X			0
STOREYS			X		2
ROOF/WALL INTERSECTION		X			1
EAVES WIDTH				X	5
ENVELOPE COMPLEXITY		X			1
DECK DESIGN	X				0
TOTAL					9

H1 Schedule Method (under 30% glazing)

ELEMENT	R-VALUE	MIN REQ.	COMPLYING
ROOF	R3.2	R2.9	YES
WALLS			
-BRICK EXTERIOR	R2.2	R1.9	YES
-WEATHER BOARD	R2.2	R1.9	YES
-GARAGE INTERNAL	R2.2	R1.9	YES
FLOOR	R1.3	R1.3	YES
GLAZING	R0.26	R0.26	YES

17 LYON STREET

2	CONSENT	12-11-19
1	FOR DISCUSSION	5-11-19

Rev.	Description	Date
Revision Schedule		

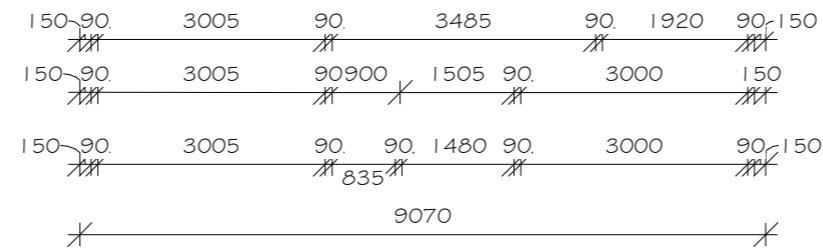
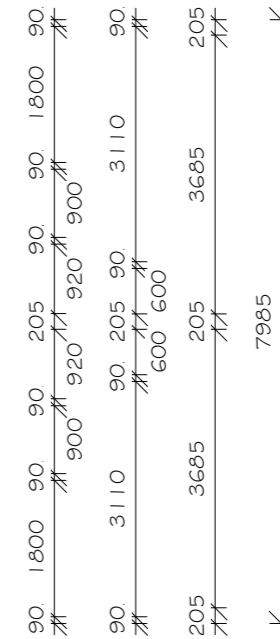
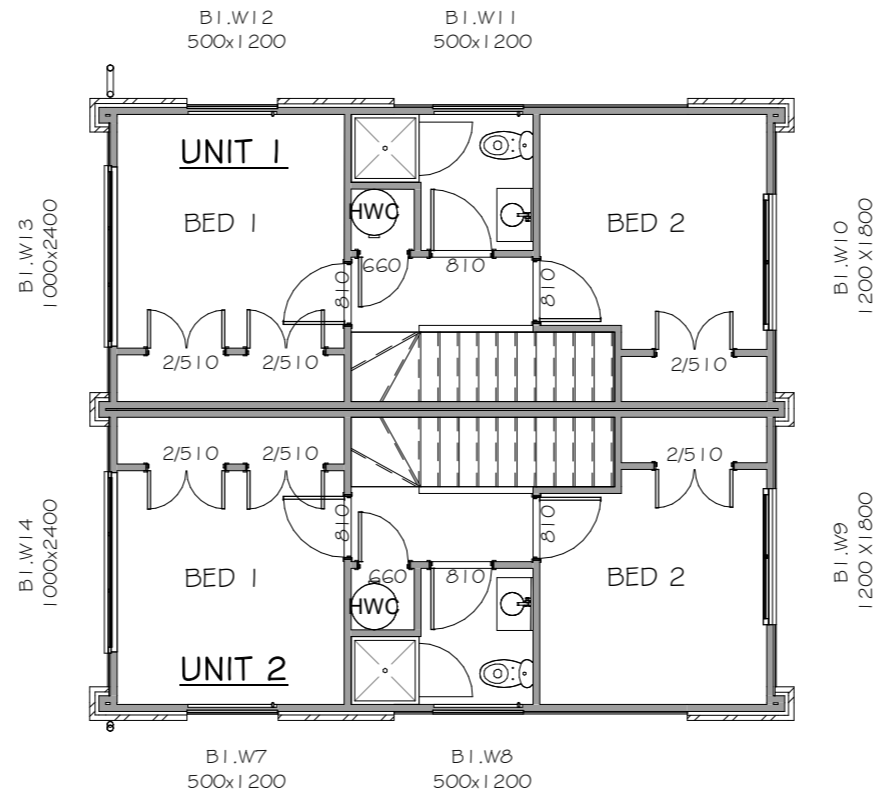
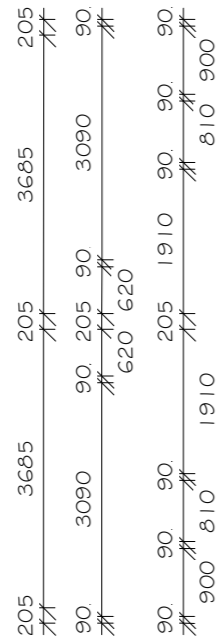
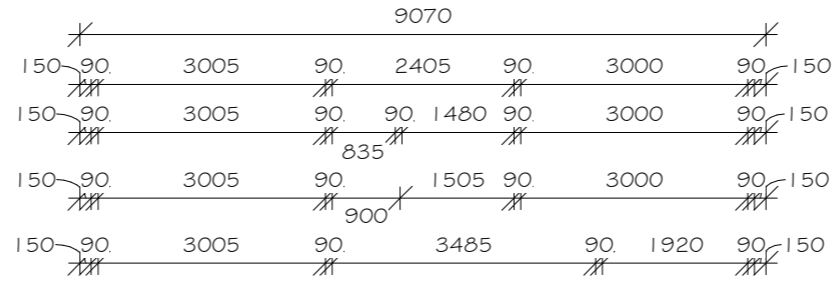
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ISSUE TYPE	CONSENT
SCALE	1 : 100
CURRENT REVISION:	2

DRAFTED BY:	SC
DATE:	12-11-19
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DATE:	12-11-19

A2.5
B1-FIRST FLOOR NOTES

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17 LYON STREET

2	CONSENT	12-11-19
1	FOR DISCUSSION	5-11-19
Rev.	Description	Date
Revision Schedule		

JOB #	19-032
ISSUE TYPE	CONSENT
SCALE	1 : 100
CURRENT REVISION:	2

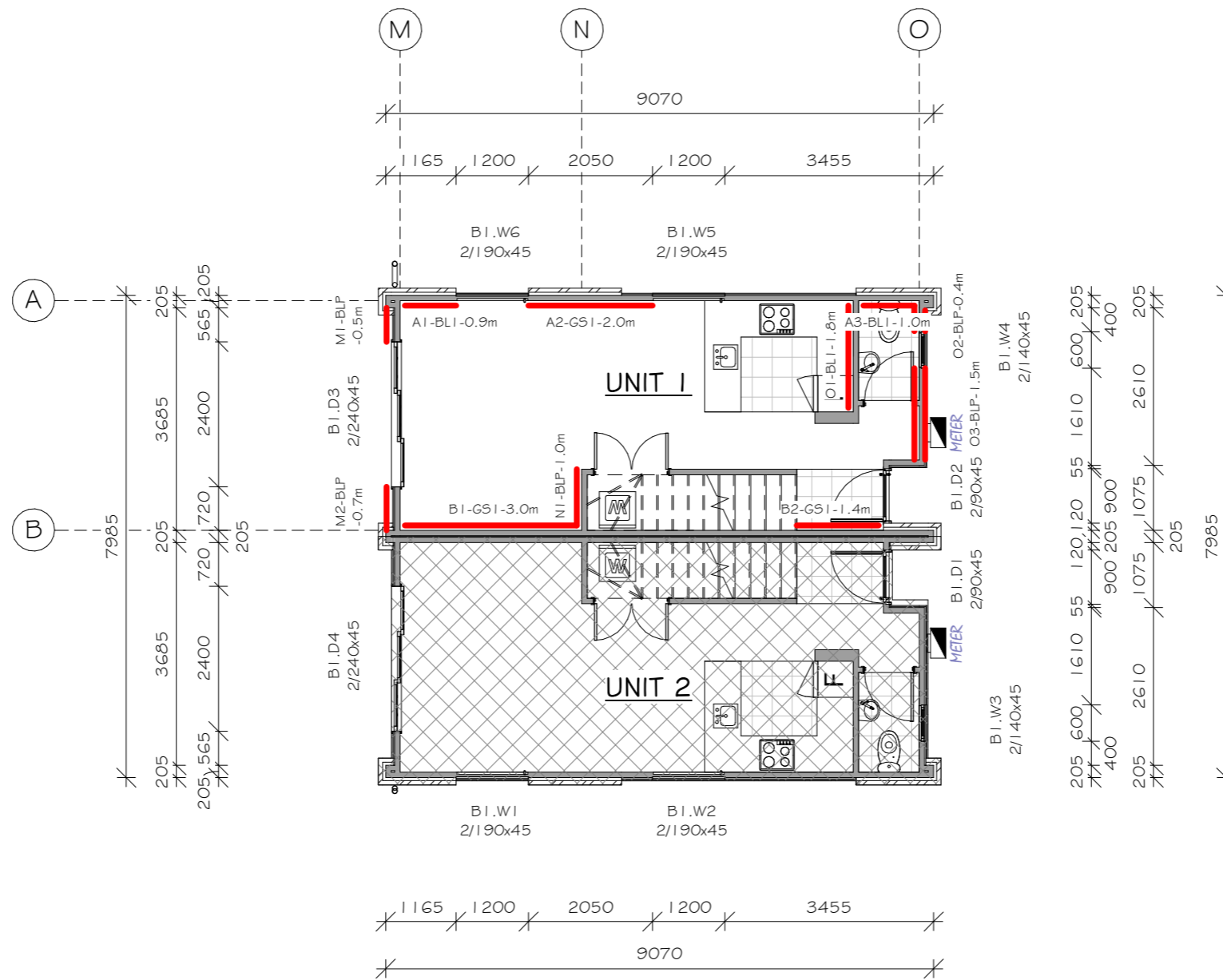
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CHECKED BY:	JAC
DATE:	12-11-19

A2.G
B1-FIRST FLOOR DIMENSIONS



BUILDING UNIT APPROVED

BC Number - DD007.2019.00040149.001



Top plate fixings

FIXING TYPE B -4.7 kN

- 2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud Plus LUMBERLOK (CPC80) 6kN Stud Anchor
- OR
- 2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud. Plus 2 x LUMBERLOK CPC40
- OR
- 2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud. Plus LUMBERLOK Stud Strap (one face only)

LINTEL FIXINGS

REFER TO MITEK CONNECTION DETAIL SHEET SPEC / SITE GUIDE AND ELEVATIONS FOR TYPE

NOTE:

- ALL SETOUT DIMENSIONS FOR JOINERY ARE FROM TRIM TO TRIM, ALLOW FOR RELEVANT TRIM SIZE WHEN FRAMING
- CHECK PLY BRACING INTO WALL FRAME

Window Schedule-Building 1

Window #	Head	Height	Width	Glazing	Glass Type	Comments	Lintel Fixing type
B1.W1	2000	500	1200	Double	Clear		F
B1.W2	2000	500	1200	Double	Clear		F
B1.W3	2000	1000	600	Double	Opaque/Safety		F
B1.W4	2000	1000	600	Double	Opaque/Safety		F
B1.W5	2000	500	1200	Double	Clear		F
B1.W6	2000	500	1200	Double	Clear		F
B1.W7	2000	500	1200	Double	Opaque/Safety		F
B1.W8	2000	500	1200	Double	Clear		F
B1.W9	2000	1200	1800	Double	Clear		G
B1.W10	2000	1200	1800	Double	Clear		G
B1.W11	2000	500	1200	Double	Opaque/Safety		F
B1.W12	2000	500	1200	Double	Clear		F
B1.W13	2000	1000	2400	Double	Clear		G
B1.W14	2000	1000	2400	Double	Clear		G

Door Schedule-Building 1

Door #	Head	Height	Width	Glazing	Glass Type	Comments	Lintel Fixing type
B1.D1	2000	2000	900	N/A	N/A	Front Door	F
B1.D2	2000	2000	900	N/A	N/A	Front Door	F
B1.D3	2000	2000	2400	Double	Clear/Safety	Ranch Stacker	G
B1.D4	2000	2000	2400	Double	Clear/Safety	Ranch Stacker	G

Concrete Floor		Timber Floor	
External walls	Internal walls	External walls	Internal walls
Position GIB HandiBrac® as close as practicable to the internal edge of the bottom plate	Position GIB HandiBrac® at the stud / plate junction	Position GIB HandiBrac® in the centre of the perimeter joist or bearer	Position GIB HandiBrac® in the centre of floor joist or full depth solid block
Hold-down fastener requirements			
A mechanical fastening with a minimum characteristic uplift capacity of 15kN.		12x150mm galvanised coach screw	

17 LYON STREET

2	CONSENT	12-11-19
1	FOR DISCUSSION	5-11-19

Rev.	Description	Date
Revision Schedule		

JOB #	19-032
ISSUE TYPE	CONSENT
SCALE	1 : 100
CURRENT REVISION:	2

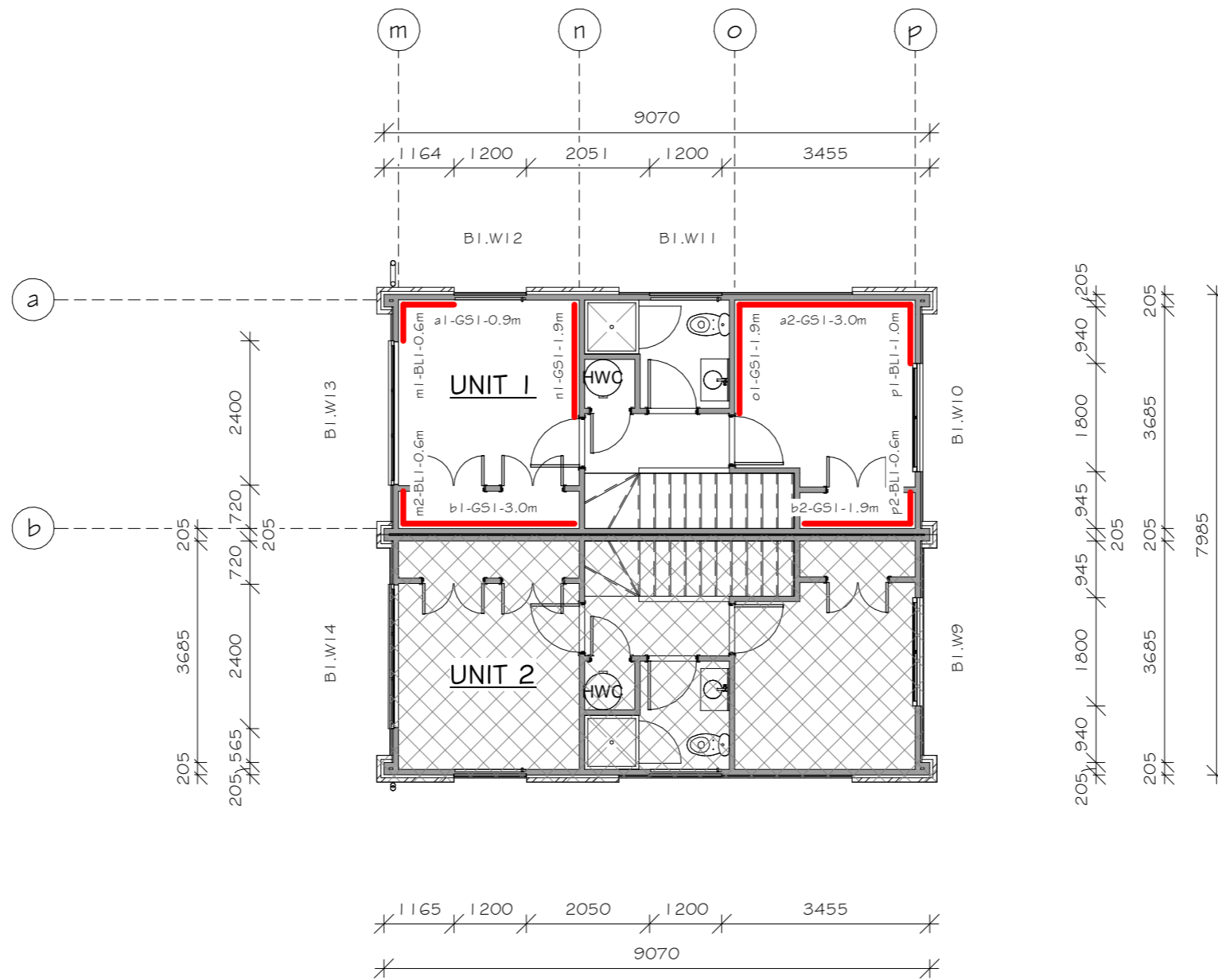
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CHECKED BY:	JAC
DATE:	12-11-19

A2.7
B1-GROUND FLOOR BRACING-UNIT 1

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Top plate fixings

FIXING TYPE B -4.7 kN

2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud Plus LUMBERLOK (CPC80) 6kN Stud Anchor

OR

2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud. Plus 2 x LUMBERLOK CPC40

OR

2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud. Plus LUMBERLOK Stud Strap (one face only)

LINTEL FIXINGS

REFER TO MITEK CONNECTION DETAIL SHEET SPEC / SITE GUIDE AND ELEVATIONS FOR TYPE

NOTE: ALL SETOUT DIMENSIONS FOR JOINERY ARE FROM TRIM TO TRIM, ALLOW FOR RELEVANT TRIM SIZE WHEN FRAMING

Window Schedule-Building 1

Window #	Head	Height	Width	Glazing	Glass Type	Comments	Lintel Fixing type
BI.W1	2000	500	1200	Double	Clear		F
BI.W2	2000	500	1200	Double	Clear		F
BI.W3	2000	1000	600	Double	Opaque/Safety		F
BI.W4	2000	1000	600	Double	Opaque/Safety		F
BI.W5	2000	500	1200	Double	Clear		F
BI.W6	2000	500	1200	Double	Clear		F
BI.W7	2000	500	1200	Double	Opaque/Safety		F
BI.W8	2000	500	1200	Double	Clear		F
BI.W9	2000	1200	1800	Double	Clear		G
BI.W10	2000	1200	1800	Double	Clear		G
BI.W11	2000	500	1200	Double	Opaque/Safety		F
BI.W12	2000	500	1200	Double	Clear		F
BI.W13	2000	1000	2400	Double	Clear		G
BI.W14	2000	1000	2400	Double	Clear		G

Door Schedule-Building 1

Door #	Head	Height	Width	Glazing	Glass Type	Comments	Lintel Fixing type
BI.D1	2000	2000	900	N/A	N/A	Front Door	F
BI.D2	2000	2000	900	N/A	N/A	Front Door	F
BI.D3	2000	2000	2400	Double	Clear/Safety	Ranch Stacker	G
BI.D4	2000	2000	2400	Double	Clear/Safety	Ranch Stacker	G

Concrete Floor		Timber Floor	
External walls	Internal walls	External walls	Internal walls
Position GIB HandiBrac® as close as practicable to the internal edge of the bottom plate	Position GIB HandiBrac® at the stud / plate junction	Position GIB HandiBrac® in the centre of the perimeter joist or bearer	Position GIB HandiBrac® in the centre of floor joist or full depth solid block
Hold-down fastener requirements			
A mechanical fastening with a minimum characteristic uplift capacity of 15kN.		12x150mm galvanised coach screw	

17 LYON STREET

2	CONSENT	12-11-19
1	FOR DISCUSSION	5-11-19

JOB #	19-032
ISSUE TYPE	CONSENT

DRAFTED BY:	SC
DATE:	12-11-19

A2.8
B1-FIRST FLOOR BRACING-UNIT 1

Rev.	Description	Date
Revision Schedule		

SCALE	1 : 100
CURRENT REVISION:	2

CHECKED BY:	JAC
DATE:	12-11-19

BUILDING UNIT APPROVED

BC Number - DD007.2019.00040149.001



Top plate fixings

FIXING TYPE B -4.7 kN

2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud Plus LUMBERLOK (CPC80) Gkn Stud Anchor

OR

2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud. Plus 2 x LUMBERLOK CPC40

OR

2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud. Plus LUMBERLOK Stud Strap (one face only)

LINTEL FIXINGS

REFER TO MITEK CONNECTION DETAIL SHEET SPEC / SITE GUIDE AND ELEVATIONS FOR TYPE

NOTE:

- ALL SETOUT DIMENSIONS FOR JOINERY ARE FROM TRIM TO TRIM, ALLOW FOR RELEVANT TRIM SIZE WHEN FRAMING
- CHECK PLY BRACING INTO WALL FRAME

Window Schedule-Building 1

Window #	Head	Height	Width	Glazing	Glass Type	Comments	Lintel Fixing type
B1.W1	2000	500	1200	Double	Clear		F
B1.W2	2000	500	1200	Double	Clear		F
B1.W3	2000	1000	600	Double	Opaque/Safety		F
B1.W4	2000	1000	600	Double	Opaque/Safety		F
B1.W5	2000	500	1200	Double	Clear		F
B1.W6	2000	500	1200	Double	Clear		F
B1.W7	2000	500	1200	Double	Opaque/Safety		F
B1.W8	2000	500	1200	Double	Clear		F
B1.W9	2000	1200	1800	Double	Clear		G
B1.W10	2000	1200	1800	Double	Clear		G
B1.W11	2000	500	1200	Double	Opaque/Safety		F
B1.W12	2000	500	1200	Double	Clear		F
B1.W13	2000	1000	2400	Double	Clear		G
B1.W14	2000	1000	2400	Double	Clear		G

Door Schedule-Building 1

Door #	Head	Height	Width	Glazing	Glass Type	Comments	Lintel Fixing type
B1.D1	2000	2000	900	N/A	N/A	Front Door	F
B1.D2	2000	2000	900	N/A	N/A	Front Door	F
B1.D3	2000	2000	2400	Double	Clear/Safety	Ranch Stacker	G
B1.D4	2000	2000	2400	Double	Clear/Safety	Ranch Stacker	G

Concrete Floor		Timber Floor	
External walls	Internal walls	External walls	Internal walls
Position GIB HandiBrac® as close as practicable to the internal edge of the bottom plate	Position GIB HandiBrac® at the stud / plate junction	Position GIB HandiBrac® in the centre of the perimeter joist or bearer	Position GIB HandiBrac® in the centre of floor joist or full depth solid block
Hold-down fastener requirements			
A mechanical fastening with a minimum characteristic uplift capacity of 15kN.		12x150mm galvanised coach screw	

17 LYON STREET

2	CONSENT	12-11-19
1	FOR DISCUSSION	5-11-19
Rev.	Description	Date
Revision Schedule		

JOB #	19-032
ISSUE TYPE	CONSENT
SCALE	1 : 100
CURRENT REVISION:	2

DRAFTED BY:	SC
DATE:	12-11-19
CHECKED BY:	JAC
DATE:	12-11-19

A2.9
B1-GROUND FLOOR BRACING-UNIT 2

BUILDING UNIT APPROVED

BC Number - DD007.2019.00040149.001



Top plate fixings

FIXING TYPE B -4.7 kN

2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud Plus LUMBERLOK (CPC80) Gkn Stud Anchor

OR

2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud. Plus 2 x LUMBERLOK CPC40

OR

2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud. Plus LUMBERLOK Stud Strap (one face only)

LINTEL FIXINGS

REFER TO MITEK CONNECTION DETAIL SHEET SPEC / SITE GUIDE AND ELEVATIONS FOR TYPE

NOTE: ALL SETOUT DIMENSIONS FOR JOINERY ARE FROM TRIM TO TRIM, ALLOW FOR RELEVANT TRIM SIZE WHEN FRAMING

Window Schedule-Building 1

Window #	Head	Height	Width	Glazing	Glass Type	Comments	Lintel Fixing type
B1.W1	2000	500	1200	Double	Clear		F
B1.W2	2000	500	1200	Double	Clear		F
B1.W3	2000	1000	600	Double	Opaque/Safety		F
B1.W4	2000	1000	600	Double	Opaque/Safety		F
B1.W5	2000	500	1200	Double	Clear		F
B1.W6	2000	500	1200	Double	Clear		F
B1.W7	2000	500	1200	Double	Opaque/Safety		F
B1.W8	2000	500	1200	Double	Clear		F
B1.W9	2000	1200	1800	Double	Clear		G
B1.W10	2000	1200	1800	Double	Clear		G
B1.W11	2000	500	1200	Double	Opaque/Safety		F
B1.W12	2000	500	1200	Double	Clear		F
B1.W13	2000	1000	2400	Double	Clear		G
B1.W14	2000	1000	2400	Double	Clear		G

Door Schedule-Building 1

Door #	Head	Height	Width	Glazing	Glass Type	Comments	Lintel Fixing type
B1.D1	2000	2000	900	N/A	N/A	Front Door	F
B1.D2	2000	2000	900	N/A	N/A	Front Door	F
B1.D3	2000	2000	2400	Double	Clear/Safety	Ranch Stacker	G
B1.D4	2000	2000	2400	Double	Clear/Safety	Ranch Stacker	G

Concrete Floor		Timber Floor	
External walls	Internal walls	External walls	Internal walls
Position GIB HandiBrac® as close as practicable to the internal edge of the bottom plate	Position GIB HandiBrac® at the stud / plate junction	Position GIB HandiBrac® in the centre of the perimeter joist or bearer	Position GIB HandiBrac® in the centre of floor joist or full depth solid block
Hold-down fastener requirements			
A mechanical fastening with a minimum characteristic uplift capacity of 15kN.		12x150mm galvanised coach screw	

17 LYON STREET

2	CONSENT	12-11-19
1	FOR DISCUSSION	5-11-19

Rev.	Description	Date
Revision Schedule		

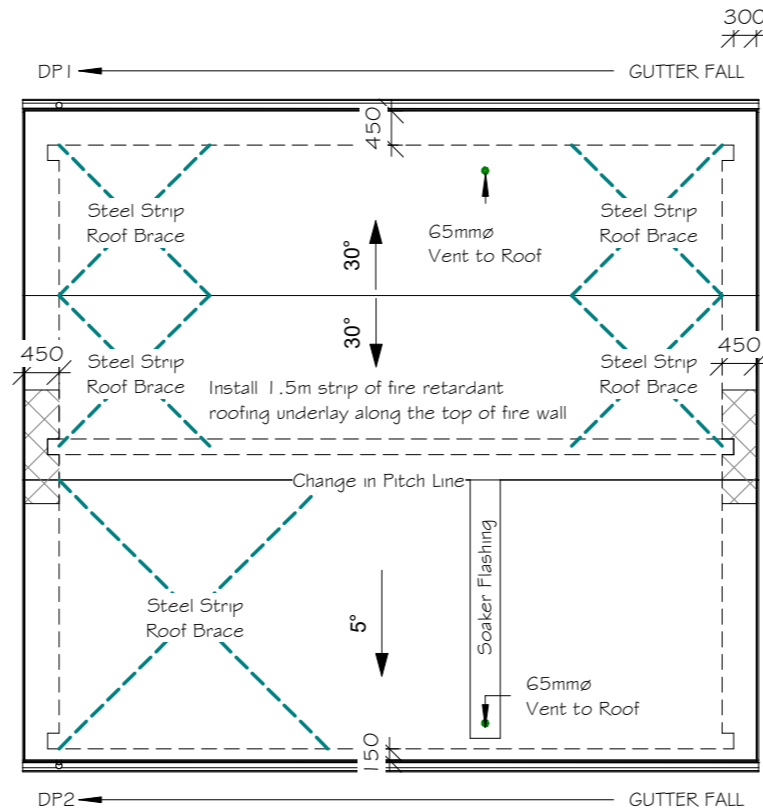
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ISSUE TYPE	CONSENT
SCALE	1 : 100
CURRENT REVISION:	2

DRAFTED BY:	SC
DATE:	12-11-19
CHECKED BY:	JAC
DATE:	12-11-19

A2.10
B1-FIRST FLOOR BRACING-UNIT 2

BUILDING UNIT APPROVED

BC Number - DD007.2019.00040149.001



MATERIALS/ CONSTRUCTION NOTES

Roof Cladding:

0.4mm BMT Trimform Colorsteel roofing installed to manufactures specs over Thermakraft 215 Bituminous Self Supporting roof underlay on Galv. supporting mesh on 70x45 H1.2 treated purlins @ 900 ctrs on H1.2 Treated Pre-Manufactured trusses (designed by others) @ 900 ctrs.

Ridge/ Hip:

0.55mm BMT Colorsteel ridge flashing with soft edge

Barge:

0.55mm BMT Colorsteel barge flashing

Fascia and Spouting:

0.55mm BMT 140mm Colorsteel fascia and external 1/4 round spouting (or similar) with internal brackets.

Downpipes:

uPVC painted downpipes (80mm unless noted otherwise)

Soffits:

4.5mm Hardies Soffit lining with PVC jointers fixed to trusses.

9mm Promina board to be installed to Manufactures specs 650mm each side of intertenacy wall. Intertenacy wall to continue into roof eaves



Roof Penetrations:(Low pitch Roofs)

soaker flashing to lap over 2 crests of roofing each side of roof penetration. Flashing to end 200mm min. excluding any soft edge or turn down to roofing. Soaker flashing to lap under ridge flashing

B1 DOWNPIPE SCHEDULE

Down Pipe #	Size	Catchments Area
DP1	80mm Dia	24m ²
DP2	80mm Dia	60m ²
TOTAL ROOF AREA		84M²

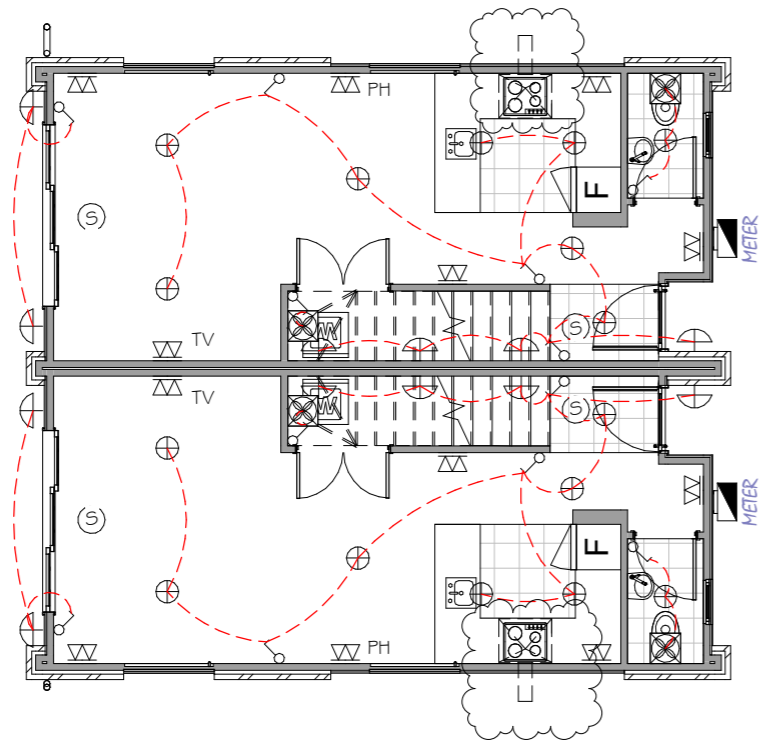
17 LYON STREET

2	CONSENT	12-11-19
1	FOR DISCUSSION	5-11-19
Rev.	Description	Date
Revision Schedule		

JOB #	19-032
ISSUE TYPE	CONSENT
SCALE	1 : 100
CURRENT REVISION:	2

DRAFTED BY:	SC
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CHECKED BY:	JAC
DATE:	12-11-19

A2.11
B1-ROOF PLAN



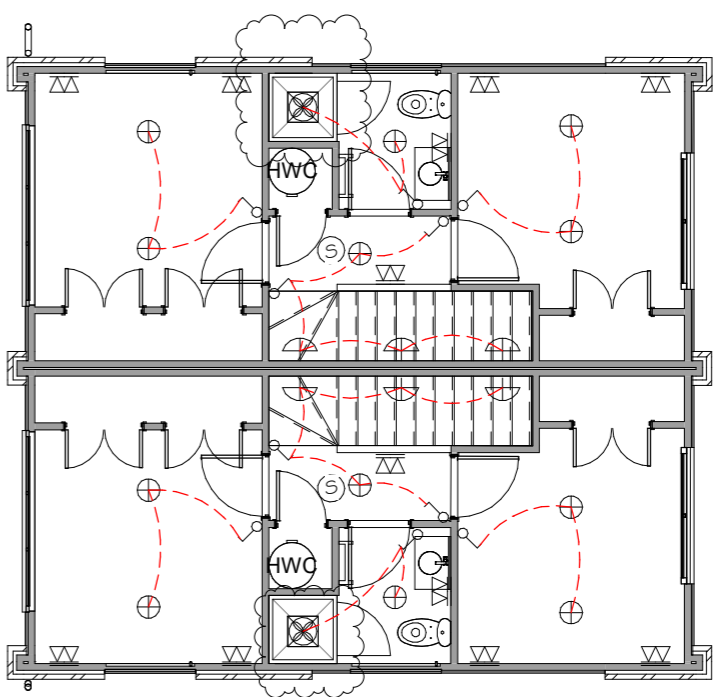
GROUND FLOOR

ELECTRICAL LEGEND

- WALL LIGHT
- CA RATED DOWNLIGHT
- LIGHT SWITCH
- SECURITY SENSOR LIGHT
- DOUBLE POWERPOINT
- TV JACK POINT TV
- PHONE JACK POINT PH
- APPROVED SMOKE ALARM (S)
- HEATED TOWEL RAIL
- XF 1255 MANROSE CEILING FAN OR SIMILAR WITH MIN. 25 L/s PERFORMANCE AS PER G4 1.2.5 A
- RANGEHOOD EXTRATOR FAN AND PATH

**BUILDING UNIT
APPROVED**

BC Number - DD007.2019.00040149.001



FIRST FLOOR

Also Allow Wiring For

- Dishwasher
- Over/ Hob
- Microwave
- Rangehood
- Wastemaster
- Door Chime
- Garage Door Opener
- Washer/ dryer
- Refrigerator

NOTE: CLIENT TO HAVE CONFIRM FINAL ELECTRICAL LAYOUT PRIOR TO WIRING

17 LYON STREET

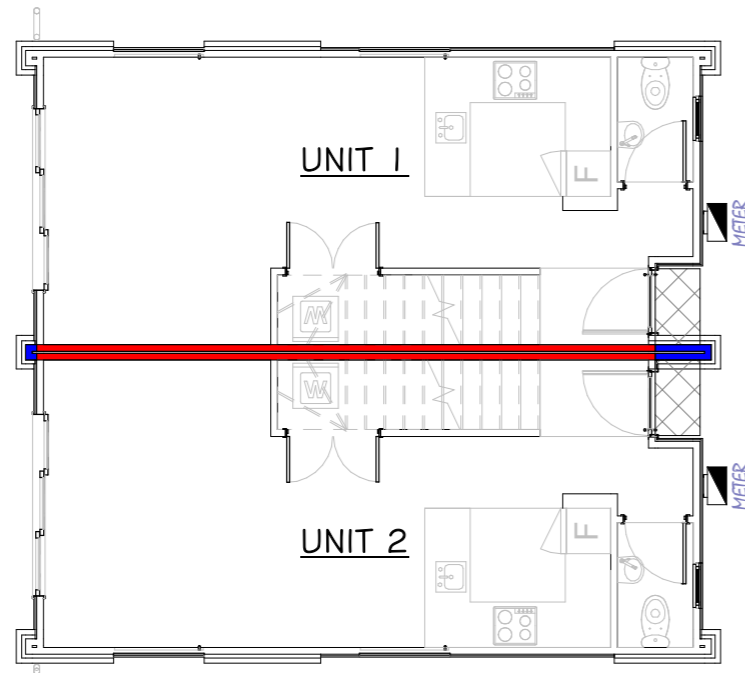
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2	CONSENT	12-11-19
1	FOR DISCUSSION	5-11-19
Rev.	Description	Date
Revision Schedule		

JOB #	19-032
ISSUE TYPE	CONSENT
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CURRENT REVISION:	3

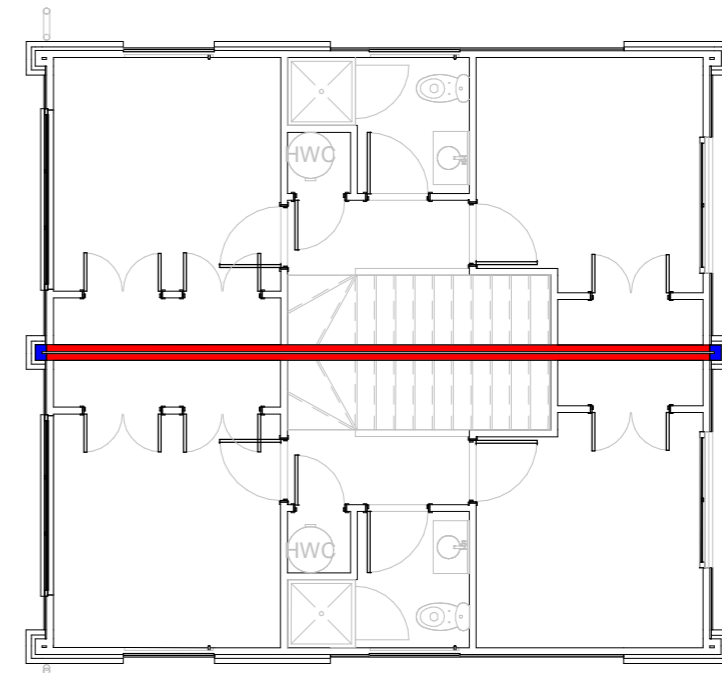
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CHECKED BY:	JAC
DATE:	12-11-19

A2.12
B1-ELECTRICAL PLANS

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GROUND FLOOR



FIRST FLOOR


**BUILDING UNIT
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 BC Number - DD007.2019.00040149.001

FIRE LEGEND

FIRE RATED SYSTEMS	LINING REQUIREMENTS	FILL SYMBOL
GBTLA 60 -GIB NOISE CONTROL -60/60/60	- 2 layer 10mm GIB Fyreline each side Pink Batts R2.2(90mm) glass wool insulation to one side of double frame	
JHETGR30b -James Hardies Fire & Acoustic -30/30/30	-1 Layer 10mm GIB Fyreline to internal, Brick veneer over RAB board to external, R2.2 or higher fibreglass insulation	
PROMINA 60	-9mm Promina board to be installed to Manufactures specs to underside of Mid-floor	

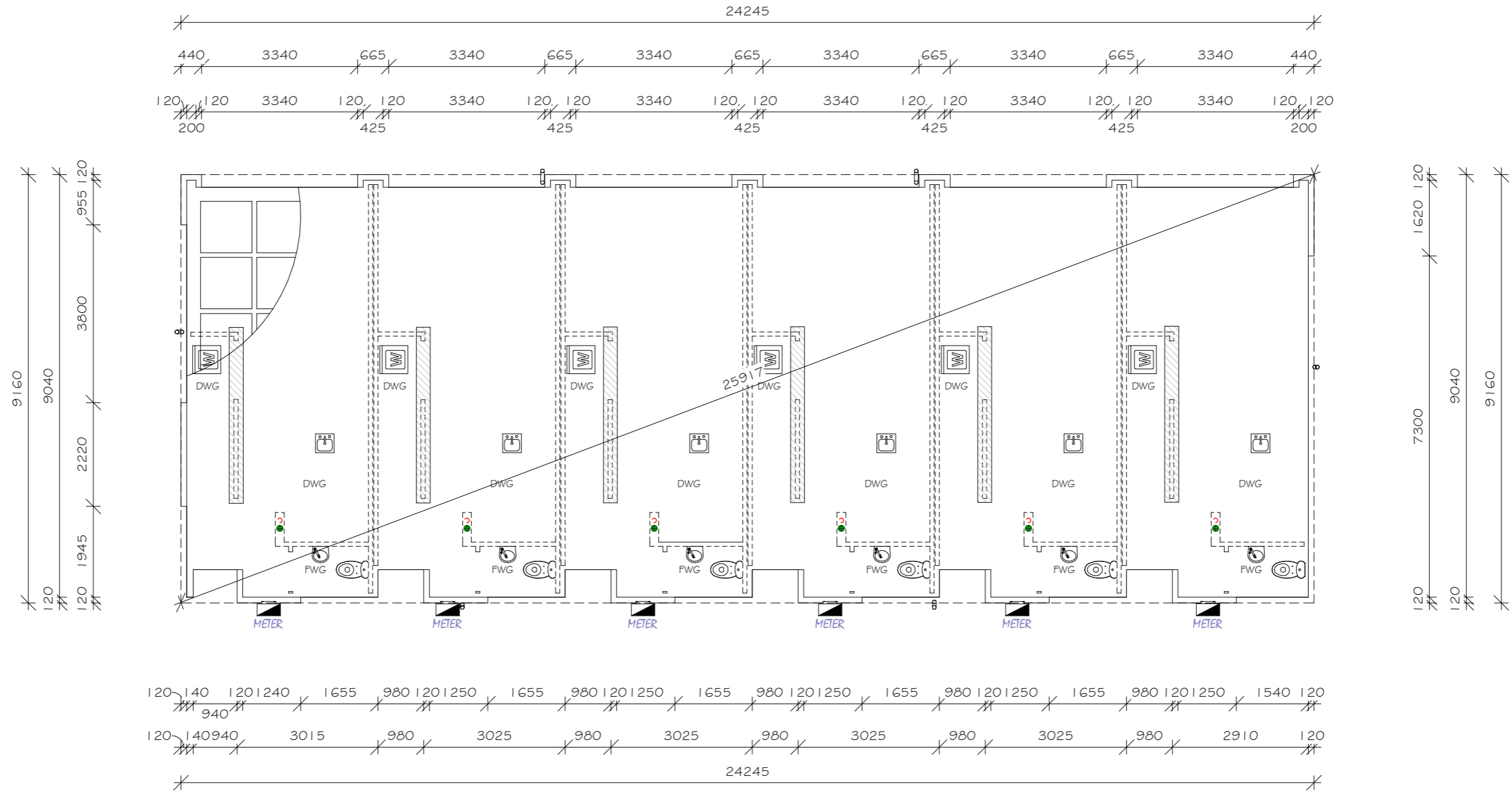
17 LYON STREET

2	CONSENT	12-11-19
1	FOR DISCUSSION	5-11-19
Rev.	Description	Date
Revision Schedule		



JOB #	19-032
ISSUE TYPE	CONSENT
SCALE	1 : 100
CURRENT REVISION:	2

DRAFTED BY:	SC
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DATE:	12-11-19

A2.13
B1-FIRE RATING PLANS




BUILDING UNIT
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 BC Number - DD007.2019.00040149.001

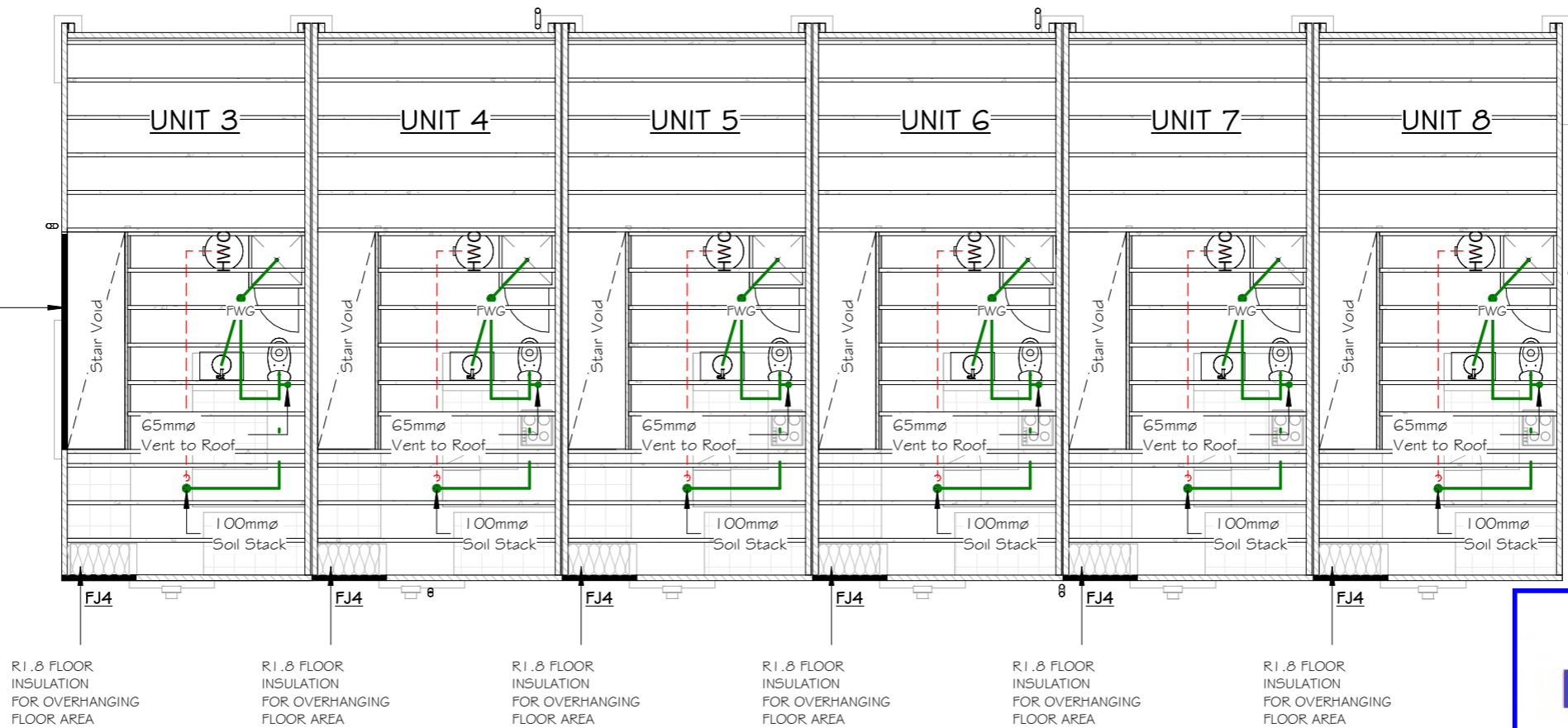
FOUNDATION KEY	
SLAB THICKENING	
FLOOR WASTE GULLY	FWG
DRY WASTE GULLY	DWG
100mm ø SOIL STACK	

SETOUT ONLY REFER TO ENGINEERS PLAN FOR FOUNDATION AND STRUCTURAL DETAIL





17 LYON STREET	2	CONSENT	12-11-19	JOB #	19-032	DRAFTED BY:	SC	A3.1 B2-FOUNDATION PLAN
	1	FOR DISCUSSION	5-11-19	ISSUE TYPE	CONSENT	DATE:	12-11-19	
	Rev.	Description	Date	SCALE	1 : 100	CHECKED BY:	JAC	
	Revision Schedule			CURRENT REVISION:	2	DATE:	12-11-19	


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EB1 - 300x90 HyOne with 6kN strapping into the floor. Refer to page A6.20 for connection and fixing details




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FLOOR BEAMS SEE FLOOR BEAM FJ4-300x45 Hyspan EB1 (Windbeam) -	
HYJOISTS -(FJ3) 300 X 45 @ 600 Ctrs. Install solid blocking as required.	
BOUNDARY JOISTS 300x45mm Hyspan. (Continuous to beneath wall ht)	
Load bearing wall: Continuous full depth hyjoist block should be installed to transfer compression loads from load bearing walls to the supports. In most cases continuous hyjoist blocking will be adequate to support the roof, wall and floor load	
NOTE: -INSTALL 'RIMBOARDS' TO THE ENDS OF HYJOIST TO MANUFACTURER SPECS -INSTALL BLOCKING @ 1.2m CTRS ALONG LINES OF INTERNAL BRACING WALLS	

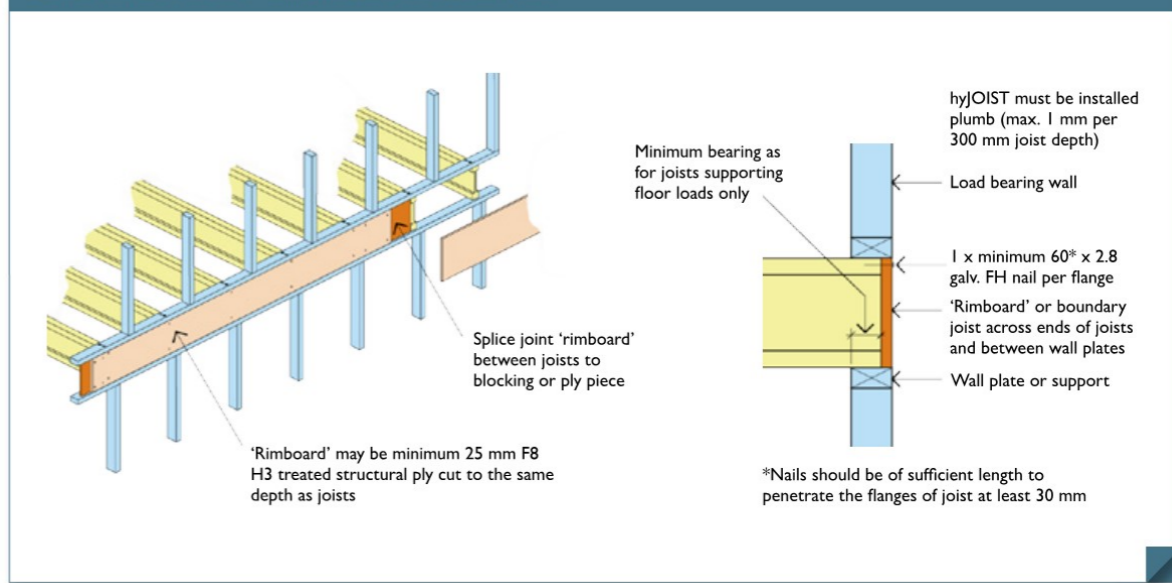
Hot water cylinder drip tray overflow to go down through internal wall and then out building. see sheet Site service plan for exit location of overflow pipe

PLUMBING SYSTEM AS 3500

Fixture Type	Waste Size	Min Grad	Material
Bath WC	100mm	1:60	uPVC
Bath Vanity	65mm	1:40	uPVC
Bath Shower WC	65mm	1:40	uPVC
Kitchen Sink	40mm	1:40	uPVC
Laundry	40mm	1:40	uPVC
TV	80mm	n/a	uPVC
Soil Stack	100mm	n/a	uPVC
FWG	65mm	1:40	uPVC
Main ww Line	100mm	1:60	uPVC
Main SW Line	100mm	1:60	uPVC

NOTE: all water pipes in garage or roof space to be insulated to comply with NZ54503

DETAIL F17: End restraint – using 'rimboard' or boundary joist



17 LYON STREET

2	CONSENT	12-11-19
1	FOR DISCUSSION	5-11-19

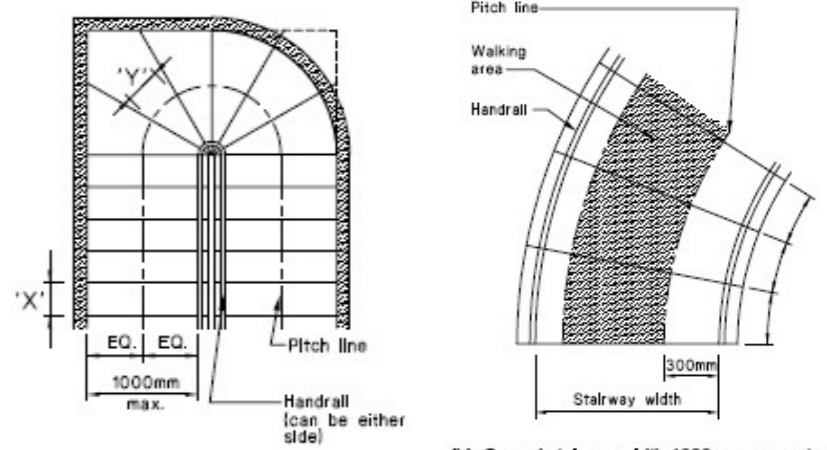
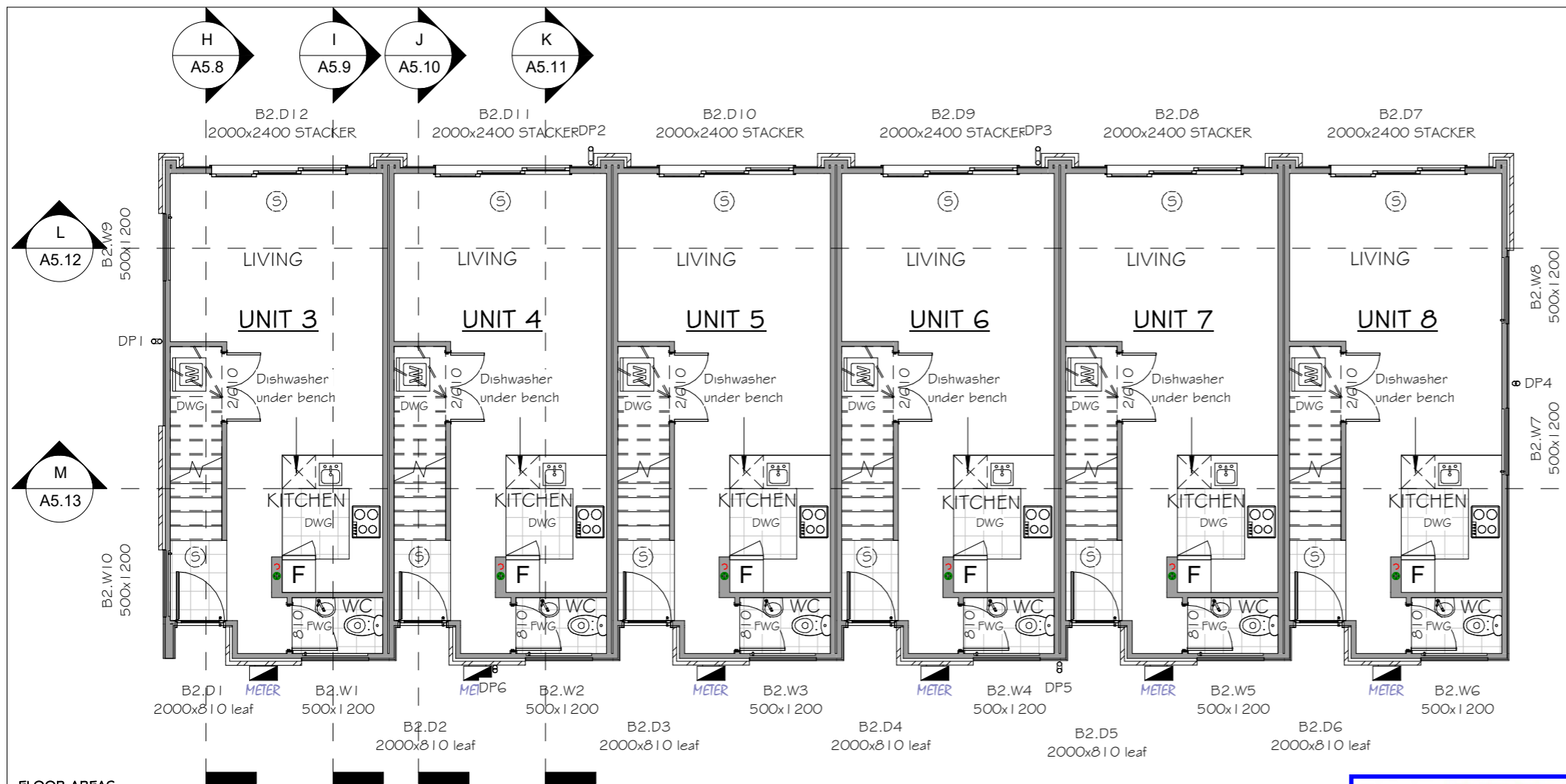
Rev.	Description	Date
Revision Schedule		

JOB #	19-032
ISSUE TYPE	CONSENT
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CURRENT REVISION:	2

DRAFTED BY:	SC
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CHECKED BY:	JAC
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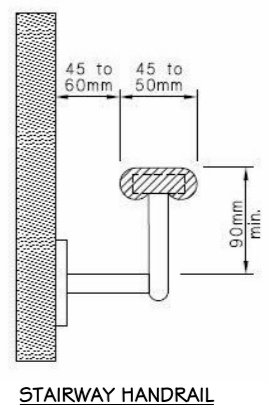
A3.2
B2-FIRST FLOOR FRAMING


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Length "Y" shall be no less than length "X"
 Stair Figure 1
(b) Curved stairway width 1000mm or greater
 (Acceptable as an accessible stairway where handrails are installed on both sides as shown)
 Stair Figure 2

The length of tread for curved stairs is to be no less than 255mm as it must be the same size or larger in length than non-curved stairs. See Compliance Document D1/As1 section 4.4



STAIRWAY HANDRAIL

FLOOR AREAS:

Unit 3

Ground Floor Area Over Framing	= 34.4m ²
Ground Floor Area Over Brick	= 35.1m ²
First Floor Area Over Framing (Excluding Voids)	= 31.8m ²
First Floor Area Over Brick (Excluding Voids)	= 32.5m ²
Voids	= 3.2m ²

Unit 4-7

Ground Floor Area Over Framing	= 34.5m ²
Ground Floor Area Over Brick	= 34.9m ²
First Floor Area Over Framing (Excluding Voids)	= 31.9m ²
First Floor Area Over Brick (Excluding Voids)	= 32.6m ²
Voids	= 3.2m ²

Unit 8

Ground Floor Area Over Framing	= 34.4m ²
Ground Floor Area Over Brick	= 34.9m ²
First Floor Area Over Framing (Excluding Voids)	= 31.8m ²
First Floor Area Over Brick (Excluding Voids)	= 32.3m ²
Voids	= 3.2m ²

Total Unit 3-8

Ground Floor Area Over Framing	= 206.8m ²
Ground Floor Area Over Brick	= 209.6m ²
First Floor Area Over Framing (Excluding Voids)	= 191.2m ²
First Floor Area Over Brick (Excluding Voids)	= 195.2m ²
Voids	= 19.2m ²

GENERAL NOTES:

- All Stud Heights 2455mm unless noted otherwise
- Medium windzone
- All dimensions are to framing
- All soffits to be 150mm to wall framing unless noted otherwise
- All Levels to be check on site prior to commencing on job
- All dimensions to be verified during construction
- All timber to be SGB unless specified otherwise
- Install Noggings for wall hung vanities

TIMBER TREATMENT:

H1.2

- All internal framing within envelope and subfloor framing (excl Piles)
- Bottom plates

H3.1

- Cavity battens
- Painted timber elements in contact with exterior elements

H3.2

- Fence Pailings and rails not in ground
- External Rafter, Posts and Beams not in contact with ground
- Deck joists and bearers

H4

- Fence Posts
- Jack stud walls
- Posts/columns less than 150mm from ground

H5

- Piles or structural post in contact with ground

INTERIOR FINISHES

- Walls - 10mm Gib boards (AQUALINE TO WET AREAS)
- Ceiling - 13mm Gib Board (AQUALINE TO WET AREAS)
- Skirting - 60x10mm SB Pine
- Cornice - 55mm Gib Cove
- Exterior joinery - FJ PP quality reveals with 60x10 architraves
- Interior Doors - MDF HC PQ with 60x10 architraves

BATH FIXTURES

Shower - 900x900mm Acrylic
 Vanity - 700 mm

INTERNAL DOOR SIZES

Called out internal door widths are leaf widths

Main Private stairway

MDF stairway with 280mm treads including 25mm nosing.
 14 rises of approx 198mm
 Install a 40mm dia handrail on proprietary handrail brackets 900mm above stair pitch line to one side.
 MDF stairway will be installed by screw fixing to studs to manufactures installation specs

BUILDING UNIT APPROVED

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LEGEND

(HWC)	- 180L Electric hot water cylinder with tempering valves seismic restraints, Overflow tray and overflow relief vent as specified by NZBC
(S)	- Approved Smoke Alarms
FWG	- Floor Waste Gully
DWG	- Dry Waste Gully -To Be Installed In Kitchens and Laundrys
⊕	-Concealed 100mm ø soil stack with in 190mm wall frames

RISK MATRIX

RISK ITEM	L	M	H	VH	SCORE
WIND ZONE		X			0
STOREYS			X		2
ROOF/WALL INTERSECTION		X			1
EAVES WIDTH				X	5
ENVELOPE COMPLEXITY		X			1
DECK DESIGN	X				0
TOTAL					9

H1 Schedule Method (under 30% glazing)

ELEMENT	R-VALUE	MIN REQ.	COMPLYING
ROOF	R3.2	R2.9	YES
WALLS			
-BRICK EXTERIOR	R2.2	R1.9	YES
-WEATHER BOARD	R2.2	R1.9	YES
-GARAGE INTERNAL	R2.2	R1.9	YES
FLOOR	R1.3	R1.3	YES
GLAZING	R0.26	R0.26	YES

17 LYON STREET	2	CONSENT	12-11-19	JOB #	19-032	DRAFTED BY:	SC	A3.3 B2-GROUND FLOOR NOTES
	1	FOR DISCUSSION	5-11-19	ISSUE TYPE	CONSENT	DATE:	12-11-19	
	Rev.	Description	Date	SCALE	1 : 100	CHECKED BY:	JAC	
		Revision Schedule		CURRENT REVISION:	2	DATE:	12-11-19	

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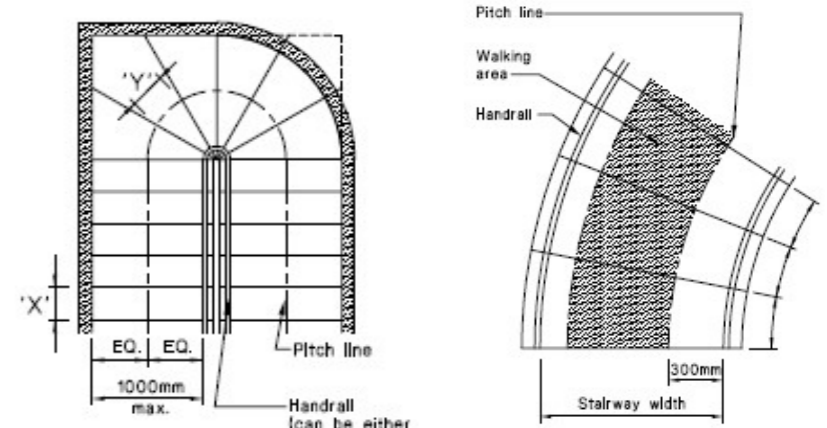
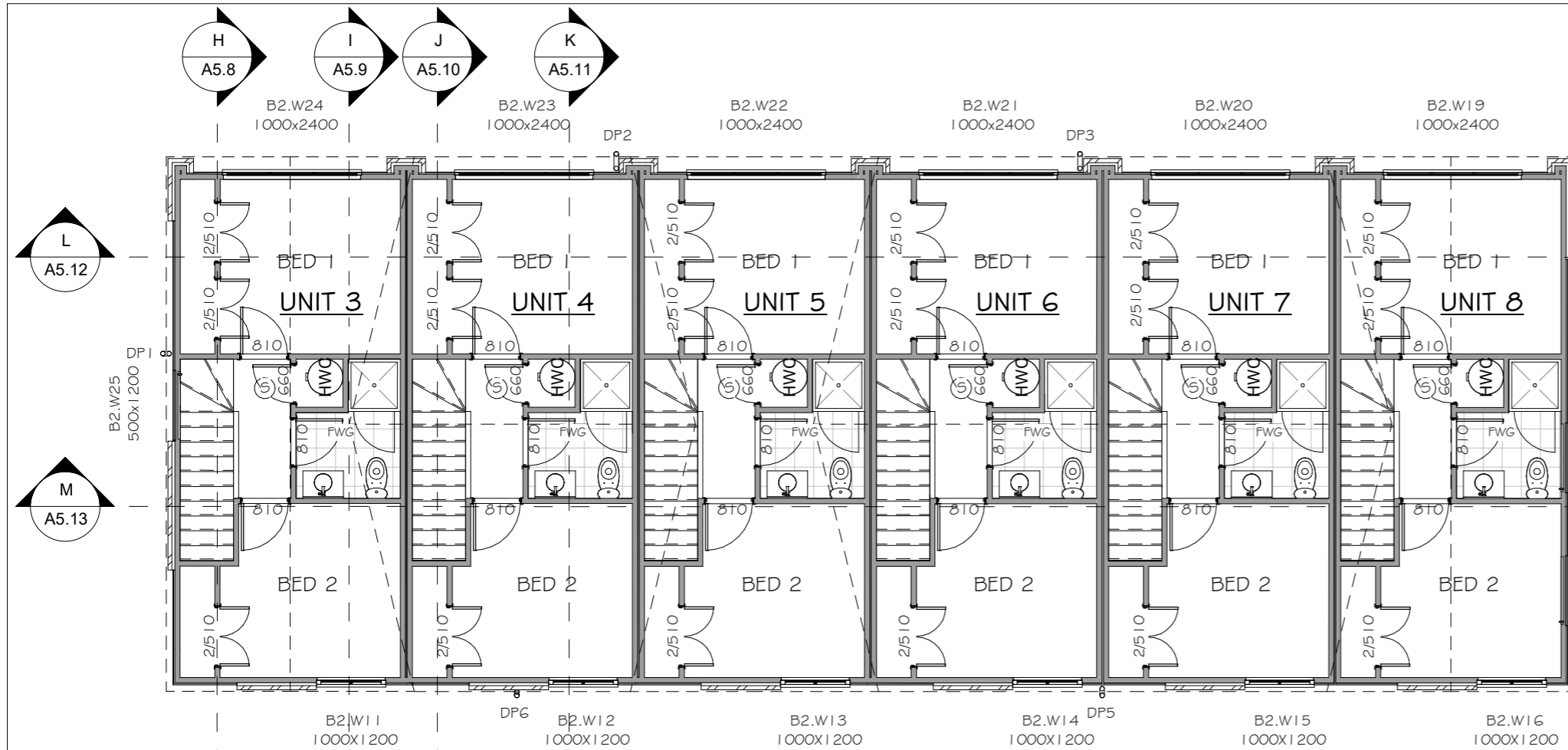
17 LYON STREET

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Revision Schedule		

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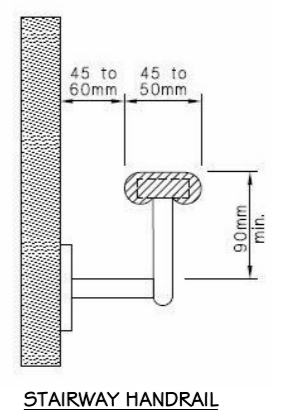
A3.4
B2-GROUND FLOOR DIMENSIONS



Length 'Y' shall be no less than length 'X'
Stair Figure 1

(b) Curved stairway width 1000mm or greater
(Acceptable as an accessible stairway where handrails are installed on both sides as shown)
Stair Figure 2

The length of tread for curved stairs is to be no less than 255mm as it must be the same size or larger in length than non-curved stairs. See Compliance Document D1/As 1 section 4.4



STAIRWAY HANDRAIL

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First Floor Area Over Brick (Excluding Voids)	= 32.5m ²
Voids	= 3.2m ²

Unit 4-7

Ground Floor Area Over Framing	= 34.5m ²
Ground Floor Area Over Brick	= 34.9m ²
First Floor Area Over Framing (Excluding Voids)	= 31.9m ²
First Floor Area Over Brick (Excluding Voids)	= 32.6m ²
Voids	= 3.2m ²

Unit 8

Ground Floor Area Over Framing	= 34.4m ²
Ground Floor Area Over Brick	= 34.9m ²
First Floor Area Over Framing (Excluding Voids)	= 31.8m ²
First Floor Area Over Brick (Excluding Voids)	= 32.3m ²
Voids	= 3.2m ²

Total Unit 3-8

Ground Floor Area Over Framing	= 206.8m ²
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First Floor Area Over Brick (Excluding Voids)	= 195.2m ²
Voids	= 19.2m ²

GENERAL NOTES:

- All Stud Heights 2455mm unless noted otherwise
- Medium windzone
- All dimensions are to framing
- All soffits to be 150mm to wall framing unless noted otherwise
- All Levels to be check on site prior to commencing on job
- All dimensions to be verified during construction
- All timber to be SG8 unless specified otherwise
- Install Nogging for wall hung vanities

TIMBER TREATMENT:

H1.2

- All internal framing within envelope and subfloor framing (excl Piles)
- Bottom plates

H3.1

- Cavity battens
- Painted timber elements in contact with exterior elements

H3.2

- Fence Pailings and rails not in ground
- External Rafters, Posts and Beams not in contact with ground
- Deck joists and bearers

H4

- Fence Posts
- Jack stud walls
- Posts/columns less than 150mm from ground

H5

- Piles or structural post in contact with ground

INTERIOR FINISHES

- Walls - 10mm Gib boards (AQUALINE TO WET AREAS)
- Ceiling - 13mm Gib Board (AQUALINE TO WET AREAS)
- Skirting - 60x10mm SB Pine
- Cornice - 55mm Gib Cove
- Exterior joinery - FJ PP quality reveals with 60x10 architraves
- Interior Doors - MDF HC PQ with 60x10 architraves

BATH FIXTURES

- Shower - 900x900mm Acrylic
- Vanity - 700 mm

INTERNAL DOOR SIZES






Called out internal door widths are leaf widths

Main Private stairway

MDF stairway with 280mm treads including 25mm nosing.
14 rises of approx 198mm
Install a 40mm dia handrail on proprietary handrail brackets 900mm above stair pitch line to one side.
MDF stairway will be installed by screw fixing to studs to manufactures installation specs


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LEGEND

	- 180L Electric hot water cylinder with tempering valves seismic restraints, Overflow tray and overflow relief vent as specified by NZBC
	- Approved Smoke Alarms
	- Floor Waste Gully
	- Dry Waste Gully -To Be Installed In Kitchens and Laundries
	-Concealed 100mm ø soil stack with in 190mm wall frames

RISK MATRIX

RISK ITEM	L	M	H	VH	SCORE
WIND ZONE STOREYS		X			0
ROOF/WALL INTERSECTION		X			2
EAVES WIDTH				X	1
ENVELOPE COMPLEXITY		X			5
DECK DESIGN	X				1
TOTAL					0
					9

H1 Schedule Method (under 30% glazing)

ELEMENT	R-VALUE	MIN REQ.	COMPLYING
ROOF	R3.2	R2.9	YES
WALLS			
-BRICK EXTERIOR	R2.2	R1.9	YES
-WEATHER BOARD	R2.2	R1.9	YES
-GARAGE INTERNAL	R2.2	R1.9	YES
FLOOR	R1.3	R1.3	YES
GLAZING	RO.26	RO.26	YES

17 LYON STREET

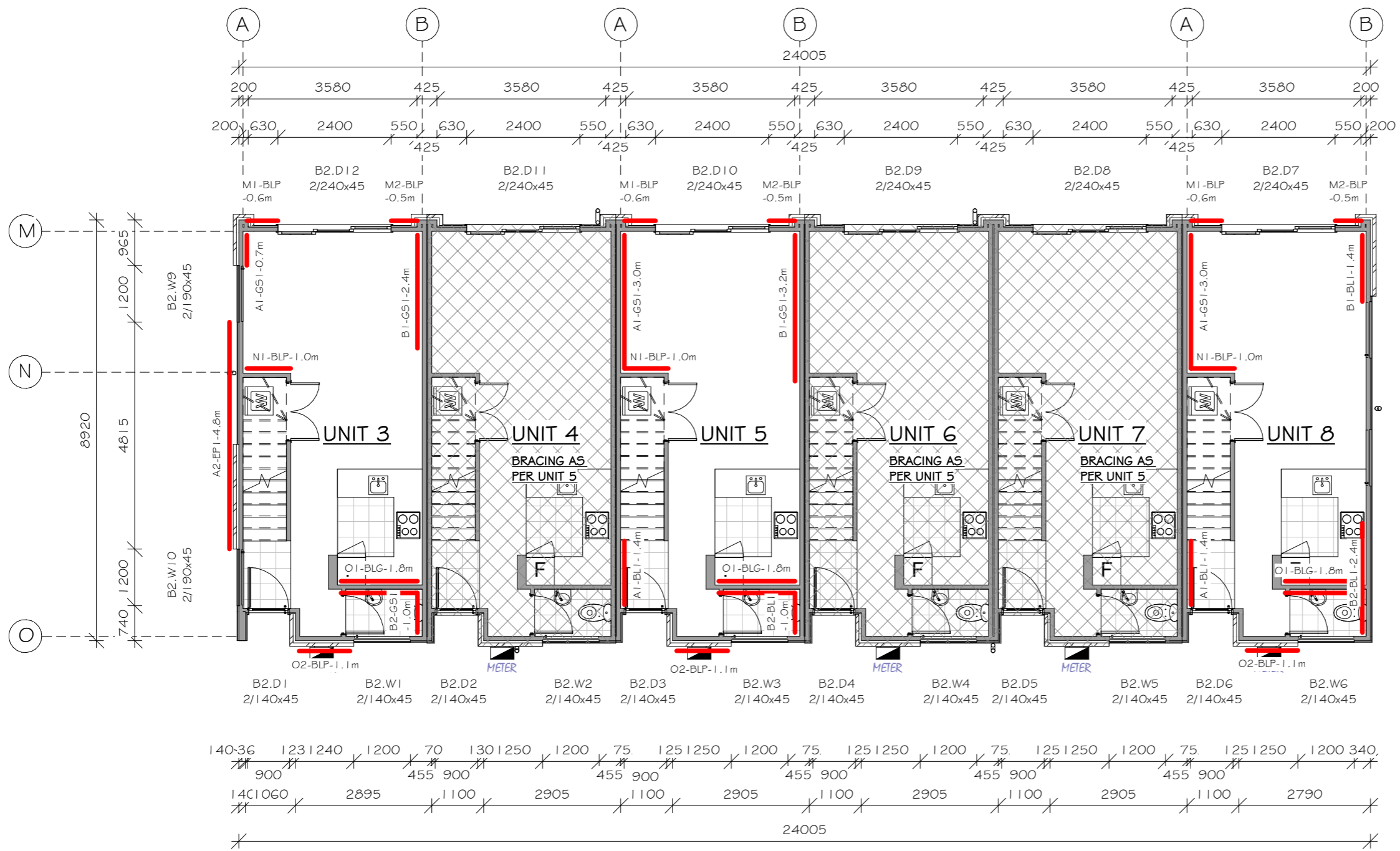
2	CONSENT	12-11-19
1	FOR DISCUSSION	5-11-19
Rev.	Description	Date
Revision Schedule		

JOB #	19-032
ISSUE TYPE	CONSENT
SCALE	1 : 100
CURRENT REVISION:	2

DRAFTED BY:	SC
DATE:	12-11-19
CHECKED BY:	JAC
DATE:	12-11-19

A3.5
B2-FIRST FLOOR NOTES


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Concrete Floor		Timber Floor	
External walls	Internal walls	External walls	Internal walls
Position GIB HandiBrac® as close as practicable to the internal edge of the bottom plate	Position GIB HandiBrac® at the stud / plate junction	Position GIB HandiBrac® in the centre of the perimeter joist or bearer	Position GIB HandiBrac® in the centre of floor joist or full depth solid block
Hold-down fastener requirements		12x150mm galvanised coach screw	
A mechanical fastening with a minimum characteristic uplift capacity of 15kN.			

Top plate fixings

FIXING TYPE B -4.7 kN
 2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud
 Plus LUMBERLOK (CPC80) 6kN Stud Anchor
OR
 2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud. Plus 2 x LUMBERLOK CPC40
OR
 2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud. Plus LUMBERLOK Stud Strap (one face only)

LINTEL FIXINGS
 REFER TO MITEK CONNECTION DETAIL SHEET SPEC / SITE GUIDE AND ELEVATIONS FOR TYPE

NOTE: ALL SETOUT DIMENSIONS FOR JOINERY ARE FROM TRIM TO TRIM, ALLOW FOR RELEVANT TRIM SIZE WHEN FRAMING

NOTE: CHECK PLY TO FRAMING FOR BLP'S (TO CREATE FLUSH SURFACE FOR CAVITY BATTENS)



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BC Number - DD007.2019.00040149.001

Window #	Head	Height	Width	Glazing	Glass Type	Comments	Lintel Fixing type
B2.W1	2000	500	1200	Double	Opaque/Safety		F
B2.W2	2000	500	1200	Double	Opaque/Safety		F
B2.W3	2000	500	1200	Double	Opaque/Safety		F
B2.W4	2000	500	1200	Double	Opaque/Safety		F
B2.W5	2000	500	1200	Double	Opaque/Safety		F
B2.W6	2000	500	1200	Double	Opaque/Safety		F
B2.W7	2000	500	1200	Double	Clear		F
B2.W8	2000	500	1200	Double	Clear		F
B2.W9	2000	500	1200	Double	Clear		F
B2.W10	2000	500	1200	Double	Clear		F
B2.W11	2000	1000	1200	Double	Clear		F
B2.W12	2000	1000	1200	Double	Clear		F
B2.W13	2000	1000	1200	Double	Clear		F

Window #	Head	Height	Width	Glazing	Glass Type	Comments	Lintel Fixing type
B2.W14	2000	1000	1200	Double	Clear		F
B2.W15	2000	1000	1200	Double	Clear		F
B2.W16	2000	1000	1200	Double	Clear		F
B2.W17	2000	500	1200	Double	Clear		F
B2.W18	2000	500	1200	Double	Clear		F
B2.W19	2000	1000	2400	Double	Clear		G
B2.W20	2000	1000	2400	Double	Clear		G
B2.W21	2000	1000	2400	Double	Clear		G
B2.W22	2000	1000	2400	Double	Clear		G
B2.W23	2000	1000	2400	Double	Clear		G
B2.W24	2000	1000	2400	Double	Clear		G
B2.W25	2000	500	1200	Double	Clear		F

Door #	Head	Height	Width	Glazing	Glass Type	Comments	Lintel Fixing type
B2.D1	2000	2000	900	N/A	N/A	Front Door	F
B2.D2	2000	2000	900	N/A	N/A	Front Door	F
B2.D3	2000	2000	900	N/A	N/A	Front Door	F
B2.D4	2000	2000	900	N/A	N/A	Front Door	F
B2.D5	2000	2000	900	N/A	N/A	Front Door	F
B2.D6	2000	2000	900	N/A	N/A	Front Door	F
B2.D7	2000	2000	2400	Double	Clear/Safety	Ranch Stacker	G
B2.D8	2000	2000	2400	Double	Clear/Safety	Ranch Stacker	G
B2.D9	2000	2000	2400	Double	Clear/Safety	Ranch Stacker	G
B2.D10	2000	2000	2400	Double	Clear/Safety	Ranch Stacker	G
B2.D11	2000	2000	2400	Double	Clear/Safety	Ranch Stacker	G
B2.D12	2000	2000	2400	Double	Clear/Safety	Ranch Stacker	G

17 LYON STREET

Rev.	Description	Date
2	CONSENT	12-11-19
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Revision Schedule		

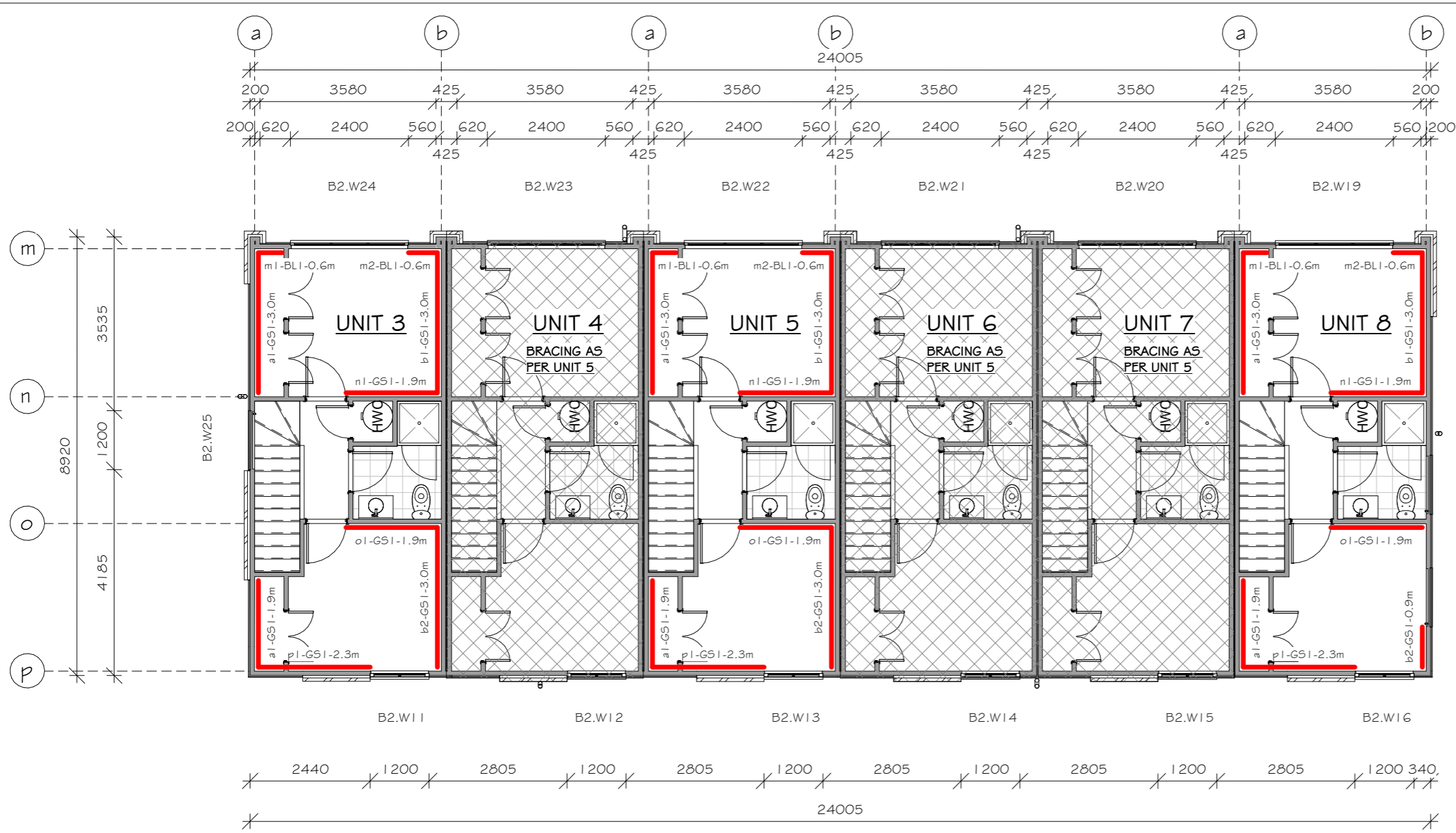
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ISSUE TYPE	CONSENT
SCALE	1 : 100
CURRENT REVISION:	2

DRAFTED BY:	SC
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A3.7
B2-GROUND FLOOR BRACING



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Concrete Floor		Timber Floor	
External walls	Internal walls	External walls	Internal walls
Position GIB HandiBrac® as close as practicable to the internal edge of the bottom plate	Position GIB HandiBrac® at the stud / plate junction	Position GIB HandiBrac® in the centre of the perimeter joist or bearer	Position GIB HandiBrac® in the centre of floor joist or full depth solid block
Hold-down fastener requirements			
A mechanical fastening with a minimum characteristic uplift capacity of 15kN.		12x150mm galvanised coach screw	

Top plate fixings

FIXING TYPE B -4.7 kN
 2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud
 Plus LUMBERLOK (CPC80) 6kN Stud Anchor
OR
 2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud. Plus 2 x LUMBERLOK CPC40
OR
 2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud. Plus LUMBERLOK Stud Strap (one face only)

LINTEL FIXINGS
 REFER TO MITEK CONNECTION DETAIL SHEET SPEC / SITE GUIDE AND ELEVATIONS FOR TYPE

NOTE: ALL SETOUT DIMENSIONS FOR JOINERY ARE FROM TRIM TO TRIM, ALLOW FOR RELEVANT TRIM SIZE WHEN FRAMING



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Window #	Head	Height	Width	Glazing	Glass Type	Comments	Lintel Fixing type
B2.W1	2000	500	1200	Double	Opaque/Safety		F
B2.W2	2000	500	1200	Double	Opaque/Safety		F
B2.W3	2000	500	1200	Double	Opaque/Safety		F
B2.W4	2000	500	1200	Double	Opaque/Safety		F
B2.W5	2000	500	1200	Double	Opaque/Safety		F
B2.W6	2000	500	1200	Double	Opaque/Safety		F
B2.W7	2000	500	1200	Double	Clear		F
B2.W8	2000	500	1200	Double	Clear		F
B2.W9	2000	500	1200	Double	Clear		F
B2.W10	2000	500	1200	Double	Clear		F
B2.W11	2000	1000	1200	Double	Clear		F
B2.W12	2000	1000	1200	Double	Clear		F
B2.W13	2000	1000	1200	Double	Clear		F

Window #	Head	Height	Width	Glazing	Glass Type	Comments	Lintel Fixing type
B2.W14	2000	1000	1200	Double	Clear		F
B2.W15	2000	1000	1200	Double	Clear		F
B2.W16	2000	1000	1200	Double	Clear		F
B2.W17	2000	500	1200	Double	Clear		F
B2.W18	2000	500	1200	Double	Clear		F
B2.W19	2000	1000	2400	Double	Clear		G
B2.W20	2000	1000	2400	Double	Clear		G
B2.W21	2000	1000	2400	Double	Clear		G
B2.W22	2000	1000	2400	Double	Clear		G
B2.W23	2000	1000	2400	Double	Clear		G
B2.W24	2000	1000	2400	Double	Clear		G
B2.W25	2000	500	1200	Double	Clear		F

Door #	Head	Height	Width	Glazing	Glass Type	Comments	Lintel Fixing type
B2.D1	2000	2000	900	N/A	N/A	Front Door	F
B2.D2	2000	2000	900	N/A	N/A	Front Door	F
B2.D3	2000	2000	900	N/A	N/A	Front Door	F
B2.D4	2000	2000	900	N/A	N/A	Front Door	F
B2.D5	2000	2000	900	N/A	N/A	Front Door	F
B2.D6	2000	2000	900	N/A	N/A	Front Door	F
B2.D7	2000	2000	2400	Double	Clear/Safety	Ranch Stacker	G
B2.D8	2000	2000	2400	Double	Clear/Safety	Ranch Stacker	G
B2.D9	2000	2000	2400	Double	Clear/Safety	Ranch Stacker	G
B2.D10	2000	2000	2400	Double	Clear/Safety	Ranch Stacker	G
B2.D11	2000	2000	2400	Double	Clear/Safety	Ranch Stacker	G
B2.D12	2000	2000	2400	Double	Clear/Safety	Ranch Stacker	G

17 LYON STREET

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JOB # 19-032
 ISSUE TYPE CONSENT
 SCALE 1 : 100
 CURRENT REVISION: 2

DRAFTED BY: SC
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 CHECKED BY: JAC
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A3.8
 B2-FIRST FLOOR BRACING



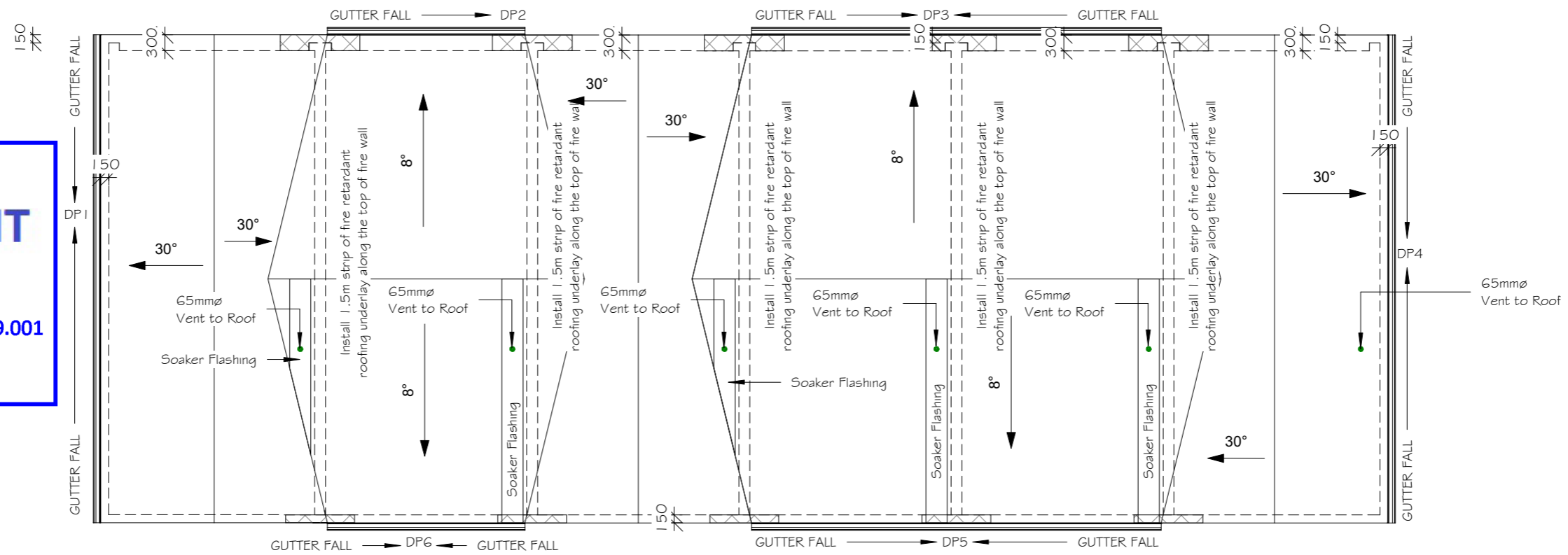
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BUILDING UNIT

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MATERIALS/ CONSTRUCTION NOTES

Roof Cladding:

0.4mm BMT Trimform Colorsteel roofing installed to manufactures specs over Thermakraft 215 Bituminous Self Supporting roof underlay on Galv. supporting mesh on 70x45 H1.2 treated purlins @ 900 ctrs on H1.2 Treated Pre-Manufactured trusses (designed by others) @ 900 ctrs.

Ridge/ Hip:

0.55mm BMT Colorsteel ridge flashing with soft edge

Barge:

0.55mm BMT Colorsteel barge flashing

Fascia and Spouting:

0.55mm BMT 140mm Colorsteel fascia and external 1/4 round spouting (or similar) with internal brackets.

Downpipes:

uPVC painted downpipes (80mm unless noted otherwise)

Soffits:

4.5mm Hardies Soffit lining with PVC jointers fixed to trusses.

9mm Promina board to be installed to Manufactures specs 650mm each side of intertenacy wall. Intertency wall to continue into roof eaves



Roof Penetrations:(Low pitch Roofs)


Soaker flashing to lap over 2 crests of roofing each side of roof penetration. Flashing to end 200mm min. excluding any soft edge or turn down to roofing. Soaker flashing to lap under ridge flashing

B2 DP SCHEDULE

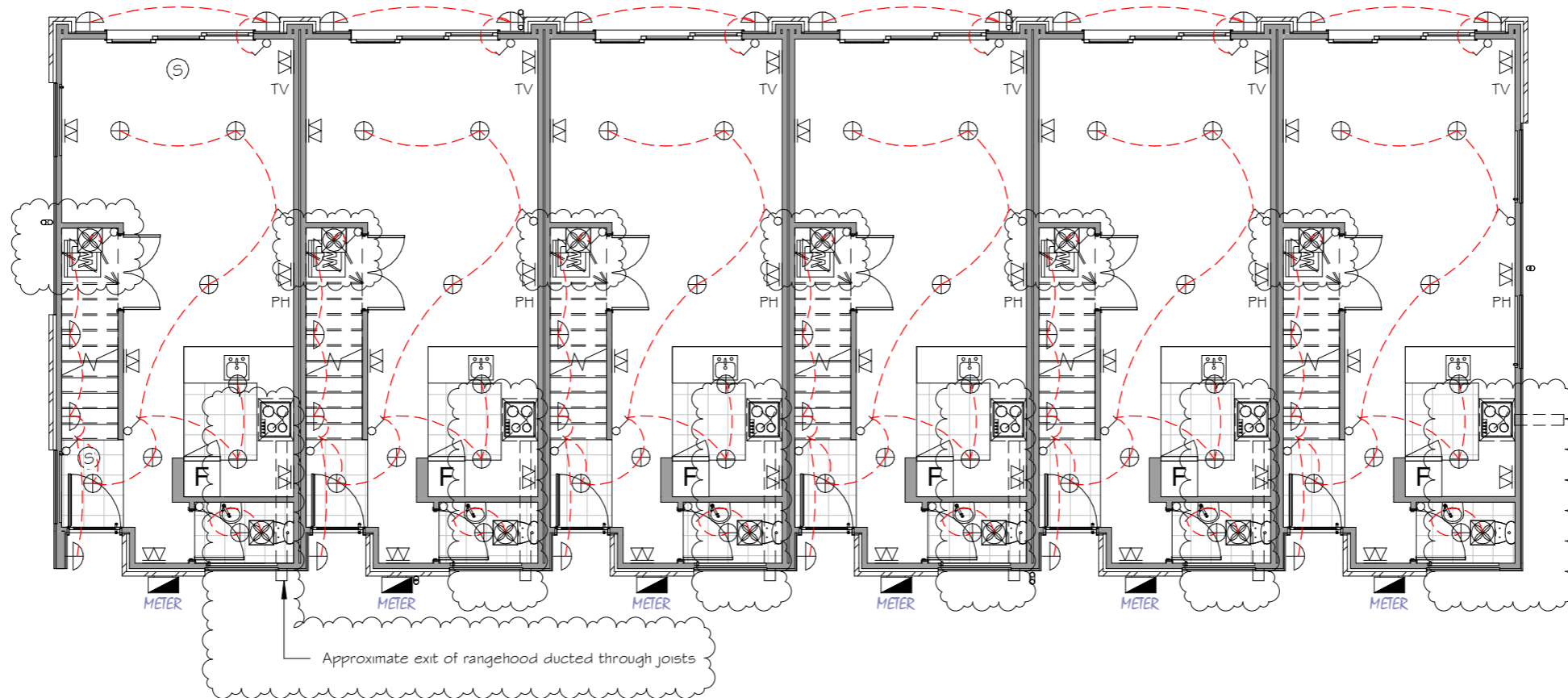
Down Pipe #	Size	Catchments Area
DP1	80mm Dia	20m ²
DP2	80mm Dia	37m ²
DP3	80mm Dia	56m ²
DP4	80mm Dia	20m ²
DP5	80mm Dia	56m ²
DP6	80mm Dia	37m ²

TOTAL ROOF AREA 226M²

17 LYON STREET	2	CONSENT	12-11-19	JOB #	19-032	DRAFTED BY:	SC	A3.9 B2-ROOF PLAN
	1	FOR DISCUSSION	5-11-19	ISSUE TYPE	CONSENT	DATE:	12-11-19	
	Rev.	Description	Date	SCALE	1 : 100	CHECKED BY:	JAC	
	Revision Schedule				CURRENT REVISION:	2	DATE:	12-11-19












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BUILDING UNIT
APPROVED
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ELECTRICAL LEGEND

- WALL LIGHT 
- CA RATED DOWNLIGHT 
- LIGHT SWITCH 
- SECURITY SENSOR LIGHT 
- DOUBLE POWERPOINT 
- TV JACK POINT 
- PHONE JACK POINT 
- APPROVED SMOKE ALARM 
- HEATED TOWEL RAIL 

-XF 1255 MANROSE CEILING FAN OR SIMILAR WITH MIN. 25 l/s PERFORMANCE AS PER G4 1.2.5 A 
 -RANGEHOOD EXTRATOR FAN AND PATH 

Also Allow Wiring For

- Dishwasher
- Oven/ Hob
- Microwave
- Rangehood
- Wastemaster
- Door Chime
- Garage Door Opener
- Washer/ dryer
- Refrigerator

NOTE: CLIENT TO HAVE CONFIRM FINAL ELECTRICAL LAYOUT PRIOR TO WIRING

17 LYON STREET

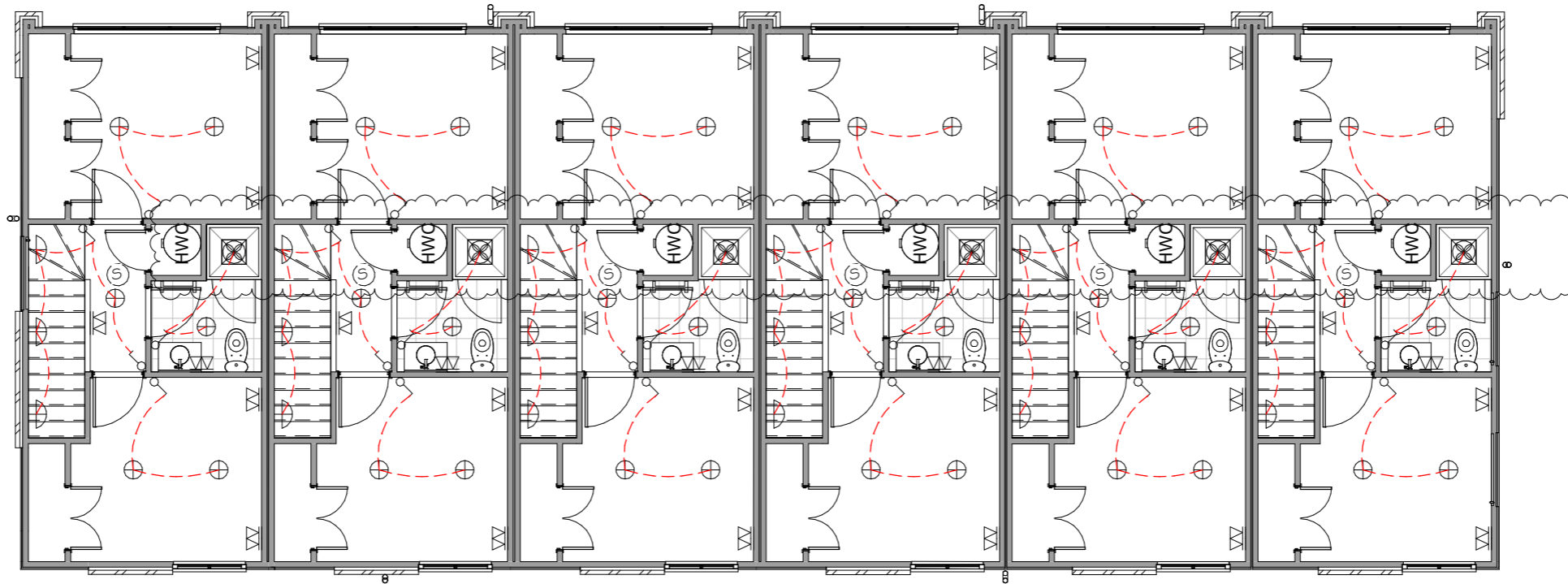
3	RFI	16-12-19
2	CONSENT	12-11-19
1	FOR DISCUSSION	5-11-19

Rev.	Description	Date
Revision Schedule		

JOB #	19-032	DRAFTED BY:	SC
ISSUE TYPE	CONSENT	DATE:	12-11-19
SCALE	1 : 100	CHECKED BY:	JAC
CURRENT REVISION: 3		DATE:	12-11-19

A3.10
B2-GROUND FLOOR ELECTRICAL


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ELECTRICAL LEGEND

- WALL LIGHT
- CA RATED DOWNLIGHT
- LIGHT SWITCH
- SECURITY SENSOR LIGHT
- DOUBLE POWERPOINT
- TV JACK POINT
- PHONE JACK POINT
- APPROVED SMOKE ALARM
- HEATED TOWEL RAIL
- XF 1 255 MANROSE CEILING FAN OR SIMILAR WITH MIN. 25 L/s PERFORMANCE AS PER G4 1.2.5 A

Also Allow Wiring For

- Dishwasher
- Oven/ Hob
- Microwave
- Rangehood
- Wastemaster
- Door Chime
- Garage Door Opener
- Washer/ dryer
- Refrigerator

NOTE: CLIENT TO HAVE CONFIRM FINAL ELECTRICAL LAYOUT PRIOR TO WIRING

17 LYON STREET

3	RFI	16-12-19
2	CONSENT	12-11-19
1	FOR DISCUSSION	5-11-19

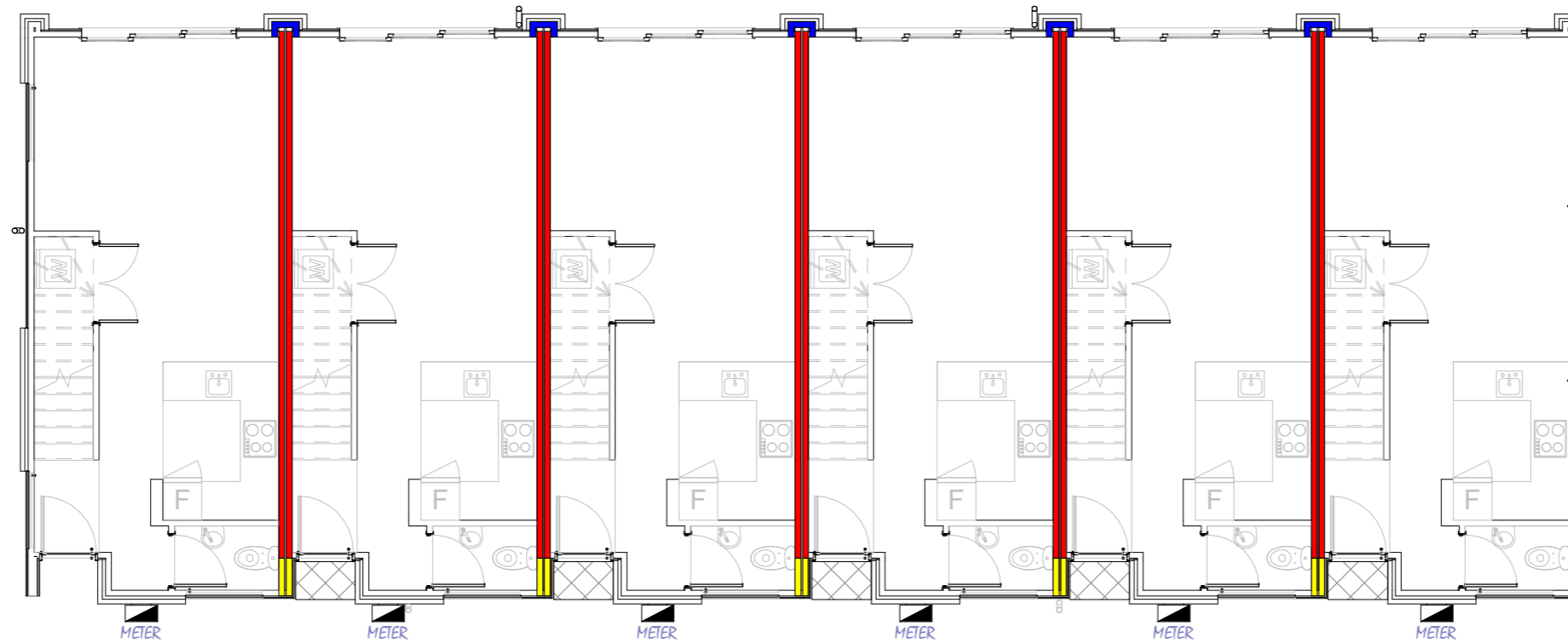
Rev.	Description	Date
Revision Schedule		

JOB #	19-032
ISSUE TYPE	CONSENT
SCALE	1 : 100
CURRENT REVISION:	3

DRAFTED BY:	SC
DATE:	12-11-19
CHECKED BY:	JAC
DATE:	12-11-19





A3.11
B2-FIRST FLOOR ELECTRICAL

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FIRE LEGEND

FIRE RATED SYSTEMS	LINING REQUIREMENTS	FILL SYMBOL
GBTLA 60 -GIB NOISE CONTROL -60/60/60	- 2 layer 10mm GIB Fyreline each side Pink Batts R2.2(90mm) glass wool insulation to one side of double frame	
JHETGR30b -James Hardies Fire # Acoustic -30/30/30	-1 Layer 10mm GIB Fyreline to internal, Brick veneer over RAB board to external, R2.2 or higher fibreglass insulation	
JHETGJ30 -James Hardies Fire # Acoustic -30/30/30	-1 Layer 10mm GIB Fyreline to internal, Any James Hardies cladding 6mm or thicker, R2.2 or higher fibreglass insulation	
PROMINA 60	-9mm Promina board to be installed to Manufactures specs to underside of Mid-floor	

17 LYON STREET

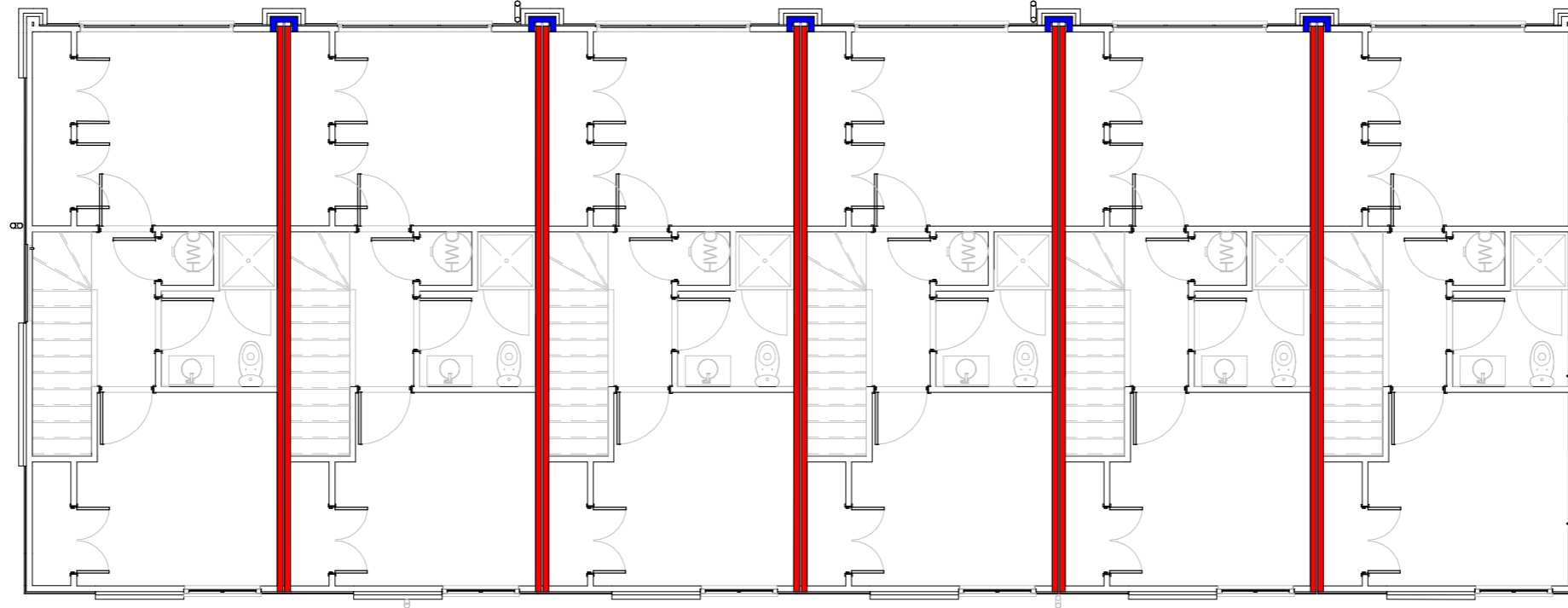
2	CONSENT	12-11-19
1	FOR DISCUSSION	5-11-19

Rev.	Description	Date
Revision Schedule		

JOB #	19-032
ISSUE TYPE	CONSENT
SCALE	1 : 100
CURRENT REVISION:	2





DRAFTED BY:	SC
DATE:	12-11-19
CHECKED BY:	JAC
DATE:	12-11-19

A3.12
B2-GROUND FLOOR FIRE RATING




**BUILDING UNIT
APPROVED**
 BC Number - DD007.2019.00040149.001

FIRE LEGEND

FIRE RATED SYSTEMS	LINING REQUIREMENTS	FILL SYMBOL
GBTLA 60 -GIB NOISE CONTROL -60/60/60	- 2 layer 10mm GIB Fyreline each side Pink Batts R2.2(90mm) glass wool insulation to one side of double frame	
JHETGR30b -James Hardies Fire & Acoustic -30/30/30	-1 Layer 10mm GIB Fyreline to internal, Brick veneer over RAB board to external, R2.2 or higher fibreglass insulation	
JHETGJ30 -James Hardies Fire & Acoustic -30/30/30	-1 Layer 10mm GIB Fyreline to internal, Any James Hardies cladding 6mm or thicker. R2.2 or higher fibreglass insulation	
PROMINA 60	-9mm Promina board to be installed to Manufactures specs to underside of Mid-floor	

17 LYON STREET

2	CONSENT	12-11-19
1	FOR DISCUSSION	5-11-19

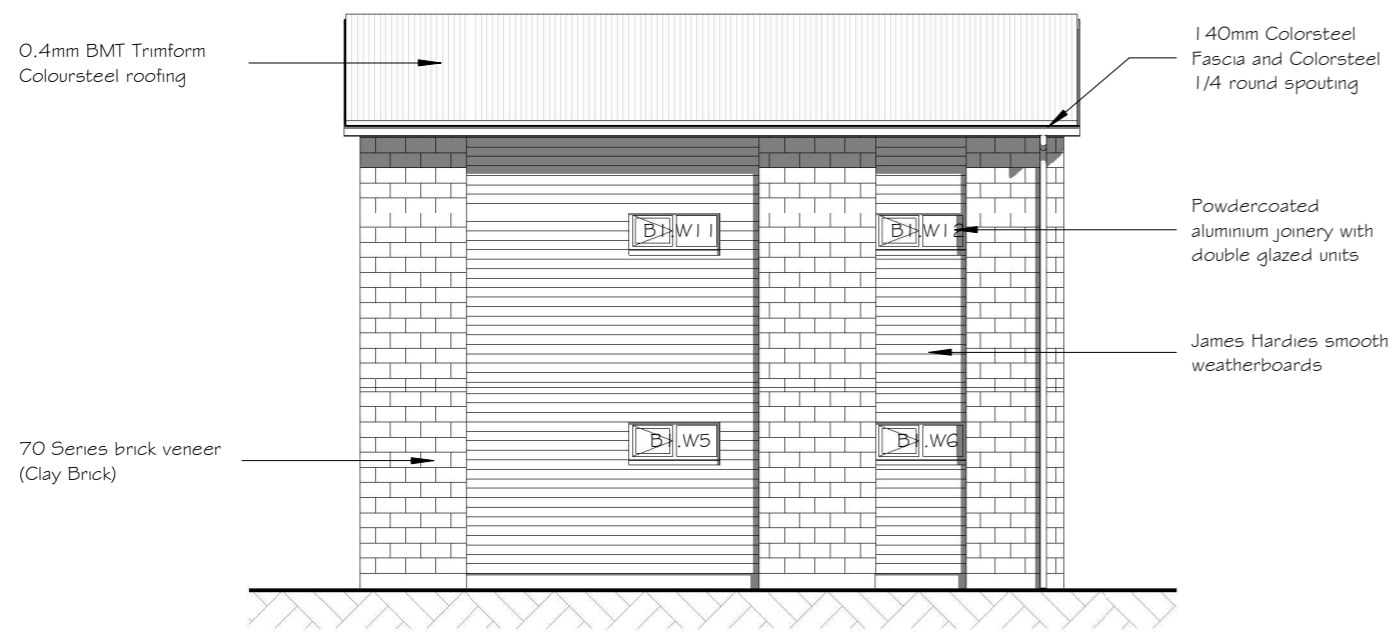
Rev.	Description	Date
Revision Schedule		

JOB #	19-032
ISSUE TYPE	CONSENT
SCALE	1 : 100
CURRENT REVISION:	2

DRAFTED BY:	SC
DATE:	12-11-19
CHECKED BY:	JAC
DATE:	12-11-19

A3.13
B2-FIRST FLOOR FIRE RATING


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NORTH ELEVATION



EAST ELEVATION



Window Schedule-Building 1

Window #	Head	Height	Width	Glazing	Glass Type	Comments	Lintel Fixing type
BI.W1	2000	500	1200	Double	Clear		F
BI.W2	2000	500	1200	Double	Clear		F
BI.W3	2000	1000	600	Double	Opaque/Safety		F
BI.W4	2000	1000	600	Double	Opaque/Safety		F
BI.W5	2000	500	1200	Double	Clear		F
BI.W6	2000	500	1200	Double	Clear		F
BI.W7	2000	500	1200	Double	Opaque/Safety		F
BI.W8	2000	500	1200	Double	Clear		F
BI.W9	2000	1200	1800	Double	Clear		G
BI.W10	2000	1200	1800	Double	Clear		G
BI.W11	2000	500	1200	Double	Opaque/Safety		F
BI.W12	2000	500	1200	Double	Clear		F
BI.W13	2000	1000	2400	Double	Clear		G
BI.W14	2000	1000	2400	Double	Clear		G

Door Schedule-Building 1

Door #	Head	Height	Width	Glazing	Glass Type	Comments	Lintel Fixing type
BI.D1	2000	2000	900	N/A	N/A	Front Door	F
BI.D2	2000	2000	900	N/A	N/A	Front Door	F
BI.D3	2000	2000	2400	Double	Clear/Safety	Ranch Stacker	G
BI.D4	2000	2000	2400	Double	Clear/Safety	Ranch Stacker	G

FINISHED GROUND LEVELS (BRICK)

150mm FFL to Natural Ground
100mm FFL to Paved Area

FINISHED GROUND LEVELS (SIDING)

225mm FFL to Natural Ground
150mm FFL to Paved Area

17 LYON STREET

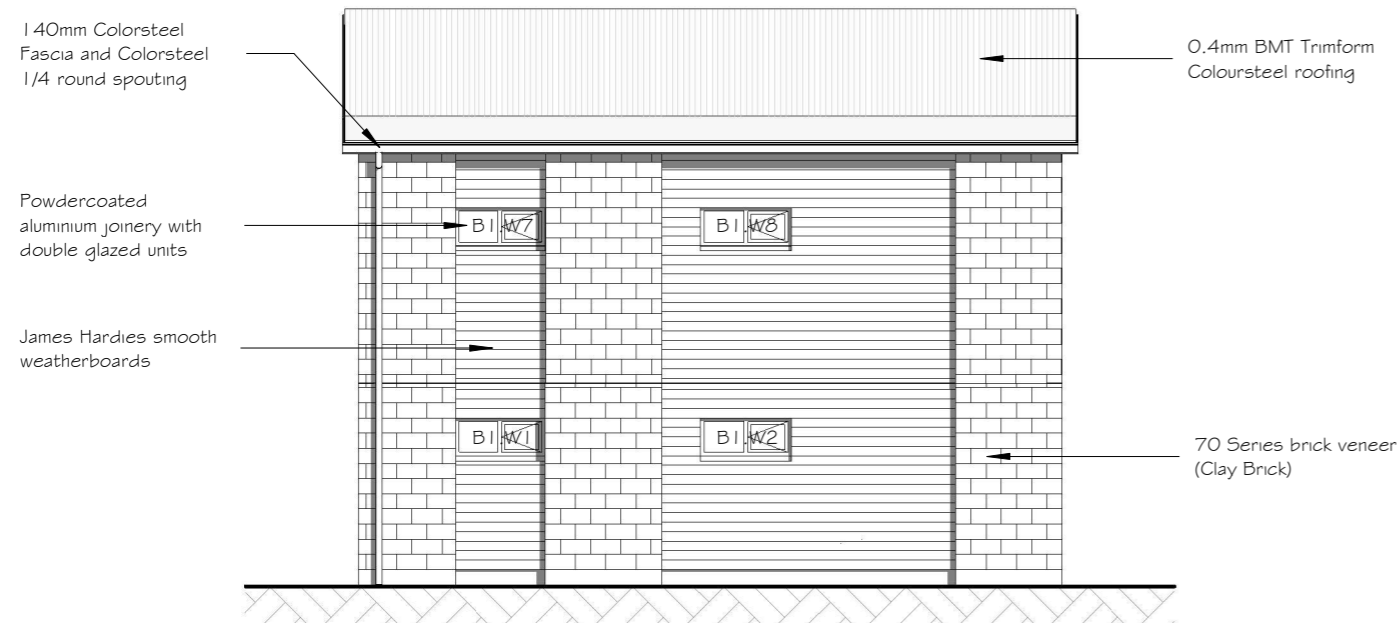
2	CONSENT	12-11-19
1	FOR DISCUSSION	5-11-19
Rev.	Description	Date
Revision Schedule		

JOB #	19-032
ISSUE TYPE	CONSENT
SCALE	1 : 100
CURRENT REVISION:	2

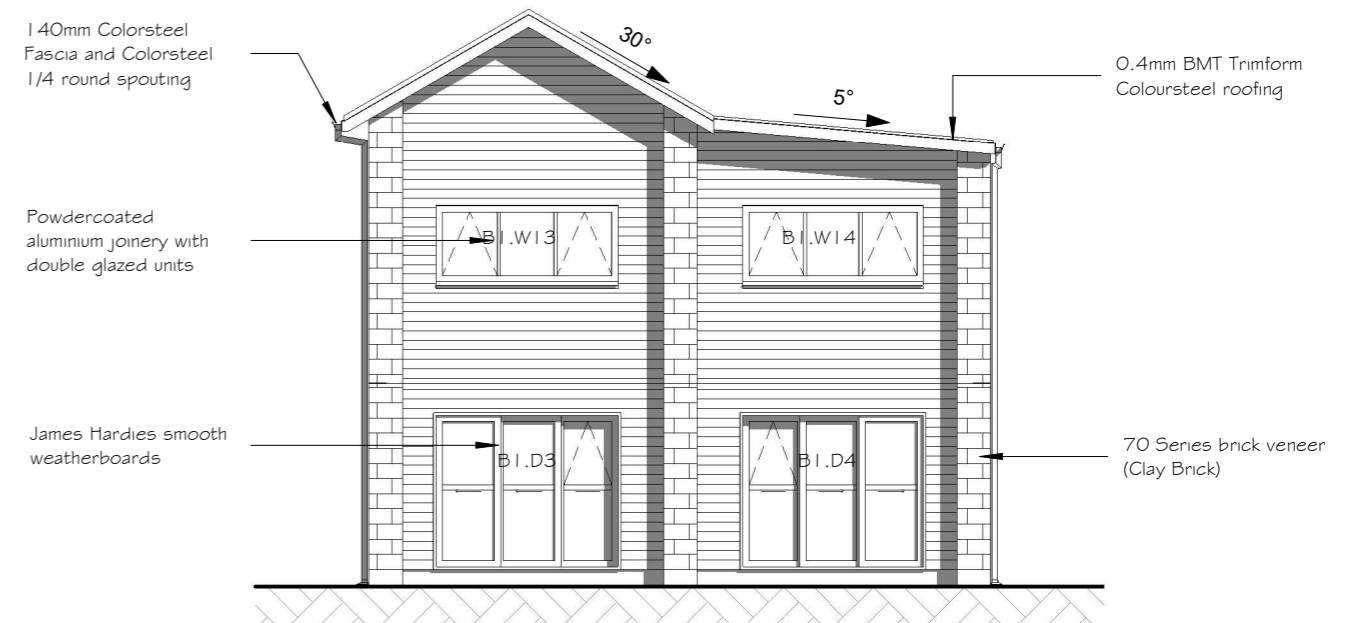
DRAFTED BY:	SC
DATE:	12-11-19
CHECKED BY:	JAC
DATE:	12-11-19

A4.1
BI-ELEVATIONS





SOUTH ELEVATION



WEST ELEVATION



Window Schedule-Building 1

Window #	Head	Height	Width	Glazing	Glass Type	Comments	Lintel Fixing type
BI.W1	2000	500	1200	Double	Clear		F
BI.W2	2000	500	1200	Double	Clear		F
BI.W3	2000	1000	600	Double	Opaque/Safety		F
BI.W4	2000	1000	600	Double	Opaque/Safety		F
BI.W5	2000	500	1200	Double	Clear		F
BI.W6	2000	500	1200	Double	Clear		F
BI.W7	2000	500	1200	Double	Opaque/Safety		F
BI.W8	2000	500	1200	Double	Clear		F
BI.W9	2000	1200	1800	Double	Clear		G
BI.W10	2000	1200	1800	Double	Clear		G
BI.W11	2000	500	1200	Double	Opaque/Safety		F
BI.W12	2000	500	1200	Double	Clear		F
BI.W13	2000	1000	2400	Double	Clear		G
BI.W14	2000	1000	2400	Double	Clear		G

Door Schedule-Building 1

Door #	Head	Height	Width	Glazing	Glass Type	Comments	Lintel Fixing type
BI.D1	2000	2000	900	N/A	N/A	Front Door	F
BI.D2	2000	2000	900	N/A	N/A	Front Door	F
BI.D3	2000	2000	2400	Double	Clear/Safety	Ranch Stacker	G
BI.D4	2000	2000	2400	Double	Clear/Safety	Ranch Stacker	G

FINISHED GROUND LEVELS (BRICK)

150mm FFL to Natural Ground
100mm FFL to Paved Area

FINISHED GROUND LEVELS (SIDING)

225mm FFL to Natural Ground
150mm FFL to Paved Area

17 LYON STREET

2	CONSENT	12-11-19
1	FOR DISCUSSION	5-11-19
Rev.	Description	Date
Revision Schedule		

JOB #	19-032
ISSUE TYPE	CONSENT
SCALE	1 : 100
CURRENT REVISION:	2

DRAFTED BY:	SC
DATE:	12-11-19
CHECKED BY:	JAC
DATE:	12-11-19

A4.2
BI-ELEVATIONS



140mm Colorsteel
Fascia and Colorsteel
1/4 round spouting

James Hardies smooth
weatherboards



0.4mm BMT Trimform
Coloursteel roofing

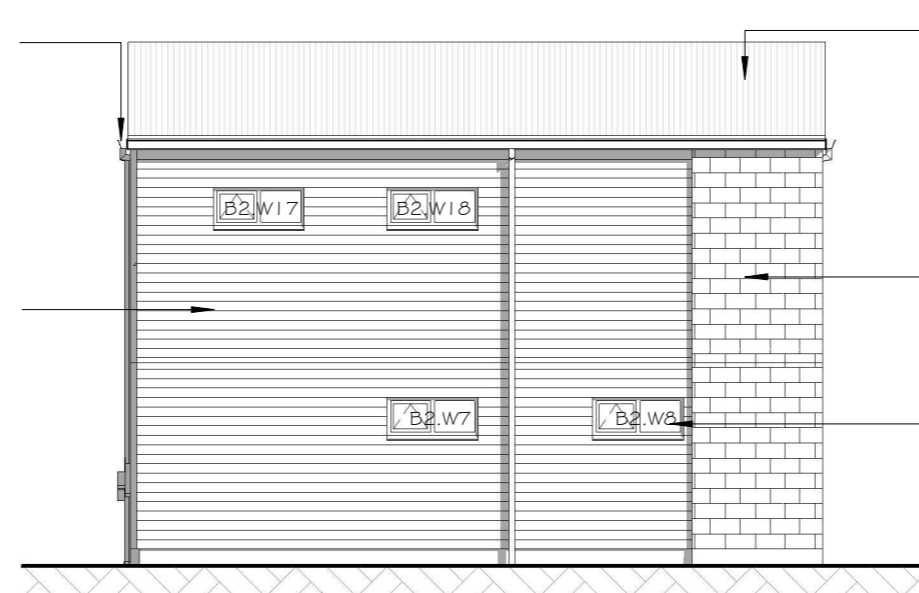
70 Series brick veneer
(Clay Brick)

Powdercoated
aluminium joinery with
double glazed units

NORTH ELEVATION

140mm Colorsteel
Fascia and Colorsteel
1/4 round spouting

James Hardies smooth
weatherboards



0.4mm BMT Trimform
Coloursteel roofing

70 Series brick veneer
(Clay Brick)

Powdercoated
aluminium joinery with
double glazed units

EAST ELEVATION



**BUILDING UNIT
APPROVED**

BC Number - DD007.2019.00040149.001

Window Schedule-Building 2

Window #	Head	Height	Width	Glazing	Glass Type	Comments	Lintel Fixing type
B2.W1	2000	500	1200	Double	Opaque/Safety		F
B2.W2	2000	500	1200	Double	Opaque/Safety		F
B2.W3	2000	500	1200	Double	Opaque/Safety		F
B2.W4	2000	500	1200	Double	Opaque/Safety		F
B2.W5	2000	500	1200	Double	Opaque/Safety		F
B2.W6	2000	500	1200	Double	Opaque/Safety		F
B2.W7	2000	500	1200	Double	Clear		F
B2.W8	2000	500	1200	Double	Clear		F
B2.W9	2000	500	1200	Double	Clear		F
B2.W10	2000	500	1200	Double	Clear		F
B2.W11	2000	1000	1200	Double	Clear		F
B2.W12	2000	1000	1200	Double	Clear		F
B2.W13	2000	1000	1200	Double	Clear		F

Window Schedule-Building 2

Window #	Head	Height	Width	Glazing	Glass Type	Comments	Lintel Fixing type
B2.W14	2000	1000	1200	Double	Clear		F
B2.W15	2000	1000	1200	Double	Clear		F
B2.W16	2000	1000	1200	Double	Clear		F
B2.W17	2000	500	1200	Double	Clear		F
B2.W18	2000	500	1200	Double	Clear		F
B2.W19	2000	1000	2400	Double	Clear		G
B2.W20	2000	1000	2400	Double	Clear		G
B2.W21	2000	1000	2400	Double	Clear		G
B2.W22	2000	1000	2400	Double	Clear		G
B2.W23	2000	1000	2400	Double	Clear		G
B2.W24	2000	1000	2400	Double	Clear		G
B2.W25	2000	500	1200	Double	Clear		F

Door Schedule-Building 2

Door #	Head	Height	Width	Glazing	Glass Type	Comments	Lintel Fixing type
B2.D1	2000	2000	900	N/A	N/A	Front Door	F
B2.D2	2000	2000	900	N/A	N/A	Front Door	F
B2.D3	2000	2000	900	N/A	N/A	Front Door	F
B2.D4	2000	2000	900	N/A	N/A	Front Door	F
B2.D5	2000	2000	900	N/A	N/A	Front Door	F
B2.D6	2000	2000	900	N/A	N/A	Front Door	F
B2.D7	2000	2000	2400	Double	Clear/Safety	Ranch Stacker	G
B2.D8	2000	2000	2400	Double	Clear/Safety	Ranch Stacker	G
B2.D9	2000	2000	2400	Double	Clear/Safety	Ranch Stacker	G
B2.D10	2000	2000	2400	Double	Clear/Safety	Ranch Stacker	G
B2.D11	2000	2000	2400	Double	Clear/Safety	Ranch Stacker	G
B2.D12	2000	2000	2400	Double	Clear/Safety	Ranch Stacker	G

17 LYON STREET

2	CONSENT	12-11-19
1	FOR DISCUSSION	5-11-19
Rev.	Description	Date
Revision Schedule		

JOB #	19-032
ISSUE TYPE	CONSENT
SCALE	1 : 100
CURRENT REVISION:	2

DRAFTED BY:	SC
DATE:	12-11-19
CHECKED BY:	JAC
DATE:	12-11-19

A4.3
B2-ELEVATIONS



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0.4mm BMT Trimform
Coloursteel roofing

70 Series brick veneer
(Clay Brick)

Powdercoated
aluminium joinery with
double glazed units



140mm Colorsteel
Fascia and Colorsteel
1/4 round spouting

James Hardies smooth
weatherboards

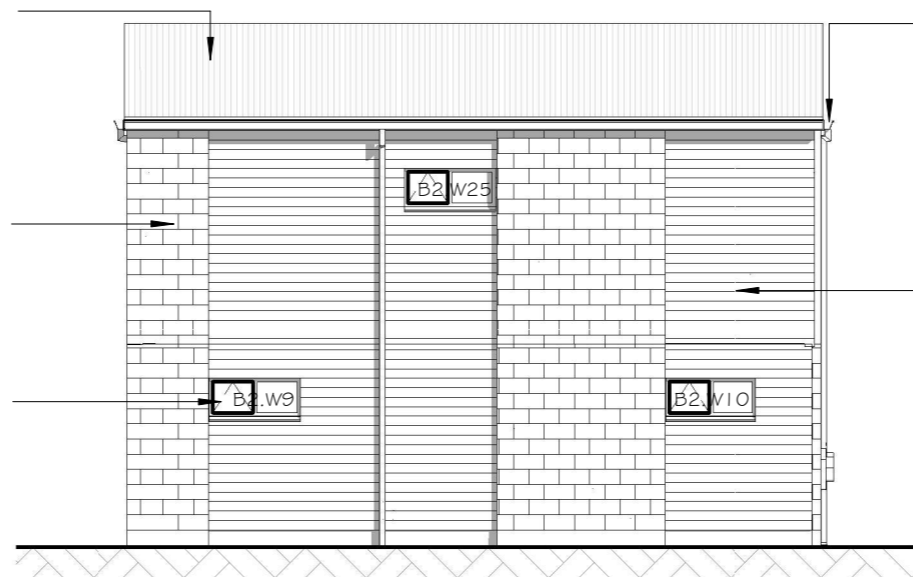
SOUTH ELEVATION



0.4mm BMT Trimform
Coloursteel roofing

70 Series brick veneer
(Clay Brick)

Powdercoated
aluminium joinery with
double glazed units



140mm Colorsteel
Fascia and Colorsteel
1/4 round spouting

James Hardies smooth
weatherboards

WEST ELEVATION

Window Schedule-Building 2

Window #	Head	Height	Width	Glazing	Glass Type	Comments	Lintel Fixing type
B2.W1	2000	500	1200	Double	Opaque/Safety		F
B2.W2	2000	500	1200	Double	Opaque/Safety		F
B2.W3	2000	500	1200	Double	Opaque/Safety		F
B2.W4	2000	500	1200	Double	Opaque/Safety		F
B2.W5	2000	500	1200	Double	Opaque/Safety		F
B2.W6	2000	500	1200	Double	Opaque/Safety		F
B2.W7	2000	500	1200	Double	Clear		F
B2.W8	2000	500	1200	Double	Clear		F
B2.W9	2000	500	1200	Double	Clear		F
B2.W10	2000	500	1200	Double	Clear		F
B2.W11	2000	1000	1200	Double	Clear		F
B2.W12	2000	1000	1200	Double	Clear		F
B2.W13	2000	1000	1200	Double	Clear		F

Window Schedule-Building 2

Window #	Head	Height	Width	Glazing	Glass Type	Comments	Lintel Fixing type
B2.W14	2000	1000	1200	Double	Clear		F
B2.W15	2000	1000	1200	Double	Clear		F
B2.W16	2000	1000	1200	Double	Clear		F
B2.W17	2000	500	1200	Double	Clear		F
B2.W18	2000	500	1200	Double	Clear		F
B2.W19	2000	1000	2400	Double	Clear		G
B2.W20	2000	1000	2400	Double	Clear		G
B2.W21	2000	1000	2400	Double	Clear		G
B2.W22	2000	1000	2400	Double	Clear		G
B2.W23	2000	1000	2400	Double	Clear		G
B2.W24	2000	1000	2400	Double	Clear		G
B2.W25	2000	500	1200	Double	Clear		F

Door Schedule-Building 2

Door #	Head	Height	Width	Glazing	Glass Type	Comments	Lintel Fixing type
B2.D1	2000	2000	900	N/A	N/A	Front Door	F
B2.D2	2000	2000	900	N/A	N/A	Front Door	F
B2.D3	2000	2000	900	N/A	N/A	Front Door	F
B2.D4	2000	2000	900	N/A	N/A	Front Door	F
B2.D5	2000	2000	900	N/A	N/A	Front Door	F
B2.D6	2000	2000	900	N/A	N/A	Front Door	F
B2.D7	2000	2000	2400	Double	Clear/Safety	Ranch Stacker	G
B2.D8	2000	2000	2400	Double	Clear/Safety	Ranch Stacker	G
B2.D9	2000	2000	2400	Double	Clear/Safety	Ranch Stacker	G
B2.D10	2000	2000	2400	Double	Clear/Safety	Ranch Stacker	G
B2.D11	2000	2000	2400	Double	Clear/Safety	Ranch Stacker	G
B2.D12	2000	2000	2400	Double	Clear/Safety	Ranch Stacker	G

17 LYON STREET

2	CONSENT	12-11-19
1	FOR DISCUSSION	5-11-19

JOB #	19-032
ISSUE TYPE	CONSENT

DRAFTED BY:	SC
DATE:	12-11-19

A4.4
B2-ELEVATIONS

Rev.	Description	Date
Revision Schedule		

SCALE	1 : 100
CURRENT REVISION:	2

CHECKED BY:	JAC
DATE:	12-11-19

Ridge/Hip:
0.55mm BMT Colorsteel ridge flashing with soft edge

Roof Cladding:
0.4mm BMT Trimform Colorsteel roofing installed to manufactures specs over Thermakraft 215 Bituminous Self Supporting roof underlay on Galv. supporting mesh on 70x45 H1.2 treated purlins @ 900 ctrs on H1.2 Treated Pre-Manufactured trusses (designed by others) @ 900 ctrs.

Soffits:
4.5mm Hardies Soffit lining with PVC jointers fixed to trusses.

Ceilings:
13mm Gib board on 70x35 timber battens @ 600 ctrs. R3.2 fiberglass batts to ceiling (excluding garage). 55mm Gib Coving throughout.

Mid-Floor:
20mm strand board flooring H3 treated glued and nailed @ 150mm ctrs (edge) and 200mm ctrs (intermediate) with 3.15ø nails to 300x63 HYJoists @ 600 ctrs

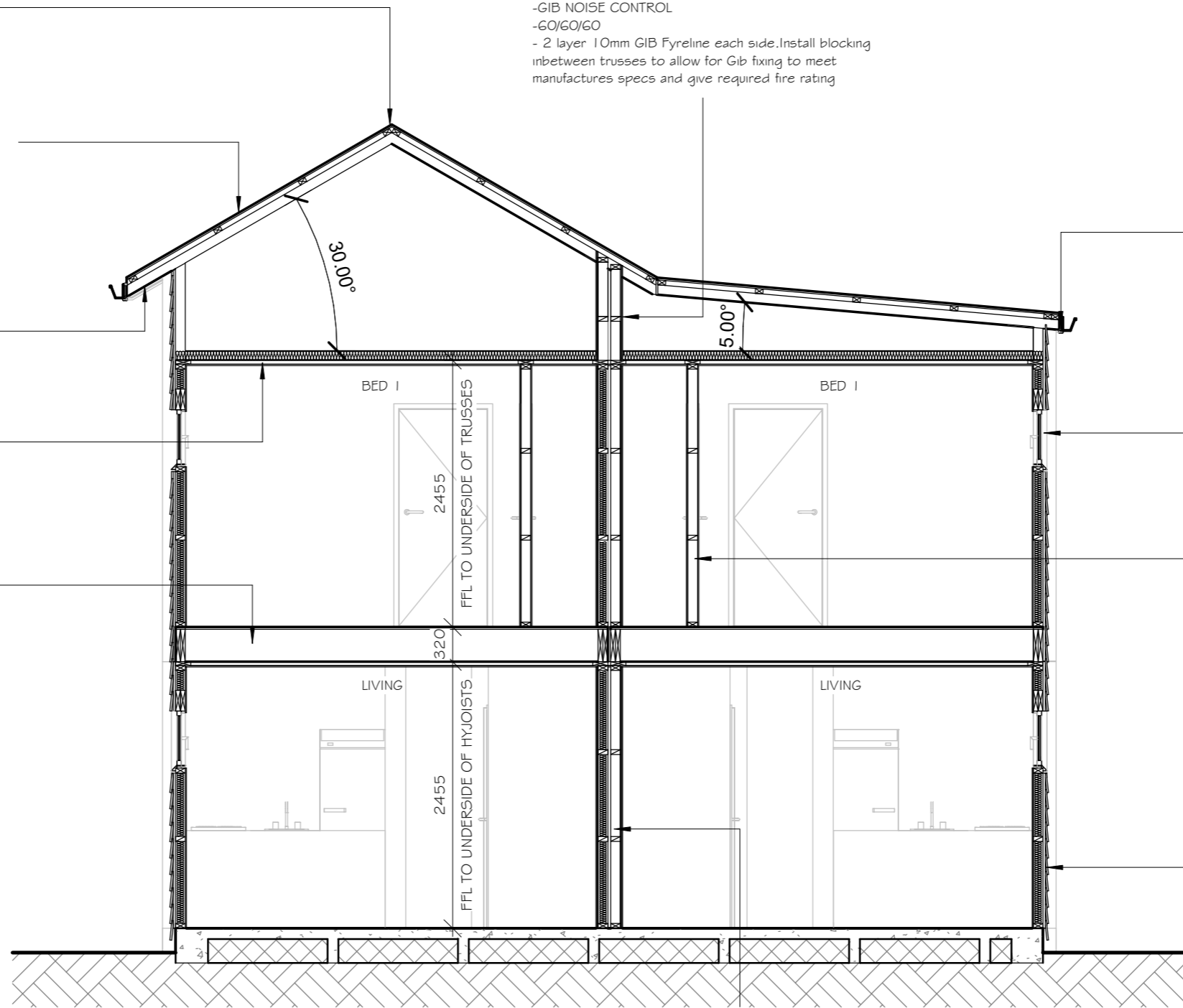
GBTLA 60
-GIB NOISE CONTROL
-60/60/60
- 2 layer 10mm GIB Fyreline each side. Install blocking inbetween trusses to allow for Gib fixing to meet manufactures specs and give required fire rating

Fascia and Spouting:
0.55mm BMT 140mm Colorsteel fascia and external 1/4 round spouting (or similar) with internal brackets. uPVC painted downpipes (80mm unless noted otherwise)

Joinery:
Powdercoated aluminium joinery with double glazed units. FJ PP reveals fitted with architraves.

Interior walls 90mm:
10mm gib board on 90x45 H1.2 treated wall framing, studs @ 600 ctrs, noqs @ 800 ctrs.

Exterior wall - Smooth Weatherboard:
180mm Hardies Classic Smooth Weatherboards installed to manufactures specs on H3.1 treated 50x20 cavity battens @ 600 ctrs max over Tyvek or equivalent building wrap, onto 90x45 H1.2 treated wall framing. Studs @ 600 ctrs, Nogs @ 800 ctrs. R2.2 Fiberglass batts insulation to all exterior walls (excluding garage). Install DPC between bottom plate and concrete. 10mm Gib Board to interior face.




BUILDING UNIT APPROVED
 BC Number - DD007.2019.00040149.001

INTERTENANCY FIRE WALL - read in conjunction with gib specifications and fire wall details
GIB® NOISE CONTROL SYSTEMS - INTERTENANCY
 SPEC No. GBTLA 60
 STC 60
 RW 59
 FIRE RESISTANCE RATING (60)60/60
 LINING REQUIREMENTS 2 x 10mm GIB Fyreline® each side

FRAMING
 Framing to comply with:
 • NZBC B1 - Structure: AS1 Clause 3 - Timber (NZS 3604) or VM1 Clause 6 - Timber (NZS 3603)
 • NZBC B2 - Durability: AS1 Clause 3.2 - Timber (NZ 3602)
 • Studs at 600mm centres maximum
 • Nogs at 800mm centres maximum.
 Framing dimensions and height as determined by NZS 3604 stud and top plate tables for loadbearing walls.

17 LYON STREET	2	CONSENT	12-11-19	JOB #	19-032	DRAFTED BY:	SC	A5.1 B1-SECTION A
	1	FOR DISCUSSION	5-11-19	ISSUE TYPE	CONSENT	DATE:	12-11-19	
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	Revision Schedule			CURRENT REVISION:	2	DATE:	12-11-19	


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Ridge/ Hip:
0.55mm BMT Colorsteel ridge flashing with soft edge

Roof Cladding:
0.4mm BMT Trimform Colorsteel roofing installed to manufactures specs over Thermakraft 215 Bituminous Self Supporting roof underlay on Galv. supporting mesh on 70x45 H1.2 treated purlins @ 900 ctrs on H1.2 Treated Pre-Manufactured trusses (designed by others) @ 900 ctrs.

Soffits:
4.5mm Hardies Soffit lining with PVC jointers fixed to trusses.

Ceilings:
13mm Gib board on 70x35 timber battens @ 600 ctrs. R3.2 fiberglass batts to ceiling (excluding garage). 55mm Gib Coving throughout.

Mid-Floor:
20mm strand board flooring H3 treated glued and nailed @ 150mm ctrs (edge) and 200mm ctrs (intermediate) with 3.15ø nails to 300x63 HYJoists @ 600 ctrs

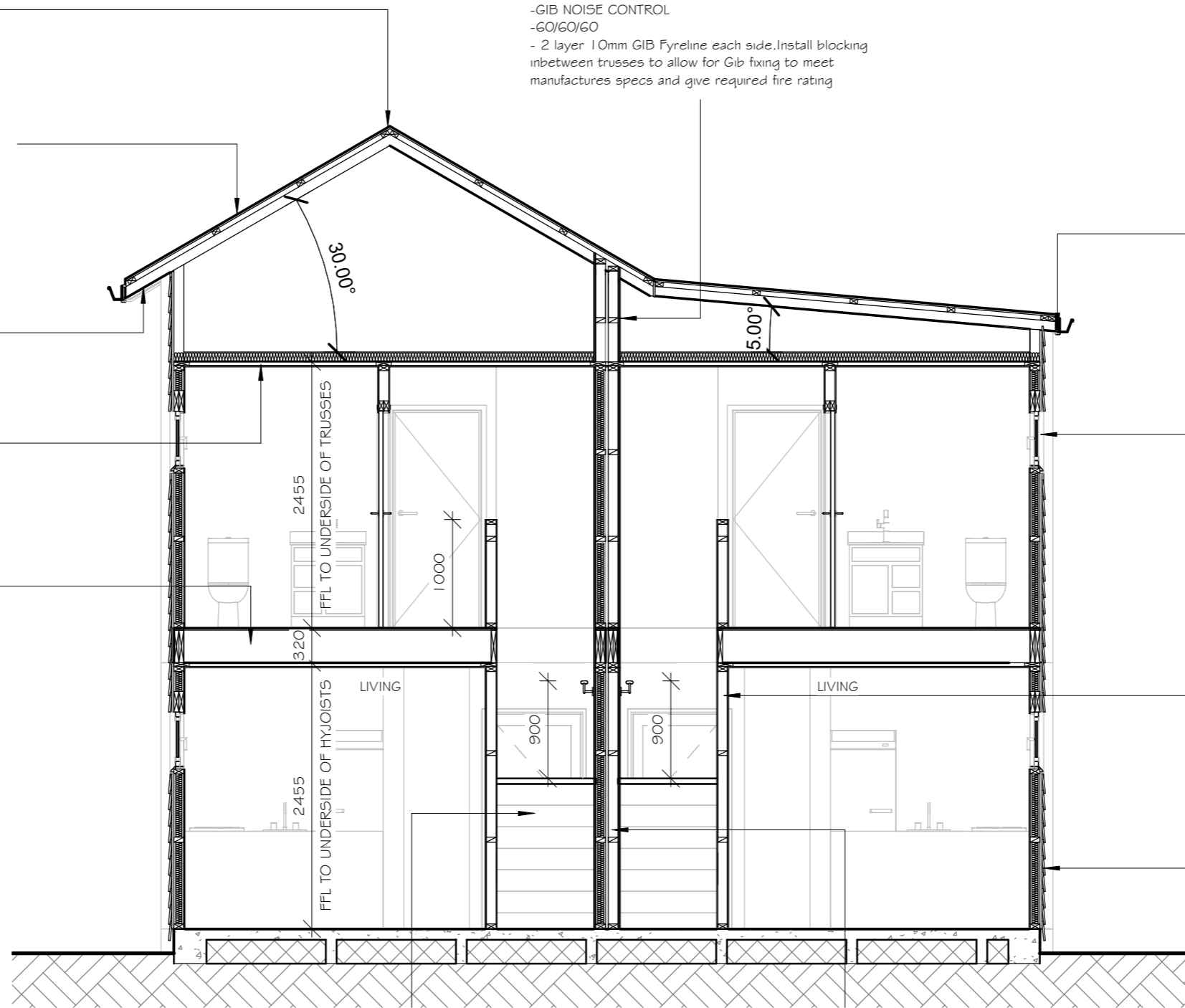
GBTLA 60
-GIB NOISE CONTROL
-60/60/60
- 2 layer 10mm GIB Fyreline each side. Install blocking inbetween trusses to allow for Gib fixing to meet manufactures specs and give required fire rating

Fascia and Spouting:
0.55mm BMT 140mm Colorsteel fascia and external 1/4 round spouting (or similar) with internal brackets. uPVC painted downpipes (80mm unless noted otherwise)

Joinery:
Powdercoated aluminium joinery with double glazed units. FJ PP reveals fitted with architraves.

Interior walls 90mm:
10mm gib board on 90x45 H1.2 treated wall framing, studs @ 600 ctrs, noggs @ 800 ctrs.

Exterior wall - Smooth Weatherboard:
180mm Hardies Classic Smooth Weatherboards installed to manufactures specs on H3.1 treated 50x20 cavity battens @ 600 ctrs max over Tyvek or equivalent building wrap, onto 90x45 H1.2 treated wall framing. Studs @ 600 ctrs, Noggs @ 800 ctrs. R2.2 Fiberglass batts insulation to all exterior walls (excluding garage). Install DPC between bottom plate and concrete. 10mm Gib Board to interior face.



Main Private stairway
MDF stairway with 280mm treads including 25mm nosing.
14 rises of approx 198mm
Install a 40mm dia handrail on proprietary handrail brackets 900mm above stair pitch line to one side.
MDF stairway will be installed by screw fixing to studs to manufactures installation specs

INTERTENANCY FIRE WALL - read in conjunction with gib specifications and fire wall details
GIB® NOISE CONTROL SYSTEMS – INTERTENANCY
SPEC No. GBTLA 60
STC 60
RW 59
FIRE RESISTANCE RATING (60)60/60
LINING REQUIREMENTS 2 x 10mm GIB Fyreline® each side

FRAMING
Framing to comply with:
• NZBC B1 – Structure: AS1 Clause 3 – Timber (NZS 3604) or VM1 Clause 6 – Timber (NZS 3603)
• NZBC B2 – Durability: AS1 Clause 3.2 – Timber (NZ 3602)
• Studs at 600mm centres maximum
• Noggs at 800mm centres maximum.
Framing dimensions and height as determined by NZS 3604 stud and top plate tables for loadbearing walls.

Hamilton City Council
To Kaitiaki o Aotearoa

BUILDING UNIT APPROVED

BC Number - DD007.2019.00040149.001

17 LYON STREET	2	CONSENT	12-11-19	JOB #	19-032	DRAFTED BY:	SC	A5.2 B1-SECTION B
	1	FOR DISCUSSION	5-11-19	ISSUE TYPE	CONSENT	DATE:	12-11-19	
	Rev.	Description	Date	SCALE	1 : 50	CHECKED BY:	JAC	
	Revision Schedule			CURRENT REVISION:	2	DATE:	12-11-19	

DDL ARCHITECTURE

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Ridge/ Hip:

0.55mm BMT Colorsteel ridge flashing with soft edge

Roof Cladding:

0.4mm BMT Trimform Colorsteel roofing installed to manufactures specs over Thermakraft 215 Bituminous Self Supporting roof underlay on Galv. supporting mesh on 70x45 H1.2 treated purlins @ 900 ctrs on H1.2 Treated Pre-Manufactured trusses (designed by others) @ 900 ctrs.

Soffits:

4.5mm Hardies Soffit lining with PVC jointers fixed to trusses.

Ceilings:

13mm Gib board on 70x35 timber battens @ 600 ctrs. R3.2 fiberglass batts to ceiling (excluding garage). 55mm Gib Coving throughout.

Mid-Floor:

20mm strand board flooring H3 treated glued and nailed @ 150mm ctrs (edge) and 200mm ctrs (intermediate) with 3.15ø nails to 300x63 HYJoists @ 600 ctrs

GBTLA 60
-GIB NOISE CONTROL
-60/60/60

- 2 layer 10mm GIB Fyreline each side. Install blocking inbetween trusses to allow for Gib fixing to meet manufactures specs and give required fire rating

Fascia and Spouting:

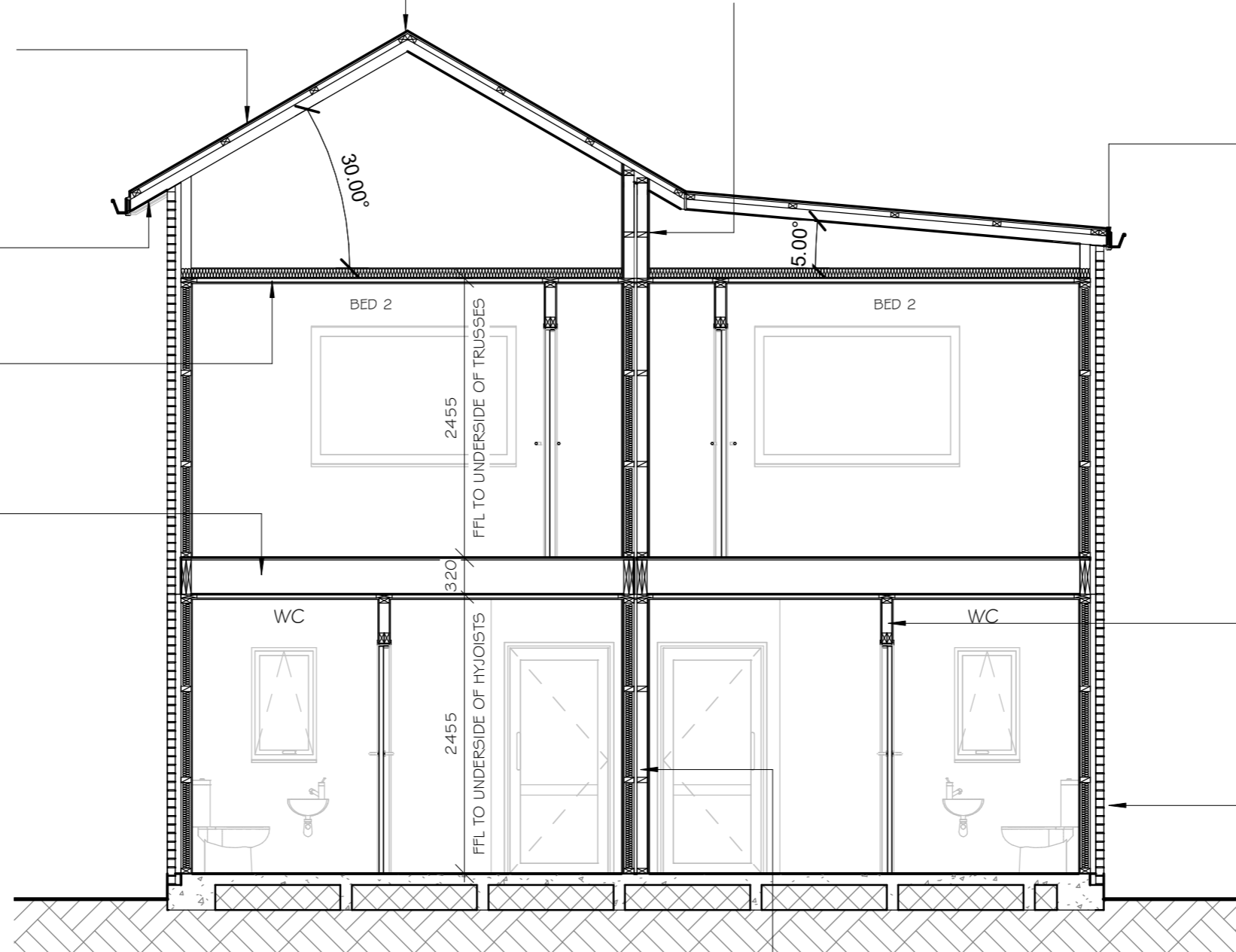
0.55mm BMT 140mm Colorsteel fascia and external 1/4 round spouting (or similar) with internal brackets. uPVC painted downpipes (80mm unless noted otherwise)

Interior walls 90mm:

10mm gib board on 90x45 H1.2 treated wall framing, studs @ 600 ctrs, noggs @ 800 ctrs.

Exterior Wall - Brick:

70 Series brick veneer (Clay Brick) to be tied back to wall framing with galv. brick ties at spacings no greater than 600 horizontally and 350mm vertically over Tyvek or equivalent building wrap, on 90x45 H1.2 treated wall framing. Studs @ 400 ctrs, Nogs @ 800ctrs. R2.2 Fiberglass batts insulation to all exterior walls (excluding garage). Install DPC between bottom plate and concrete. 10mm Gib Board to interior face



INTERTENACY FIRE WALL - read in conjunction with gib specifications and fire wall details

GIB® NOISE CONTROL SYSTEMS – INTERTENACY

SPEC No.	GBTLA 60
STC	60
RW	59
FIRE RESISTANCE RATING	(60)/60/60
LINING REQUIREMENTS	2 x 10mm GIB Fyreline® each side

FRAMING

Framing to comply with:

- NZBC B1 – Structure: AS1 Clause 3 – Timber (NZS 3604) or VM1 Clause 6 – Timber (NZS 3603)
- NZBC B2 – Durability: AS1 Clause 3.2 – Timber (NZ 3602)
- Studs at 600mm centres maximum
- Nogs at 800mm centres maximum.

Framing dimensions and height as determined by NZS 3604 stud and top plate tables for loadbearing walls.



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JOB #	19-032
ISSUE TYPE	CONSENT
SCALE	1 : 50
CURRENT REVISION:	2

DRAFTED BY:	SC
DATE:	12-11-19
CHECKED BY:	JAC
DATE:	12-11-19

A5.3
B1-SECTION C



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Roof Cladding:

0.4mm BMT Trimform Colorsteel roofing installed to manufactures specs over Thermakraft 215 Bituminous Self Supporting roof underlay on Galv. supporting mesh on 70x45 H1.2 treated purlins @ 900 ctrs on H1.2 Treated Pre-Manufactured trusses (designed by others) @ 900 ctrs.

Fascia and Spouting:

0.55mm BMT 140mm Colorsteel fascia and external 1/4 round spouting (or similar) with internal brackets. uPVC painted downpipes (80mm unless noted otherwise)

Ceilings:

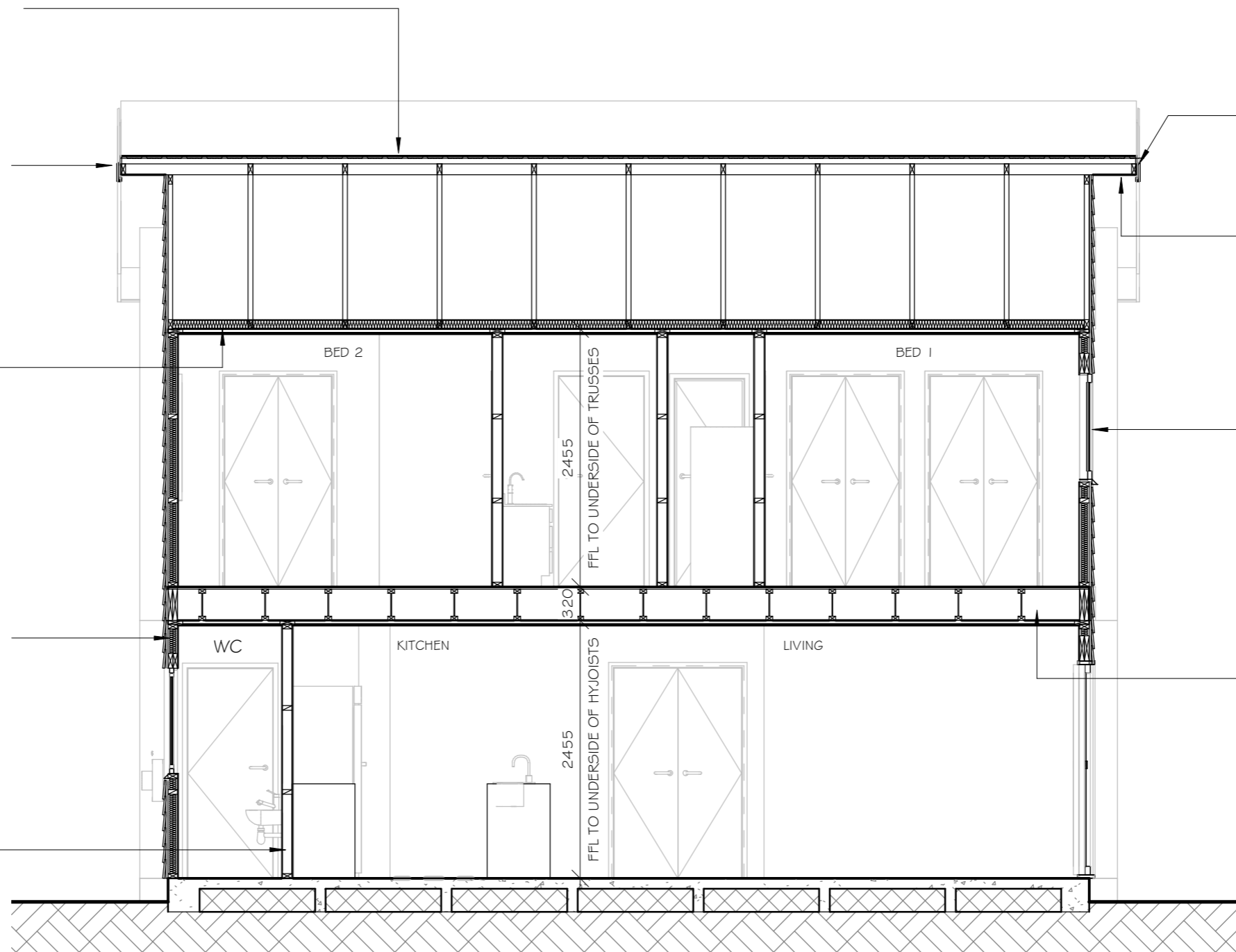
13mm Gib board on 70x35 timber battens @ 600 ctrs. R3.2 fiberglass batts to ceiling (excluding garage). 55mm Gib Coving throughout.

Exterior wall - Smooth Weatherboard:

180mm Hardies Classic Smooth Weatherboards installed to manufactures specs on H3.1 treated 50x20 cavity battens @ 600 ctrs max over Tyvek or equivalent building wrap, onto 90x45 H1.2 treated wall framing. Studs @ 600 ctrs, Nogs @ 800 ctrs. R2.2 Fiberglass batts insulation to all exterior walls (excluding garage). Install DPC between bottom plate and concrete. 10mm Gib Board to interior face.

Interior walls 90mm:

10mm gib board on 90x45 H1.2 treated wall framing, studs @ 600 ctrs, nogs @ 800 ctrs.



Barge:
0.55mm BMT Colorsteel barge flashing

Soffits:
4.5mm Hardies Soffit lining with PVC jointers fixed to trusses.

Joinery:
Powdercoated aluminium joinery with double glazed units. FJ PP reveals fitted with architraves.

Mid-Floor:
20mm strand board flooring H3 treated glued and nailed @ 150mm ctrs (edge) and 200mm ctrs (intermediate) with 3.15ø nails to 300x63 HYJoists @ 600 ctrs


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ISSUE TYPE	CONSENT
SCALE	1 : 50
CURRENT REVISION:	2

DRAFTED BY:	SC
DATE:	12-11-19
CHECKED BY:	JAC
DATE:	12-11-19

A5.4
B1-SECTION D


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Barge:
0.55mm BMT Colorsteel barge flashing

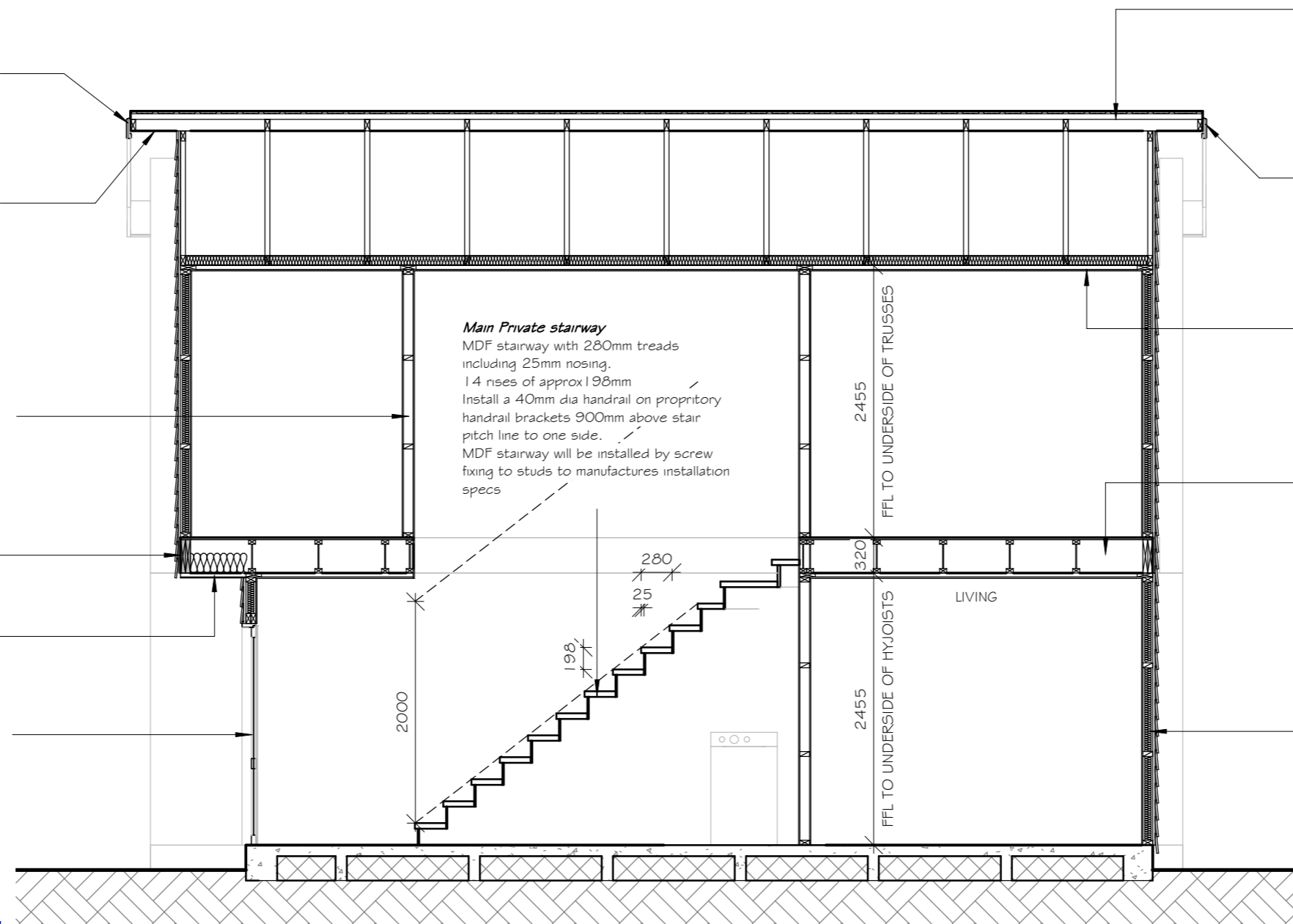
Soffits:
4.5mm Hardies Soffit lining with PVC jointers fixed to trusses.

Interior walls 90mm:
10mm gib board on 90x45 H1.2 treated wall framing, studs @ 600 ctrs, noggs @ 800 ctrs.

FJ2-300x45 Hyspan

R1.8 FLOOR INSULATION FOR OVERHANGING FLOOR AREA

Joinery:
Powdercoated aluminium joinery with double glazed units. FJ PP reveals fitted with architraves.



Roof Cladding:
0.4mm BMT Trimform Colorsteel roofing installed to manufactures specs over Thermakraft 215 Bituminous Self Supporting roof underlay on Galv, supporting mesh on 70x45 H1.2 treated purlins @ 900 ctrs on H1.2 Treated Pre-Manufactured trusses (designed by others) @ 900 ctrs.

Fascia and Spouting:
0.55mm BMT 140mm Colorsteel fascia and external 1/4 round spouting (or similar) with internal brackets. uPVC painted downpipes (80mm unless noted otherwise)

Ceilings:
13mm Gib board on 70x35 timber battens @ 600 ctrs. R3.2 fiberglass batts to ceiling (excluding garage). 55mm Gib Coving throughout.

Mid-Floor:
20mm strand board flooring H3 treated glued and nailed @ 150mm ctrs (edge) and 200mm ctrs (intermediate) with 3.15ø nails to 300x63 HYJoists @ 600 ctrs

Exterior wall - Smooth Weatherboard:
180mm Hardies Classic Smooth Weatherboards installed to manufactures specs on H3.1 treated 50x20 cavity battens @ 600 ctrs max over Tyvek or equivalent building wrap, onto 90x45 H1.2 treated wall framing. Studs @ 600 ctrs, Nogs @ 800 ctrs. R2.2 Fiberglass batts insulation to all exterior walls (excluding garage). Install DPC between bottom plate and concrete. 10mm Gib Board to interior face.


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	1	FOR DISCUSSION	5-11-19	ISSUE TYPE	CONSENT	DATE:	12-11-19	
	Rev.	Description	Date	SCALE	1 : 50	CHECKED BY:	JAC	
	Revision Schedule			CURRENT REVISION:	2	DATE:	12-11-19	


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Barge:
0.55mm BMT Colorsteel barge flashing

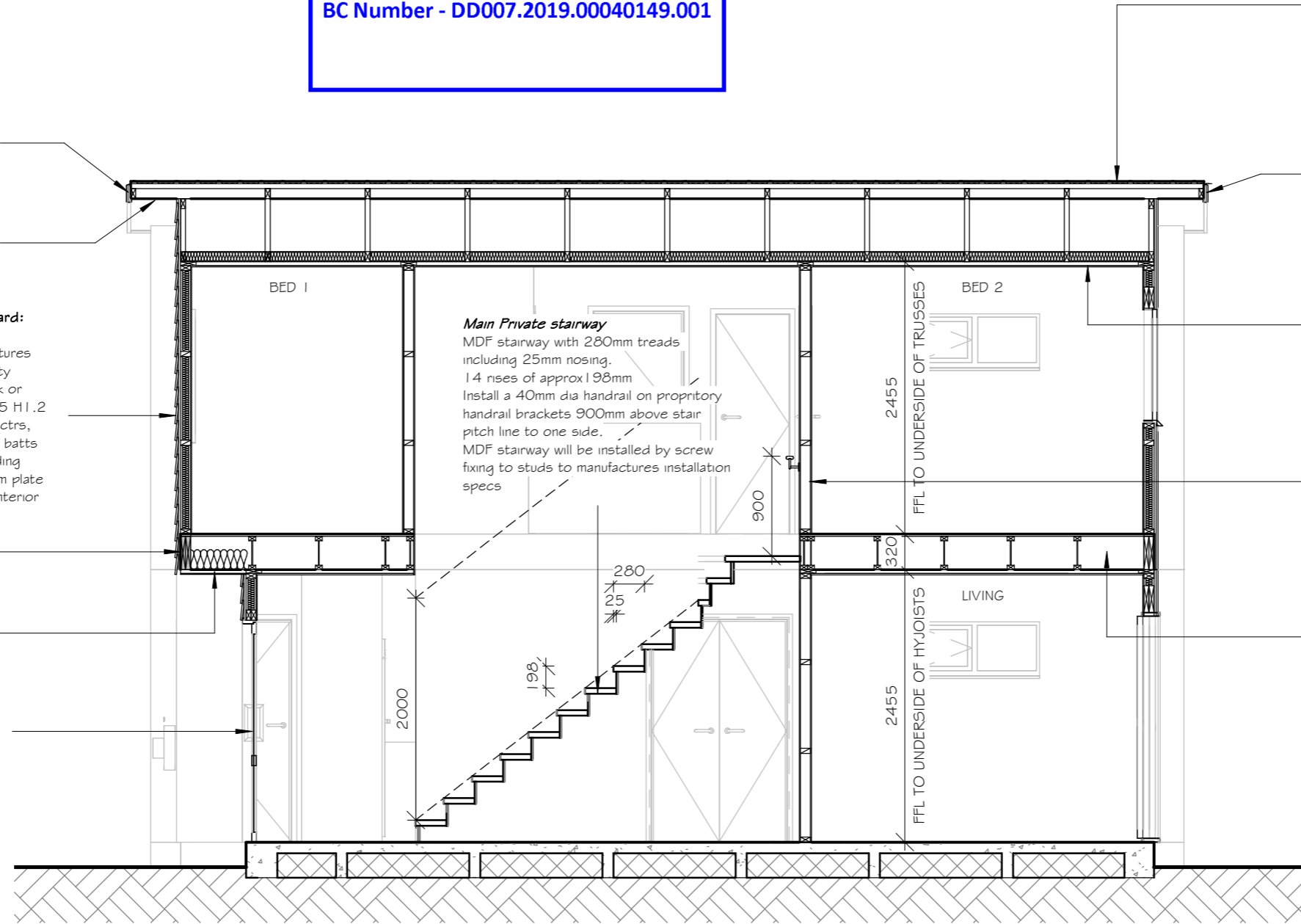
Soffits:
4.5mm Hardies Soffit lining with PVC jointers fixed to trusses.

Exterior wall - Smooth Weatherboard:
180mm Hardies Classic Smooth Weatherboards installed to manufactures specs on H3.1 treated 50x20 cavity battens @ 600 ctrs max over Tyvek or equivalent building wrap, onto 90x45 H1.2 treated wall framing. Studs @ 600 ctrs, Nogs @ 800 ctrs. R2.2 Fiberglass batts insulation to all exterior walls (excluding garage). Install DPC between bottom plate and concrete. 10mm Gib Board to interior face.

FJ2-300x45 Hyspan

R1.8 FLOOR INSULATION FOR OVERHANGING FLOOR AREA

Joinery:
Powdercoated aluminium joinery with double glazed units. FJ PP reveals fitted with architraves.



Roof Cladding:
0.4mm BMT Trimform Colorsteel roofing installed to manufactures specs over Thermakraft 215 Bituminous Self Supporting roof underlay on Galv. supporting mesh on 70x45 H1.2 treated purlins @ 900 ctrs on H1.2 Treated Pre-Manufactured trusses (designed by others) @ 900 ctrs.

Fascia and Spouting:
0.55mm BMT 140mm Colorsteel fascia and external 1/4 round spouting (or similar) with internal brackets. uPVC painted downpipes (80mm unless noted otherwise)

Ceilings:
13mm Gib board on 70x35 timber battens @ 600 ctrs. R3.2 fiberglass batts to ceiling (excluding garage). 55mm Gib Coving throughout.

Interior walls 90mm:
10mm gib board on 90x45 H1.2 treated wall framing, studs @ 600 ctrs, nogs @ 800 ctrs.

Mid-Floor:
20mm strand board flooring H3 treated glued and nailed @ 150mm ctrs (edge) and 200mm ctrs (intermediate) with 3.15ø nails to 300x63 HYJoists @ 600 ctrs

17 LYON STREET

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SCALE	1 : 50
CURRENT REVISION:	2

DRAFTED BY:	SC
DATE:	12-11-19
CHECKED BY:	JAC
DATE:	12-11-19

A5.6
B1-SECTION F

**BUILDING UNIT
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BC Number - DD007.2019.00040149.001

Roof Cladding:

0.4mm BMT Trimform Colorsteel roofing installed to manufactures specs over Thermakraft 215 Bituminous Self Supporting roof underlay on Galv. supporting mesh on 70x45 H1.2 treated purlins @ 900 ctrs on H1.2 Treated Pre-Manufactured trusses (designed by others) @ 900 ctrs.

Fascia and Spouting:

0.55mm BMT 140mm Colorsteel fascia and external 1/4 round spouting (or similar) with internal brackets. uPVC painted downpipes (80mm unless noted otherwise)

Ceilings:

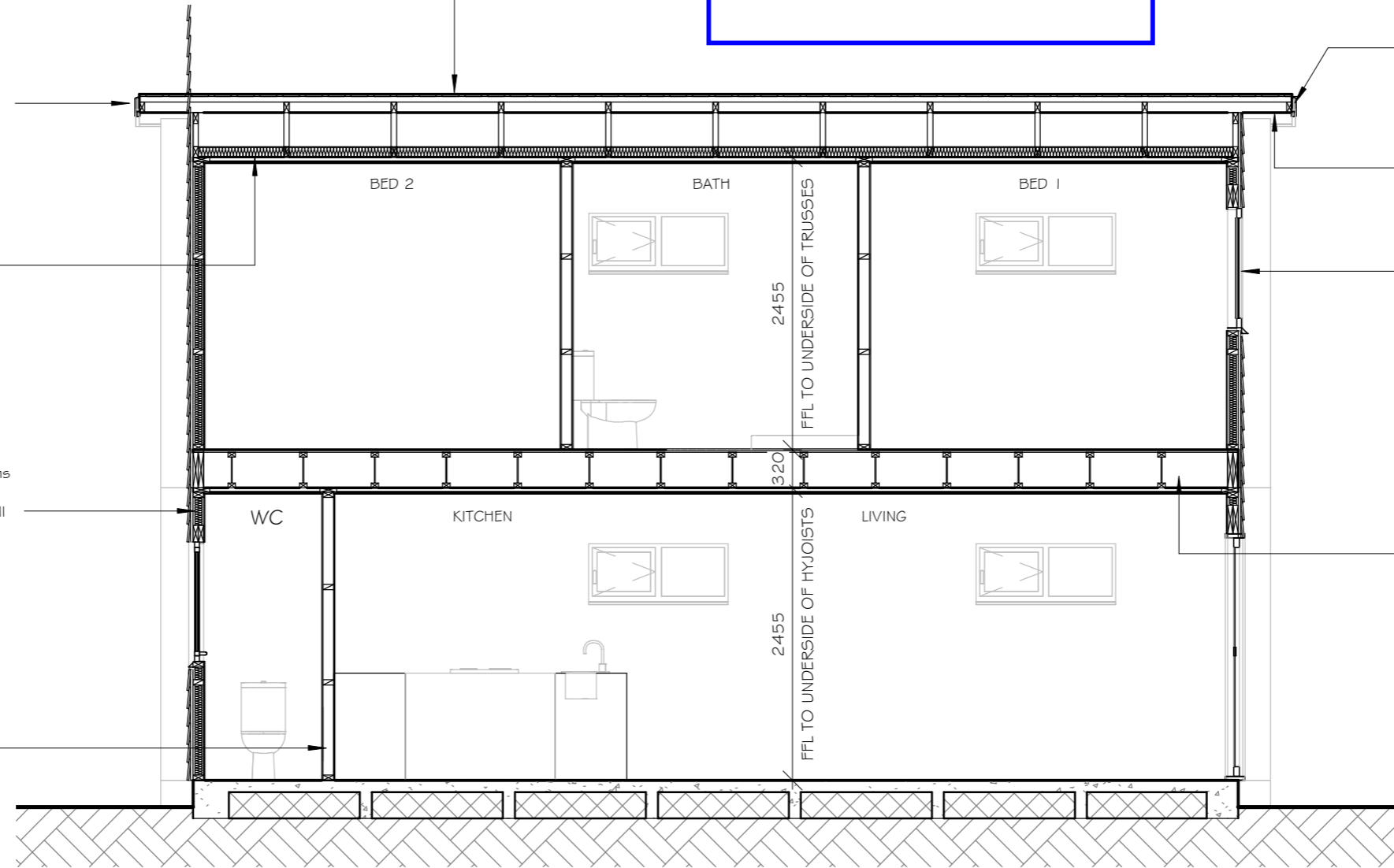
13mm Gib board on 70x35 timber battens @ 600 ctrs. R3.2 fiberglass batts to ceiling (excluding garage). 55mm Gib Coving throughout.

Exterior wall - Smooth Weatherboard:

180mm Hardies Classic Smooth Weatherboards installed to manufactures specs on H3.1 treated 50x20 cavity battens @ 600 ctrs max over Tyvek or equivalent building wrap, onto 90x45 H1.2 treated wall framing. Studs @ 600 ctrs, Nogs @ 800 ctrs. R2.2 Fiberglass batts insulation to all exterior walls (excluding garage). Install DPC between bottom plate and concrete. 10mm Gib Board to interior face.

Interior walls 90mm:

10mm gib board on 90x45 H1.2 treated wall framing, studs @ 600 ctrs, nogs @ 800 ctrs.



Barge:

0.55mm BMT Colorsteel barge flashing

Soffits:

4.5mm Hardies Soffit lining with PVC jointers fixed to trusses.

Joinery:

Powdercoated aluminium joinery with double glazed units. FJ PP reveals fitted with architraves.

Mid-Floor:

20mm strand board flooring H3 treated glued and nailed @ 150mm ctrs (edge) and 200mm ctrs (intermediate) with 3.15ø nails to 300x63 HYJoists @ 600 ctrs

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SCALE	1 : 50
CURRENT REVISION:	2

DRAFTED BY:	SC
DATE:	12-11-19
CHECKED BY:	JAC
DATE:	12-11-19

A5.7	B1-SECTION G


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Fascia and Spouting:

0.55mm BMT 140mm Colorsteel fascia and external 1/4 round spouting (or similar) with internal brackets. uPVC painted downpipes (80mm unless noted otherwise)

Soffits:

4.5mm Hardies Soffit lining with PVC jointers fixed to trusses.

Ceilings:

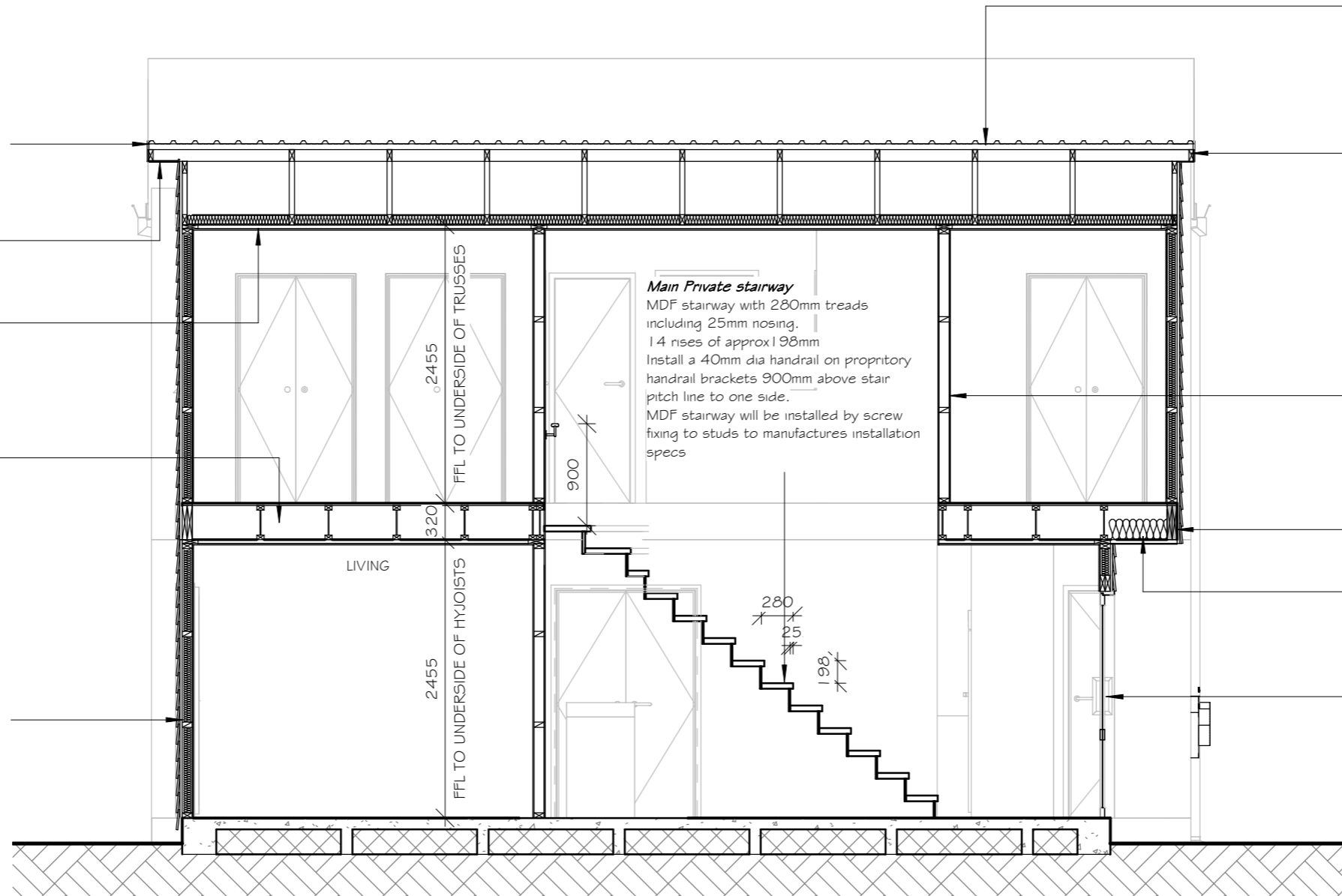
13mm Gib board on 70x35 timber battens @ 600 ctrs. R3.2 fiberglass batts to ceiling (excluding garage). 55mm Gib Coving throughout.

Mid-Floor:

20mm strand board flooring H3 treated glued and nailed @ 150mm ctrs (edge) and 200mm ctrs (intermediate) with 3.15ø nails to 300x63 HYJoists @ 600 ctrs

Exterior wall - Smooth Weatherboard:

180mm Hardies Classic Smooth Weatherboards installed to manufactures specs on H3.1 treated 50x20 cavity battens @ 600 ctrs max over Tyvek or equivalent building wrap, onto 90x45 H1.2 treated wall framing. Studs @ 600 ctrs, Nogs @ 800 ctrs. R2.2 Fiberglass batts insulation to all exterior walls (excluding garage). Install DPC between bottom plate and concrete. 10mm Gib Board to interior face.



Roof Cladding:
0.4mm BMT Trimform Colorsteel roofing installed to manufactures specs over Thermakraft 215 Bituminous Self Supporting roof underlay on Galv. supporting mesh on 70x45 H1.2 treated purlins @ 900 ctrs on H1.2 Treated Pre-Manufactured trusses (designed by others) @ 900 ctrs.

Barge:
0.55mm BMT Colorsteel barge flashing


Interior walls 90mm:
10mm gib board on 90x45 H1.2 treated wall framing, studs @ 600 ctrs, nogs @ 800 ctrs.

FJ4-300x45 Hyspan

R1.8 FLOOR INSULATION FOR OVERHANGING FLOOR AREA

Joinery:
Powdercoated aluminium joinery with double glazed units. FJ PP reveals fitted with architraves.



17 LYON STREET	2	CONSENT	12-11-19	JOB #	19-032	DRAFTED BY:	SC	A5.8 B2-SECTION H
	1	FOR DISCUSSION	5-11-19	ISSUE TYPE	CONSENT	DATE:	12-11-19	
	Rev.	Description	Date	SCALE	1 : 50	CHECKED BY:	JAC	
	Revision Schedule			CURRENT REVISION:	2	DATE:	12-11-19	
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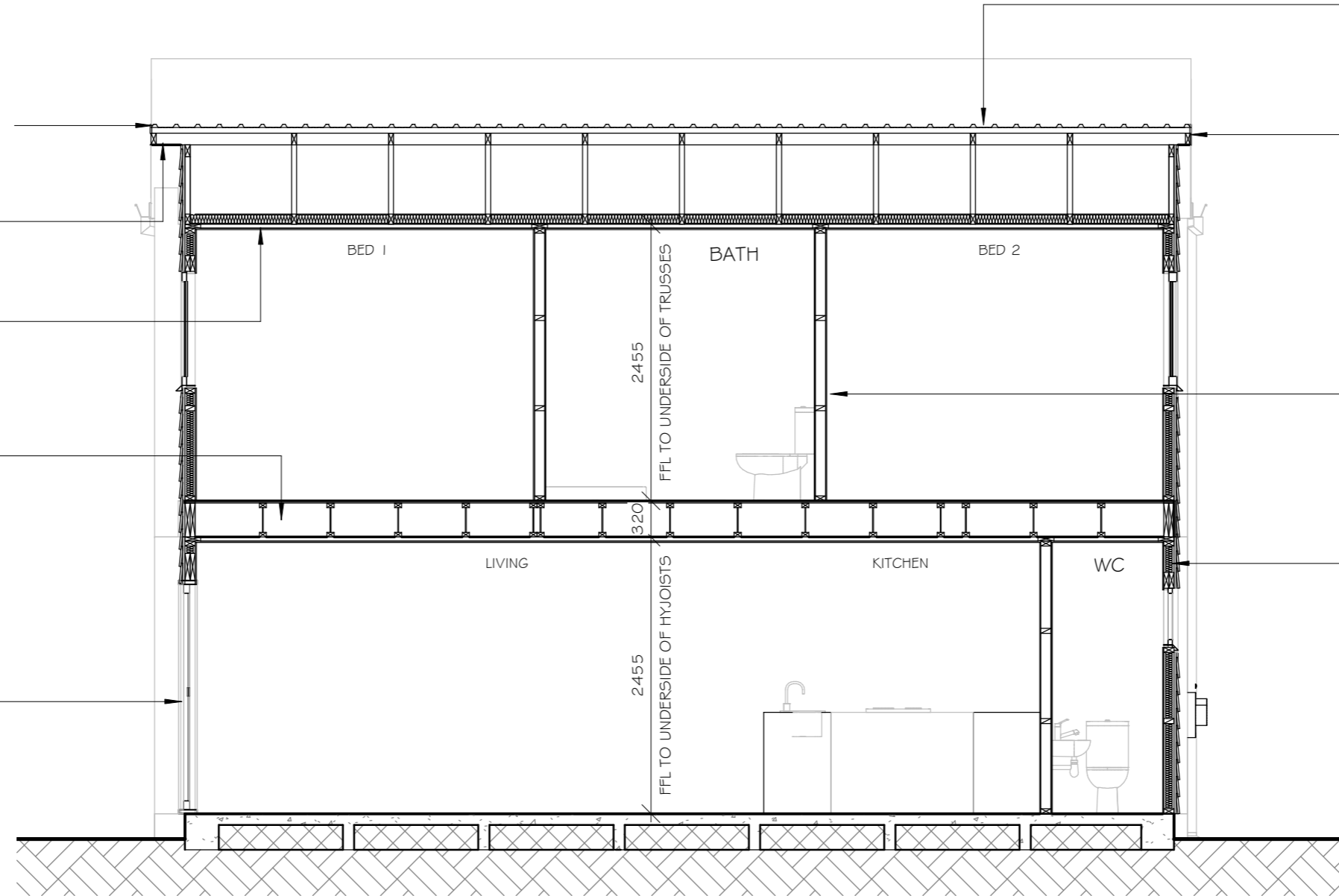
Fascia and Spouting:
0.55mm BMT 140mm Colorsteel fascia and external 1/4 round spouting (or similar) with internal brackets. uPVC painted downpipes (80mm unless noted otherwise)

Soffits:
4.5mm Hardies Soffit lining with PVC jointers fixed to trusses.

Ceilings:
13mm Gib board on 70x35 timber battens @ 600 ctrs. R3.2 fiberglass batts to ceiling (excluding garage). 55mm Gib Coving throughout.

Mid-Floor:
20mm strand board flooring H3 treated glued and nailed @ 150mm ctrs (edge) and 200mm ctrs (intermediate) with 3.15ø nails to 300x63 HYJoists @ 600 ctrs

Joinery:
Powdercoated aluminium joinery with double glazed units. FJ PP reveals fitted with architraves.



Roof Cladding:
0.4mm BMT Trimform Colorsteel roofing installed to manufactures specs over Thermakraft 215 Bituminous Self Supporting roof underlay on Galv. supporting mesh on 70x45 H1.2 treated purlins @ 900 ctrs on H1.2 Treated Pre-Manufactured trusses (designed by others) @ 900 ctrs.

Barge:
0.55mm BMT Colorsteel barge flashing

Interior walls 90mm:
10mm gib board on 90x45 H1.2 treated wall framing, studs @ 600 ctrs, nogs @ 800 ctrs.

Exterior wall - Smooth Weatherboard:
180mm Hardies Classic Smooth Weatherboards installed to manufactures specs on H3.1 treated 50x20 cavity battens @ 600 ctrs max over Tyvek or equivalent building wrap, onto 90x45 H1.2 treated wall framing. Studs @ 600 ctrs, Nogs @ 800 ctrs. R2.2 Fiberglass batts insulation to all exterior walls (excluding garage). Install DPC between bottom plate and concrete. 10mm Gib Board to interior face.


BUILDING UNIT
APPROVED
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ISSUE TYPE	CONSENT
SCALE	1 : 50
CURRENT REVISION:	2

DRAFTED BY:	SC
DATE:	12-11-19
CHECKED BY:	JAC
DATE:	12-11-19

A5.9
B2-SECTION 1


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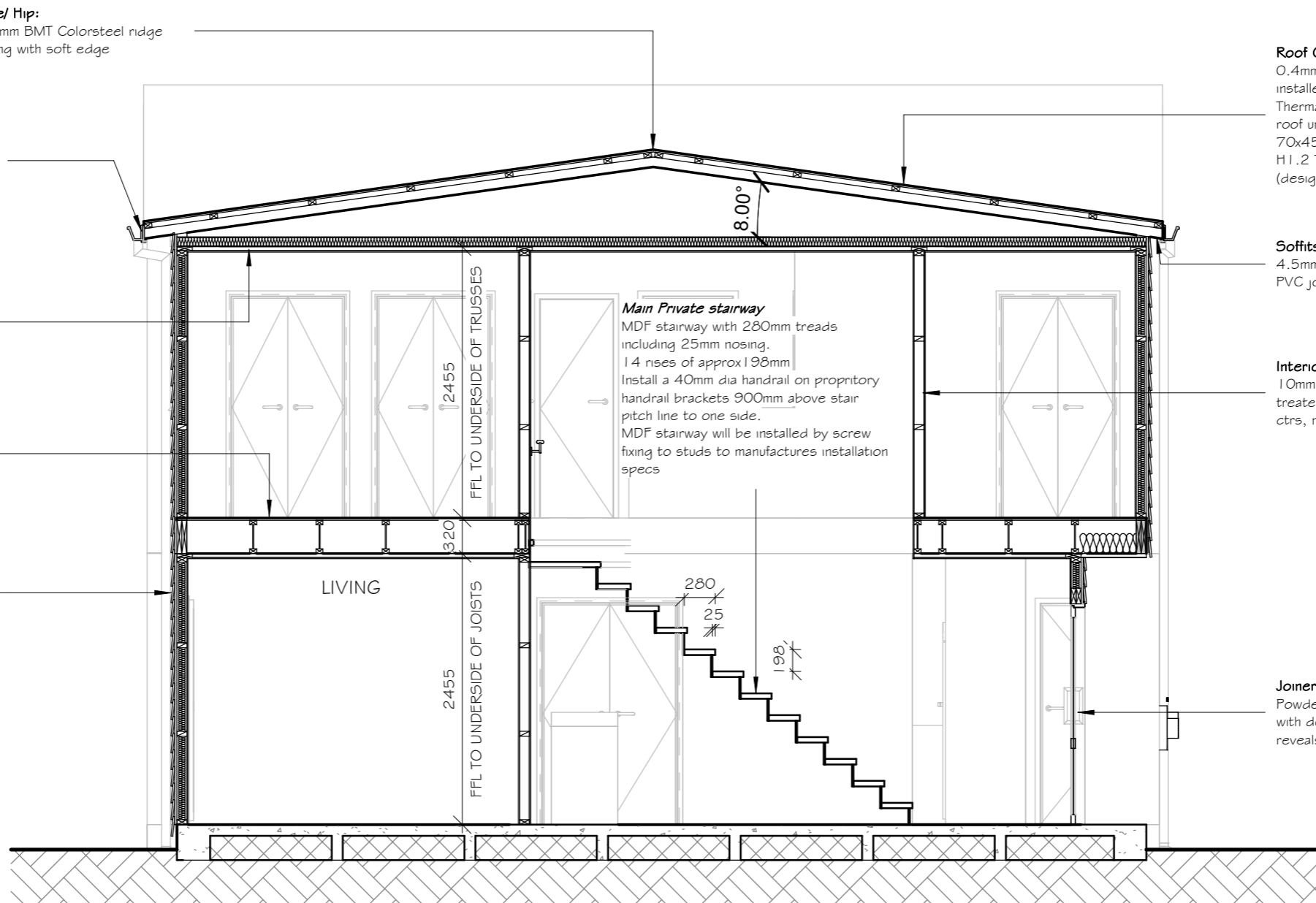
Ridge/ Hip:
0.55mm BMT Colorsteel ridge flashing with soft edge

Fascia and Spouting:
0.55mm BMT 140mm Colorsteel fascia and external 1/4 round spouting (or similar) with internal brackets. uPVC painted downpipes (80mm unless noted otherwise)

Ceilings:
13mm Gib board on 70x35 timber battens @ 600 ctrs. R3.2 fiberglass batts to ceiling (excluding garage). 55mm Gib Coving throughout.

Mid-Floor:
20mm strand board flooring H3 treated glued and nailed @ 150mm ctrs (edge) and 200mm ctrs (intermediate) with 3.15ø nails to 300x63 HYJoists @ 600 ctrs

Exterior wall - Smooth Weatherboard:
180mm Hardies Classic Smooth Weatherboards installed to manufactures specs on H3.1 treated 50x20 cavity battens @ 600 ctrs max over Tyvek or equivalent building wrap, onto 90x45 H1.2 treated wall framing. Studs @ 600 ctrs, Nogs @ 800 ctrs. R2.2 Fiberglass batts insulation to all exterior walls (excluding garage). Install DPC between bottom plate and concrete. 10mm Gib Board to interior face.



Roof Cladding:
0.4mm BMT Trimform Colorsteel roofing installed to manufactures specs over Thermakraft 215 Bituminous Self Supporting roof underlay on Galv. supporting mesh on 70x45 H1.2 treated purlins @ 900 ctrs on H1.2 Treated Pre-Manufactured trusses (designed by others) @ 900 ctrs.

Soffits:
4.5mm Hardies Soffit lining with PVC jointers fixed to trusses.

Interior walls 90mm:
10mm gib board on 90x45 H1.2 treated wall framing, studs @ 600 ctrs, nogs @ 800 ctrs.

Joinery:
Powdercoated aluminium joinery with double glazed units. FJ PP reveals fitted with architraves.


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17 LYON STREET

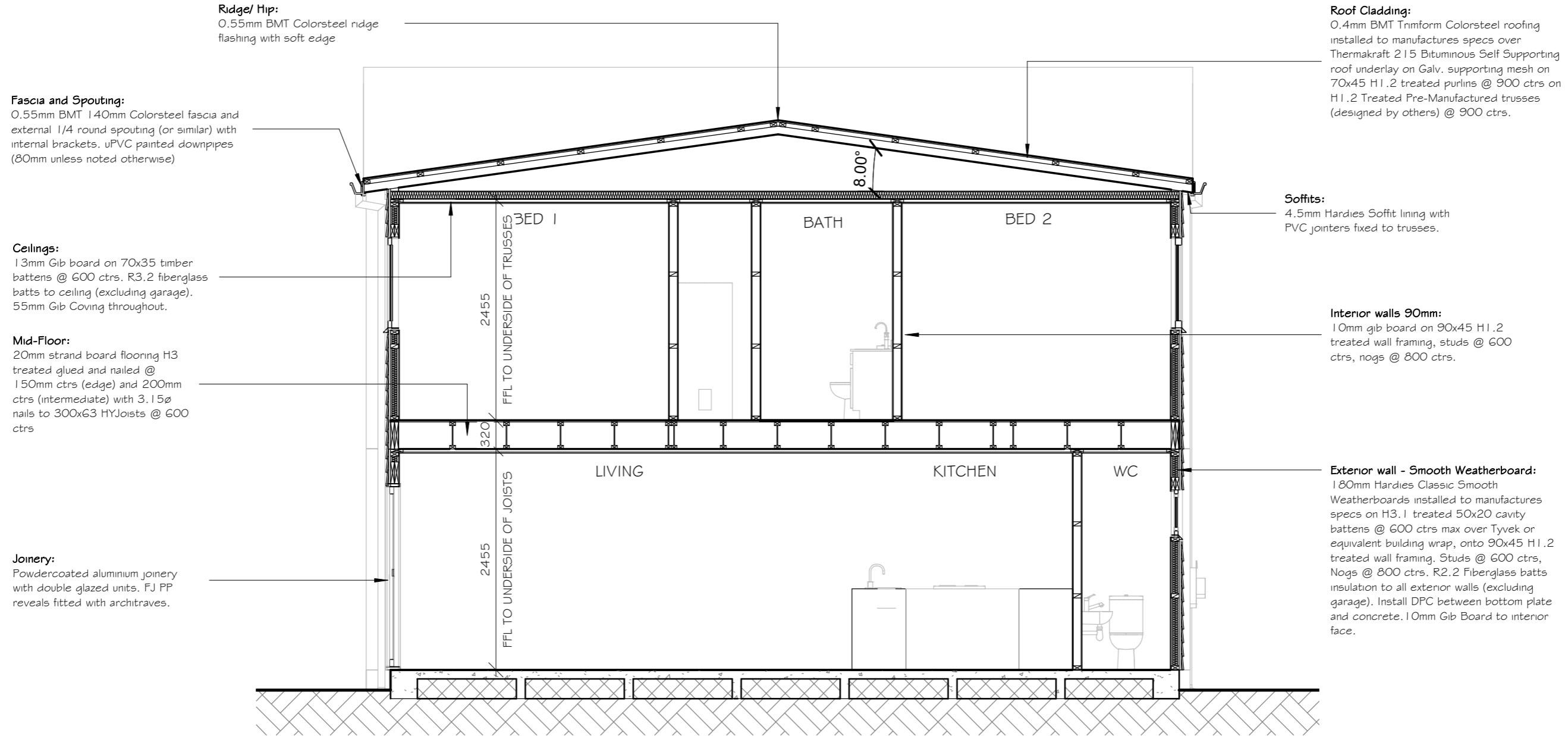
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ISSUE TYPE	CONSENT
SCALE	1 : 50
CURRENT REVISION:	2

DRAFTED BY:	SC
DATE:	12-11-19
CHECKED BY:	JAC
DATE:	12-11-19

A5.10
B2-SECTION J


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Ridge/ Hip:
0.55mm BMT Colorsteel ridge flashing with soft edge

Fascia and Spouting:
0.55mm BMT 140mm Colorsteel fascia and external 1/4 round spouting (or similar) with internal brackets. uPVC painted downpipes (80mm unless noted otherwise)

Ceilings:
13mm Gib board on 70x35 timber battens @ 600 ctrs. R3.2 fiberglass batts to ceiling (excluding garage). 55mm Gib Coving throughout.

Mid-Floor:
20mm strand board flooring H3 treated glued and nailed @ 150mm ctrs (edge) and 200mm ctrs (intermediate) with 3.15ø nails to 300x63 HYJoists @ 600 ctrs

Joinery:
Powdercoated aluminium joinery with double glazed units. FJ PP reveals fitted with architraves.

Roof Cladding:
0.4mm BMT Trimform Colorsteel roofing installed to manufactures specs over Thermakraft 215 Bituminous Self Supporting roof underlay on Galv. supporting mesh on 70x45 H1.2 treated purlins @ 900 ctrs on H1.2 Treated Pre-Manufactured trusses (designed by others) @ 900 ctrs.

Soffits:
4.5mm Hardies Soffit lining with PVC jointers fixed to trusses.

Interior walls 90mm:
10mm gib board on 90x45 H1.2 treated wall framing, studs @ 600 ctrs, noggs @ 800 ctrs.

Exterior wall - Smooth Weatherboard:
180mm Hardies Classic Smooth Weatherboards installed to manufactures specs on H3.1 treated 50x20 cavity battens @ 600 ctrs max over Tyvek or equivalent building wrap, onto 90x45 H1.2 treated wall framing. Studs @ 600 ctrs, Nogs @ 800 ctrs. R2.2 Fiberglass batts insulation to all exterior walls (excluding garage). Install DPC between bottom plate and concrete. 10mm Gib Board to interior face.


BUILDING UNIT APPROVED
 BC Number - DD007.2019.00040149.001

17 LYON STREET	2	CONSENT	12-11-19	JOB #	19-032	DRAFTED BY:	SC	A5.11 B2-SECTION K
	1	FOR DISCUSSION	5-11-19	ISSUE TYPE	CONSENT	DATE:	12-11-19	
	Rev.	Description	Date	SCALE	1 : 50	CHECKED BY:	JAC	
	Revision Schedule			CURRENT REVISION:	2	DATE:	12-11-19	


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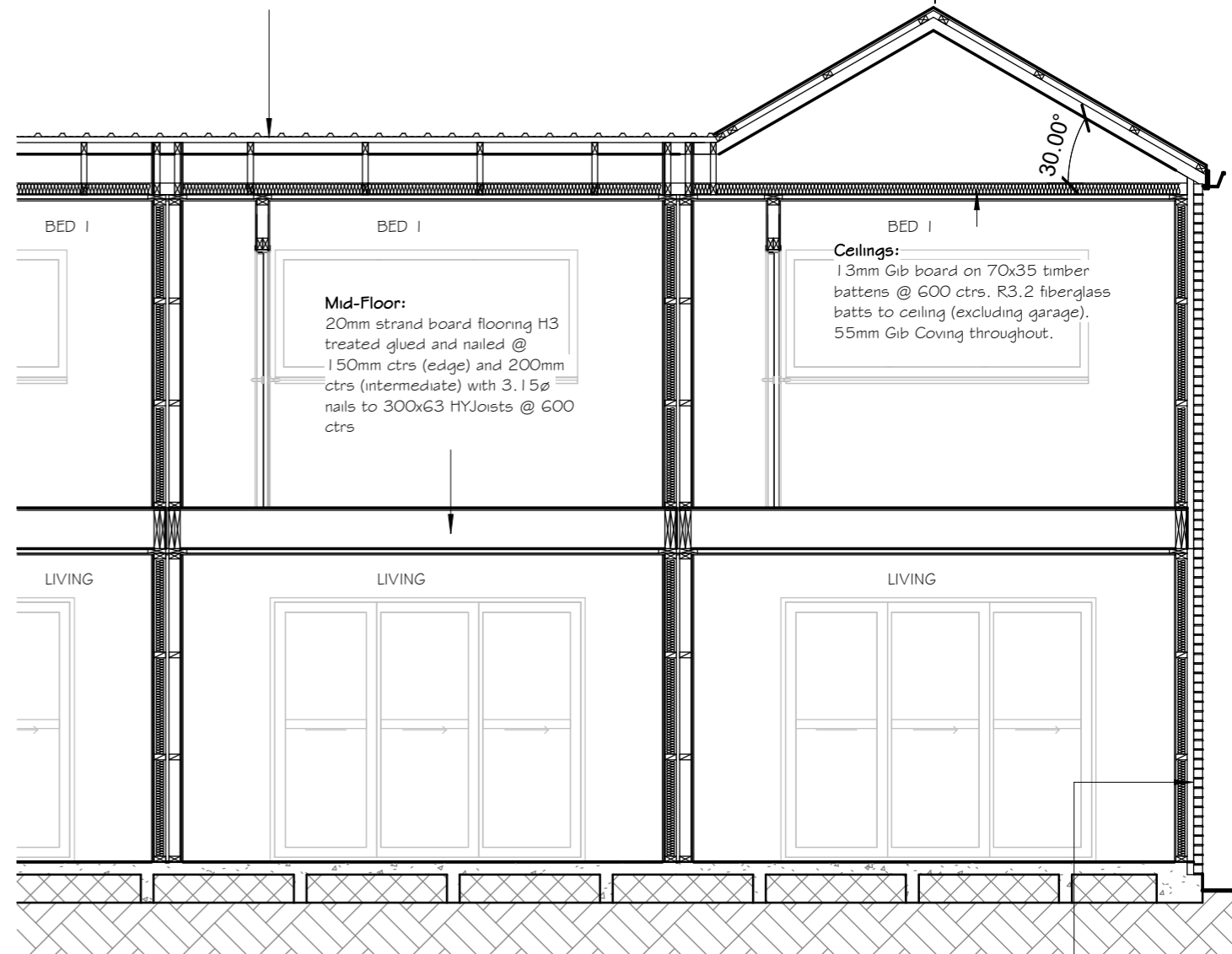
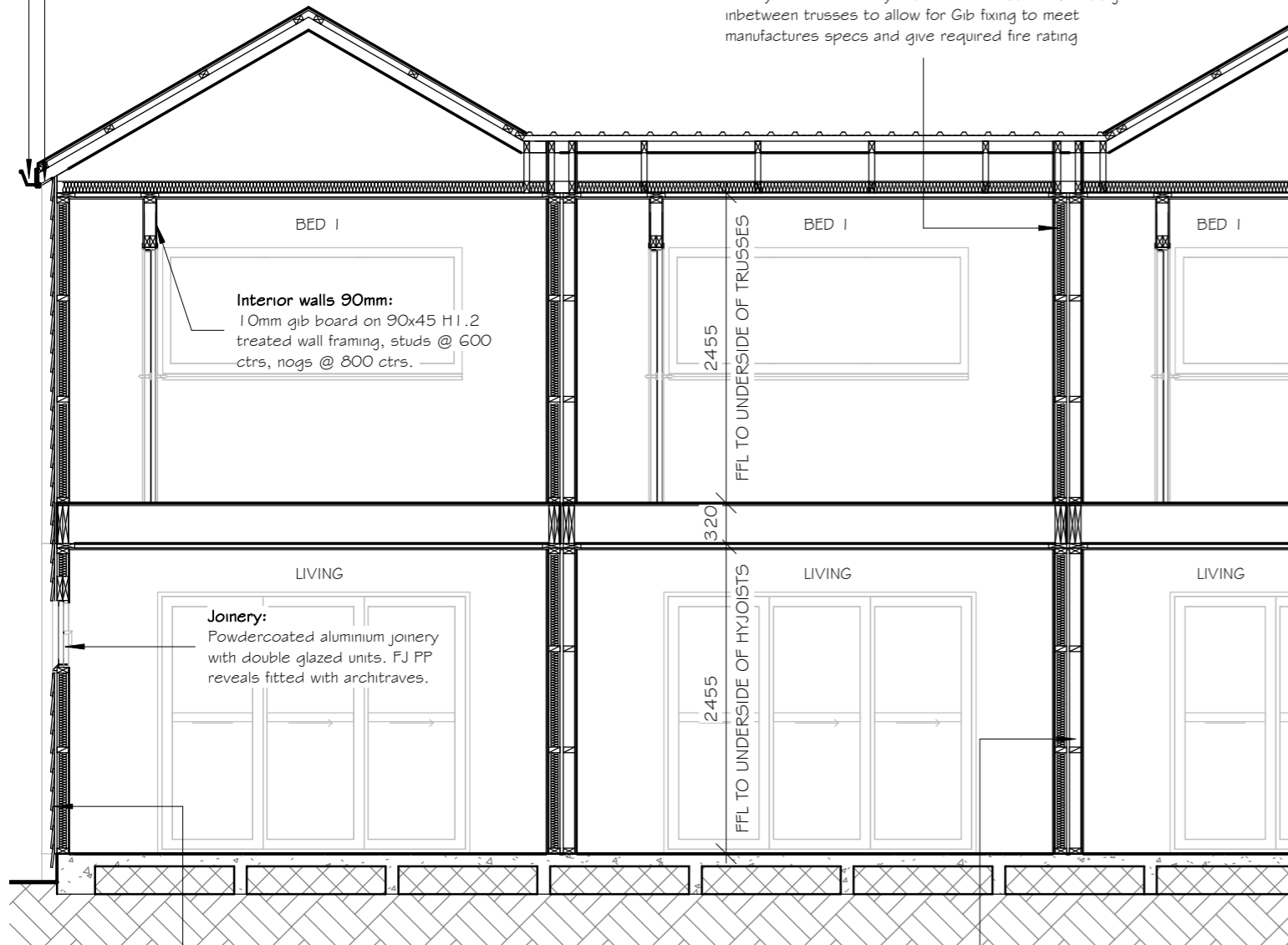
Fascia and Spouting:
0.55mm BMT 140mm Colorsteel fascia and external 1/4 round spouting (or similar) with internal brackets. uPVC painted downpipes (80mm unless noted otherwise)

Soffits:
4.5mm Hardies Soffit lining with PVC jointers fixed to trusses.

GBTLA 60
-GIB NOISE CONTROL
-G0/G0/G0
- 2 layer 10mm GIB Fyreline each side. Install blocking inbetween trusses to allow for Gib fixing to meet manufactures specs and give required fire rating

Roof Cladding:
0.4mm BMT Trimform Colorsteel roofing installed to manufactures specs over Thermakraft 215 Bituminous Self Supporting roof underlay on Galv. supporting mesh on 70x45 H1.2 treated purlins @ 900 ctrs on H1.2 Treated Pre-Manufactured trusses (designed by others) @ 900 ctrs.

Ridge/ Hip:
0.55mm BMT Colorsteel ridge flashing with soft edge



Exterior wall - Smooth Weatherboard:

180mm Hardies Classic Smooth Weatherboards installed to manufactures specs on H3.1 treated 50x20 cavity battens @ 600 ctrs max over Tyvek or equivalent building wrap, onto 90x45 H1.2 treated wall framing. Studs @ 600 ctrs, Nogs @ 800 ctrs. R2.2 Fiberglass batts insulation to all exterior walls (excluding garage). Install DPC between bottom plate and concrete. 10mm Gib Board to interior face.

INTERTENACY FIRE WALL - read in conjunction with gib specifications and fire wall details

GIB® NOISE CONTROL SYSTEMS – INTERTENANCY

SPEC No.	GBTLA 60
STC	60
RW	59
FIRE RESISTANCE RATING	(G0)/G0/G0
LINING REQUIREMENTS	2 x 10mm GIB Fyreline® each side

FRAMING

Framing to comply with:

- NZBC B1 – Structure: AS1 Clause 3 – Timber (NZS 3604) or VM1 Clause 6 – Timber (NZS 3603)
- NZBC B2 – Durability: AS1 Clause 3.2 – Timber (NZ 3602)
- Studs at 600mm centres maximum
- Nogs at 800mm centres maximum.

Framing dimensions and height as determined by NZS 3604 stud and top plate tables for loadbearing walls.

Exterior Wall - Brick:

70 Series brick veneer (Clay Brick) to be tied back to wall framing with galv. brick ties at spacings no greater than 600 horizontally and 350mm vertically over Tyvek or equivalent building wrap, on 90x45 H1.2 treated wall framing. Studs @ 400 ctrs, Nogs @ 800ctrs. R2.2 Fiberglass batts insulation to all exterior walls (excluding garage). Install DPC between bottom plate and concrete. 10mm Gib Board to interior face



17 LYON STREET	2	CONSENT	12-11-19	JOB #	19-032	DRAFTED BY:	SC	A5.12 B2-SECTION L
	1	FOR DISCUSSION	5-11-19	ISSUE TYPE	CONSENT	DATE:	12-11-19	
	Rev.	Description	Date	SCALE	1 : 50	CHECKED BY:	JAC	
	Revision Schedule			CURRENT REVISION:	2	DATE:	12-11-19	



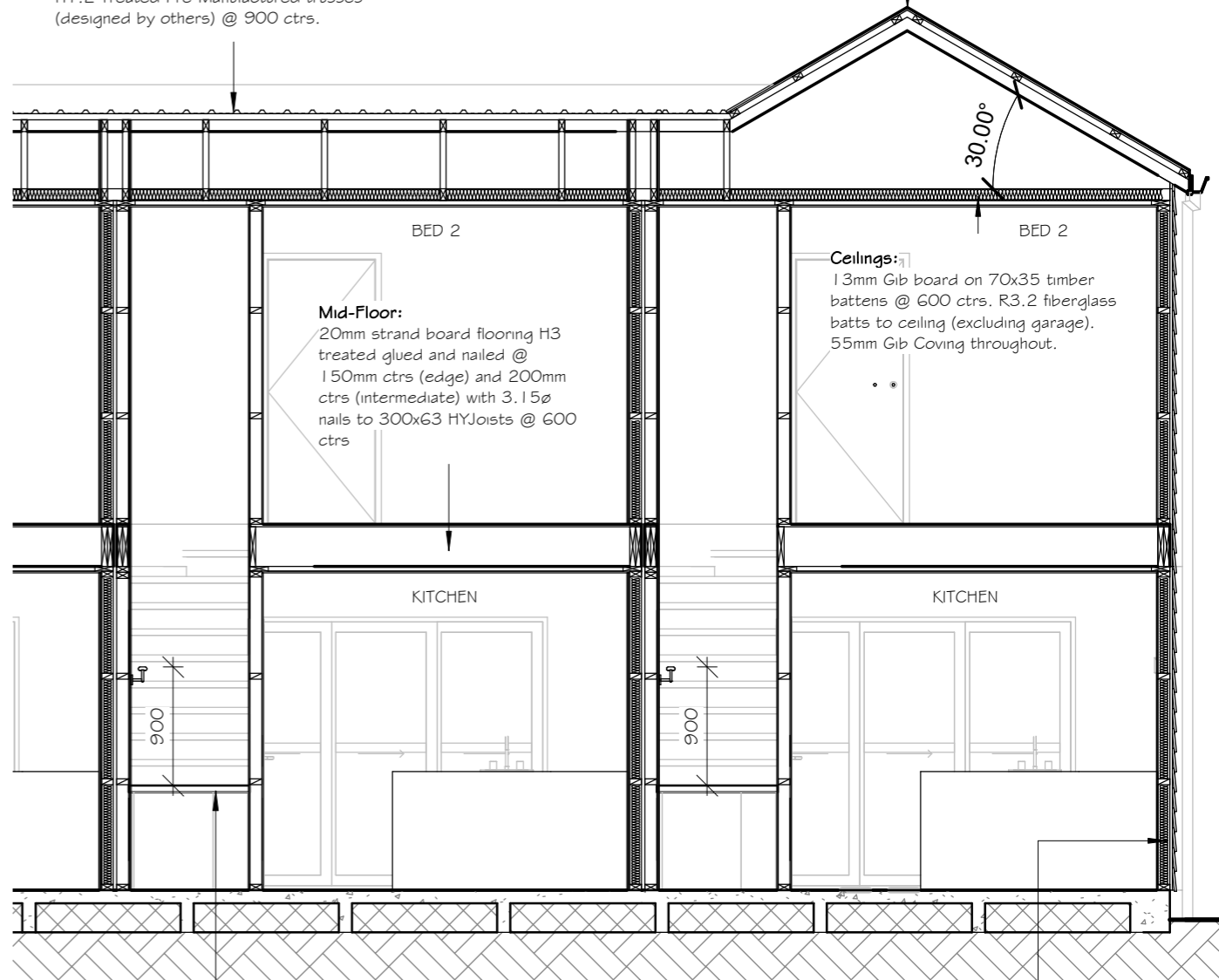
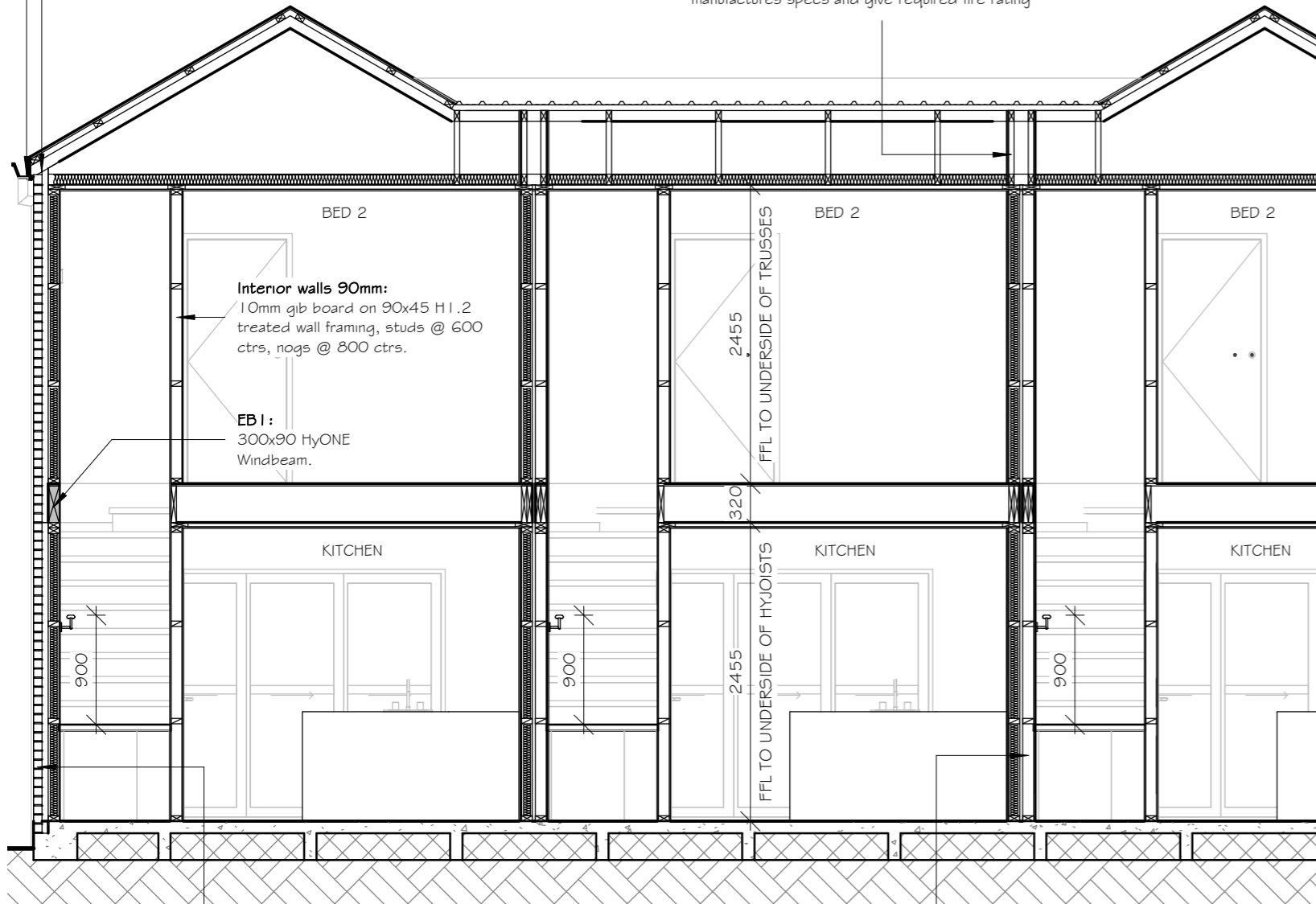
Fascia and Spouting:
0.55mm BMT 140mm Colorsteel fascia and external 1/4 round spouting (or similar) with internal brackets. uPVC painted downpipes (80mm unless noted otherwise)

Soffits:
4.5mm Hardies Soffit lining with PVC jointers fixed to trusses.

GBTLA 60
-GIB NOISE CONTROL
-G0/G0/G0
- 2 layer 10mm GIB Fyreline each side. Install blocking inbetween trusses to allow for Gib fixing to meet manufactures specs and give required fire rating

Roof Cladding:
0.4mm BMT Tnmform Colorsteel roofing installed to manufactures specs over Thermakraft 215 Bituminous Self Supporting roof underlay on Galv. supporting mesh on 70x45 H1.2 treated purlins @ 900 ctrs on H1.2 Treated Pre-Manufactured trusses (designed by others) @ 900 ctrs.

Ridge/ Hip:
0.55mm BMT Colorsteel ridge flashing with soft edge



Exterior Wall - Brick:
70 Series brick veneer (Clay Brick) to be tied back to wall framing with galv. brick ties at spacings no greater than 600 horizontally and 350mm vertically over Tyvek or equivalent building wrap, on 90x45 H1.2 treated wall framing. Studs @ 400 ctrs, Nogs @ 800ctrs. R2.2 Fiberglass batts insulation to all exterior walls (excluding garage). Install DPC between bottom plate and concrete. 10mm Gib Board to interior face


INTERTENACY FIRE WALL - read in conjunction with gib specifications and fire wall details
GIB® NOISE CONTROL SYSTEMS – INTERTENACY
SPEC No. GBTLA 60
STC 60
RW 59
FIRE RESISTANCE RATING (G0)/G0/G0
LINING REQUIREMENTS 2 x 10mm GIB Fyreline® each side

FRAMING
Framing to comply with:
• NZBC B1 – Structure: AS1 Clause 3 – Timber (NZS 3604) or VM1 Clause 6 – Timber (NZS 3603)
• NZBC B2 – Durability: AS1 Clause 3.2 – Timber (NZ 3602)
• Studs at 600mm centres maximum
• Nogs at 800mm centres maximum.
Framing dimensions and height as determined by NZS 3604 stud and top plate tables for loadbearing walls.

Main Private stairway
MDF stairway with 280mm treads including 25mm nosing.
14 rises of approx 198mm
Install a 40mm dia handrail on proprietary handrail brackets 900mm above stair pitch line to one side.
MDF stairway will be installed by screw fixing to studs to manufactures installation specs

Exterior wall - Smooth Weatherboard:
180mm Hardies Classic Smooth Weatherboards installed to manufactures specs on H3.1 treated 50x20 cavity battens @ 600 ctrs max over Tyvek or equivalent building wrap, onto 90x45 H1.2 treated wall framing. Studs @ 600 ctrs, Nogs @ 800 ctrs. R2.2 Fiberglass batts insulation to all exterior walls (excluding garage). Install DPC between bottom plate and concrete. 10mm Gib Board to interior face.


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 BC Number - DD007.2019.00040149.001

17 LYON STREET	2	CONSENT	12-11-19	JOB #	19-032	DRAFTED BY:	SC	A5.13 B2-SECTION M
	1	FOR DISCUSSION	5-11-19	ISSUE TYPE	CONSENT	DATE:	12-11-19	
	Rev.	Description	Date	SCALE	1 : 50	CHECKED BY:	JAC	 © Diverse Design 2017 P: (07) 8498184 E: admin@diversedesign.co.nz www.diversedesign.co.nz
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FLOOR FRAMING FIXINGS

Boundary joist to end of each joist
 90 x 3.15 2 (end nailed)
 Curtailed joist not exceeding 3 m long to trimmer
 90 x 3.15 5 (end nailed)
 Curtailed joist to trimmer when half housed
 90 x 3.15 3 (end nailed)
 Flitched joint in joist
 90 x 3.15 6 (each end)
 Joist to plate on foundation walls
 90 x 3.15 - 18 (skewed) per 1.5 m length
 Joist to plate or bearer
 90 x 3.15 3 (skewed)
 Lapped joint in joist
 90 x 3.15 3 (each side)
 Solid blocking between joists to plate bearer or stringer
 90 x 3.15 6 (skewed)
 Solid blocking to joist
 90 x 3.15 -2 (end nailed)
 Flooring
 Sheet decking (not exceeding 21 mm thick):
 (a) Supports at sheet edges
 -Screwed @ 150 mm centres
 (b) Intermediate supports
 -Screwed @ 300 mm centres

NOTE –
 (1) Nail lengths and diameters are the minimum required.

ROOF FRAMING FIXINGS

Truss to top plate of external wall
 2 / 90 x 3.15 skew nails + 2 wire dogs or 4.7KN connection
 Truss to top plate of internal wall
 2/ 90 x 3.15
 Ceiling batten to parallel top plate of internal wall bracing element
 90 x 3.15 -2 @ 400 mm centres
 Hip rafter to top plate
 2 / 90 x 3.15 skew nails + 2 wire dogs or 4.7KN connection
 Steel strip Roof brace
 (i) At ends - 3/ 60 x 3.15 or to manufactures spec
 (ii) Other cases 2/ 60 x 3.15 or to manufactures spec
 Blocking between rafters, joists or truss chords, 90 mm x 45 mm
 90 x 3.15 - 2 (end nailed)
 Outrigger to gable top plate (as for equivalent purlins)
 2 / 90 x 3.15 skew nails + 2 wire dogs or 4.7KN connection
 Outrigger to rafter
 90 x 3.15 3 (end nailed)
 Flying rafter to outrigger
 3/ 90 x 3.15
 Outrigger blocking to top plate
 90 x 3.15 4 (skewed)
 Purlin or batten directly to rafter or top chord
 1 / 10g self-drilling screw, 80 mm long or 2.4KN connection

NOTE –
 (1) Nail lengths and diameters are the minimum required.
 (2) Proprietary fixings with the required fixing capacity indicated in the tables may be used.

WALL FRAMING FIXINGS

Bottom plate to floor framing/concrete at:
 (a) External walls and internal wall bracing elements
 TIMBER: 90 x 3.15- 3 @ 600 mm Ctrs
 CONCRETE: M12 ChemSet anchors @ 900 ctrs for in-situ, @ 600 ctrs for masonry header block. (120mm into in-situ and 90mm into concrete block, maintaining a minimum edge distance of 50 mm)
 (b) Internal walls (may be nailed to floor decking)
 TIMBER: 90 x 3.15 - 1 @ 600 ctrs
 CONCRETE: Ramset Spitfire @ 1200 ctrs (90 mm into concrete)
 (c) Trimmer not exceeding 4.2 m long
 90 x 3.15 - 6 (end nailed)
 Dwang to stud
 75 x 3.06 - 2 (skewed)
 90 x 3.15 - 2 (end nailed)
 Fishplate to straightened stud
 60 x 2.8 - 4 (each side of cut)
 Half joint in top plate
 4/ 75 x 3.06
 Lintel to trimming stud
 90 x 3.15 - 3 (end nailed)
 Ribbon board to stud
 3/ 90 x 3.15

WALL FRAMING FIXINGS ctd.

Sill or header trimmer to trimming stud for:
 (a) Trimmer not exceeding 2.4 m long
 90 x 3.15 - 3 (end nailed)
 (b) Trimmer not exceeding 3.0 m long
 90 x 3.15 - 5 (end nailed)
 (c) Trimmers not exceeding 3.6 m long
 90 x 3.15-6 (end nailed)
 Stud to plate
 75 x 3.06- 4 (skewed)
 90 x 3.15 - 3 (end nailed)
 Top plate 140 mm x 35 mm to 90 mm x 45 mm and top plate to lintel
 90 x 3.15- 3 at 500 mm centres
 Trimming studs at openings, blocking and studs at wall intersections
 90 x 3.15 @ 600 mm centres
 Trimming stud to doubled stud immediately under lintel
 2/ 90 x 3.15 2

NOTE –
 (1) Nail lengths and diameters are the minimum required.
 (2) For studs up to 2.7 m in length, 2 / 90 x 3.15 power-driven nails (end nailed) are sufficient.

FINISHED GROUND LEVELS (BRICK)

150mm FFL to Natural Ground
 100mm FFL to Paved Area

FINISHED GROUND LEVELS (GENERAL)

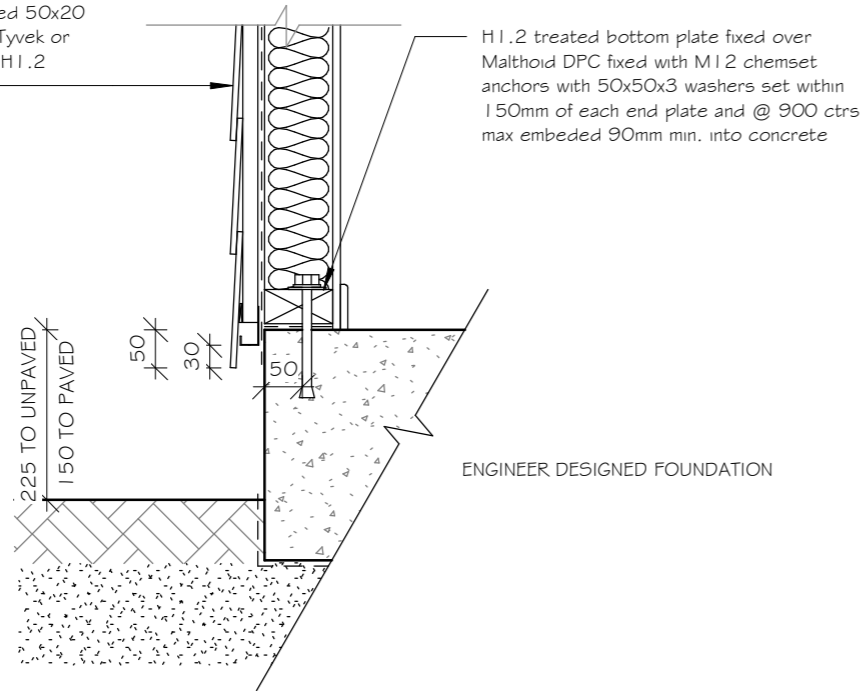
225mm FFL to Natural Ground
 150mm FFL to Paved Area



17 LYON STREET	2	CONSENT	12-11-19	JOB #	19-032	DRAFTED BY:	SC	A5.14 SECTION NOTES
	1	FOR DISCUSSION	5-11-19	ISSUE TYPE	CONSENT	DATE:	12-11-19	
	Rev.	Description	Date	SCALE		CHECKED BY:	JAC	
	Revision Schedule			CURRENT REVISION:	2	DATE:	12-11-19	



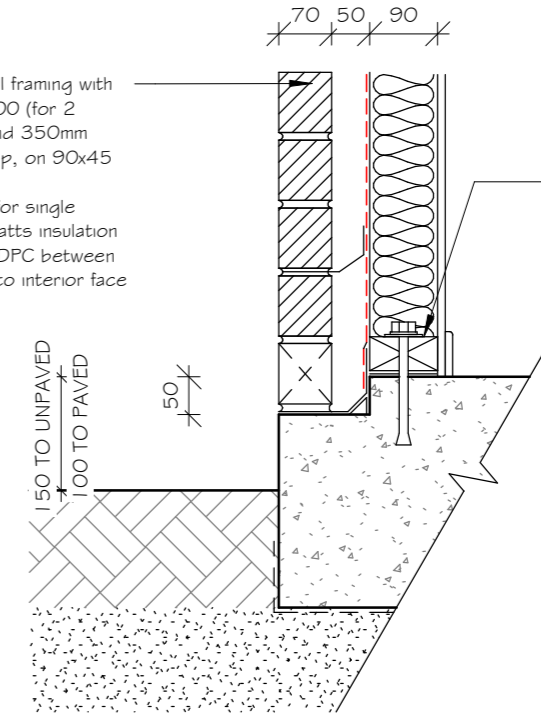
180mm Hardies Smooth weatherboard installed to manufactures specs on H3.1 treated 50x20 cavity battens @ 600 ctrs max over Tyvek or equivalent building wrap, onto 90x45 H1.2 treated wall framing



BASE DETAIL - WEATHERBOARD
1:10

H1.2 treated bottom plate fixed over Malthoid DPC fixed with M12 chemset anchors with 50x50x3 washers set within 150mm of each end plate and @ 900 ctrs max embedded 90mm min. into concrete

70 Series brick veneer to be tied back to wall framing with galv. brick ties at spacings no greater than 400 (for 2 storey) / 600 (for single storey) horizontally and 350mm vertically over Tyvek or equivalent building wrap, on 90x45 H1.2 treated wall framing.
Studs @ 400 ctrs (for 2 storey) / 600 ctrs (for single storey), Nogs @ 800 ctrs. R2.2 Fiberglass batts insulation to all exterior walls (excluding garage). Install DPC between bottom plate and concrete. 10mm Gib Board to interior face



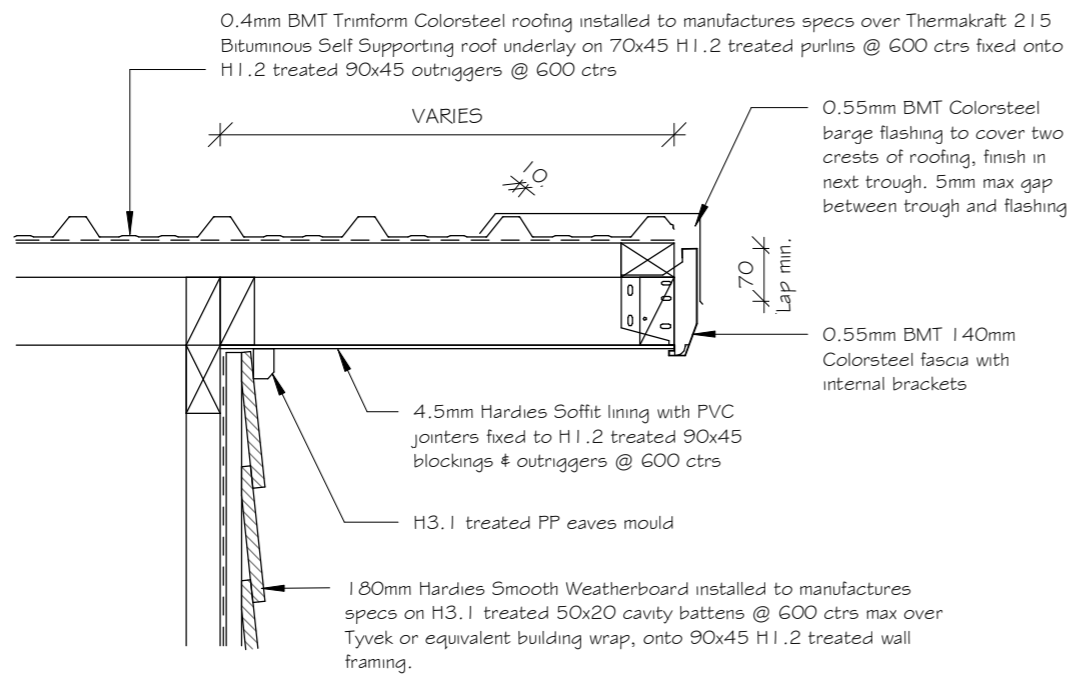
BASE DETAILS - BRICK
1:10

H1.2 treated bottom plate fixed over Malthoid DPC fixed with M12 chemset anchors with 50x50x3 washers set within 150mm of each end plate and @ 900 ctrs max embedded 90mm min. into concrete

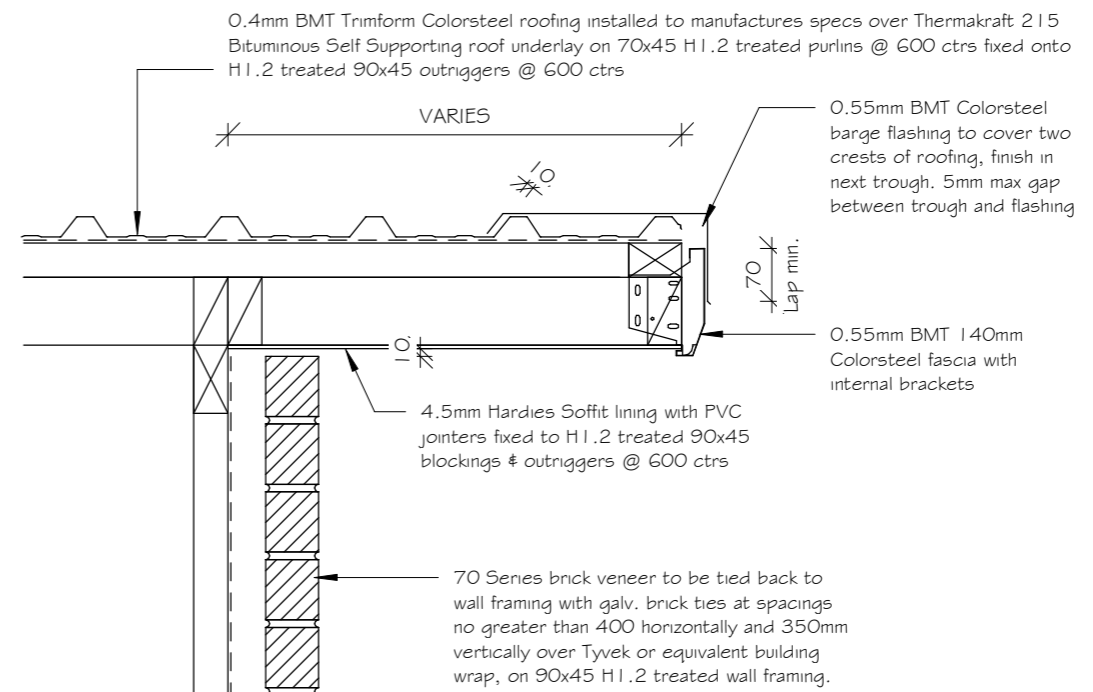

BUILDING UNIT
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 BC Number - DD007.2019.00040149.001

17 LYON STREET	2	CONSENT	12-11-19	JOB #	19-032	DRAFTED BY:	SC	AG.1 CLADDING BASE DETAILS
	1	FOR DISCUSSION	5-11-19	ISSUE TYPE	CONSENT	DATE:	12-11-19	
	Rev.	Description	Date	SCALE	1:10	CHECKED BY:	JAC	
	Revision Schedule			CURRENT REVISION:	2	DATE:	12-11-19	


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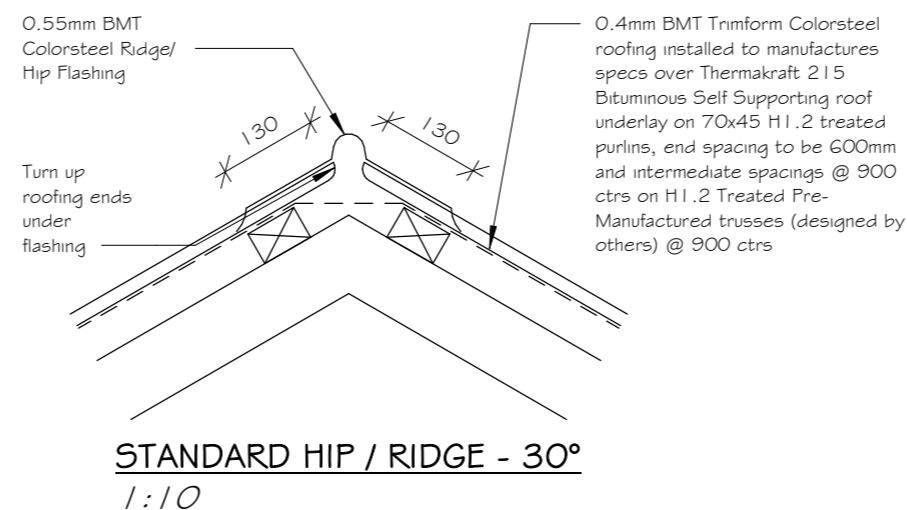


STANDARD BARGE - WEATHERBOARD
1:10



STANDARD BARGE - BRICK
1:10


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 BC Number - DD007.2019.00040149.001



STANDARD HIP / RIDGE - 30°
1:10

17 LYON STREET

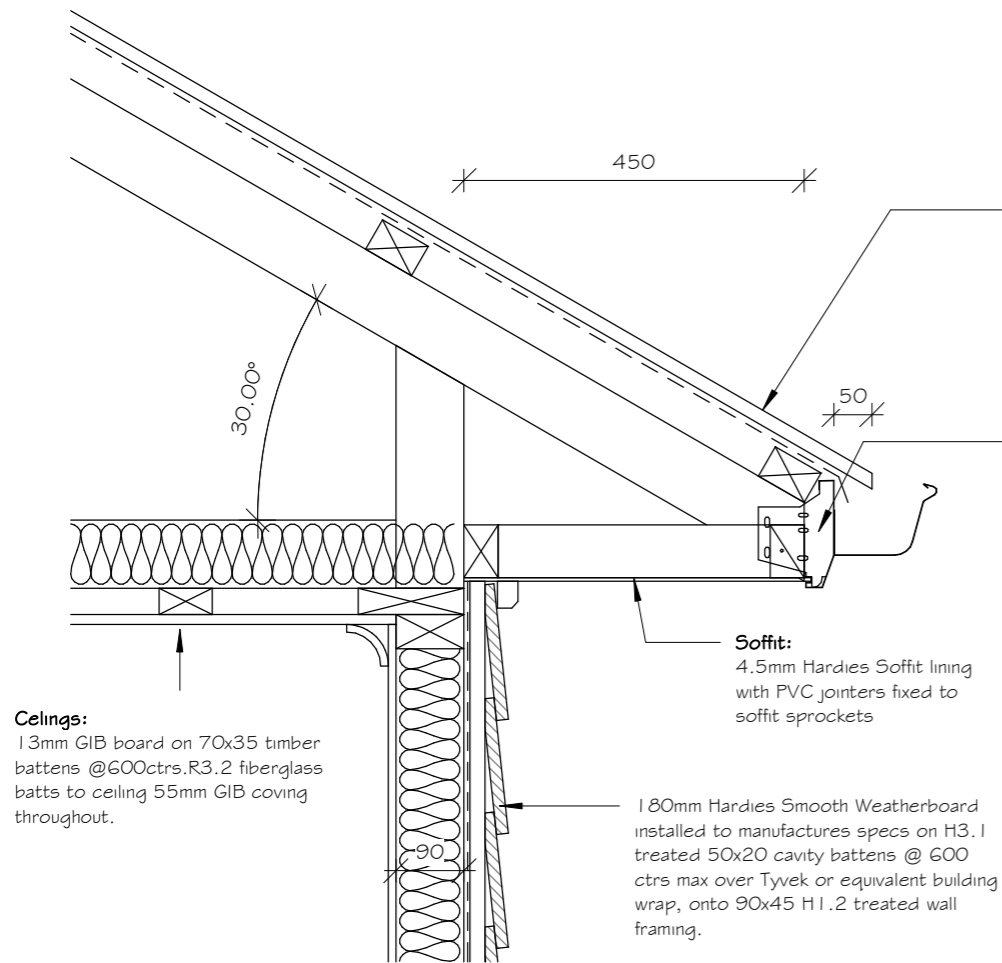
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1	FOR DISCUSSION	5-11-19
Rev.	Description	Date
Revision Schedule		

JOB #	19-032
ISSUE TYPE	CONSENT
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AG.2
ROOF DETAILS


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Roof Cladding:
0.4mm BMT Trimform Colorsteel roofing installed to manufactures specs over Thermakraft 215 Bituminous Self Supporting roof underlay on 70x45 H1.2 treated purlins, end spacing to be 600mm and intermediate spacings @ 900 ctrs on H1.2 Treated Pre-Manufactured trusses (designed by others) @ 900 ctrs

Fascia and Spouting:
0.55mm BMT 140mm Colorsteel fascia and external 1/4 round spouting (or similar) with internal brackets.

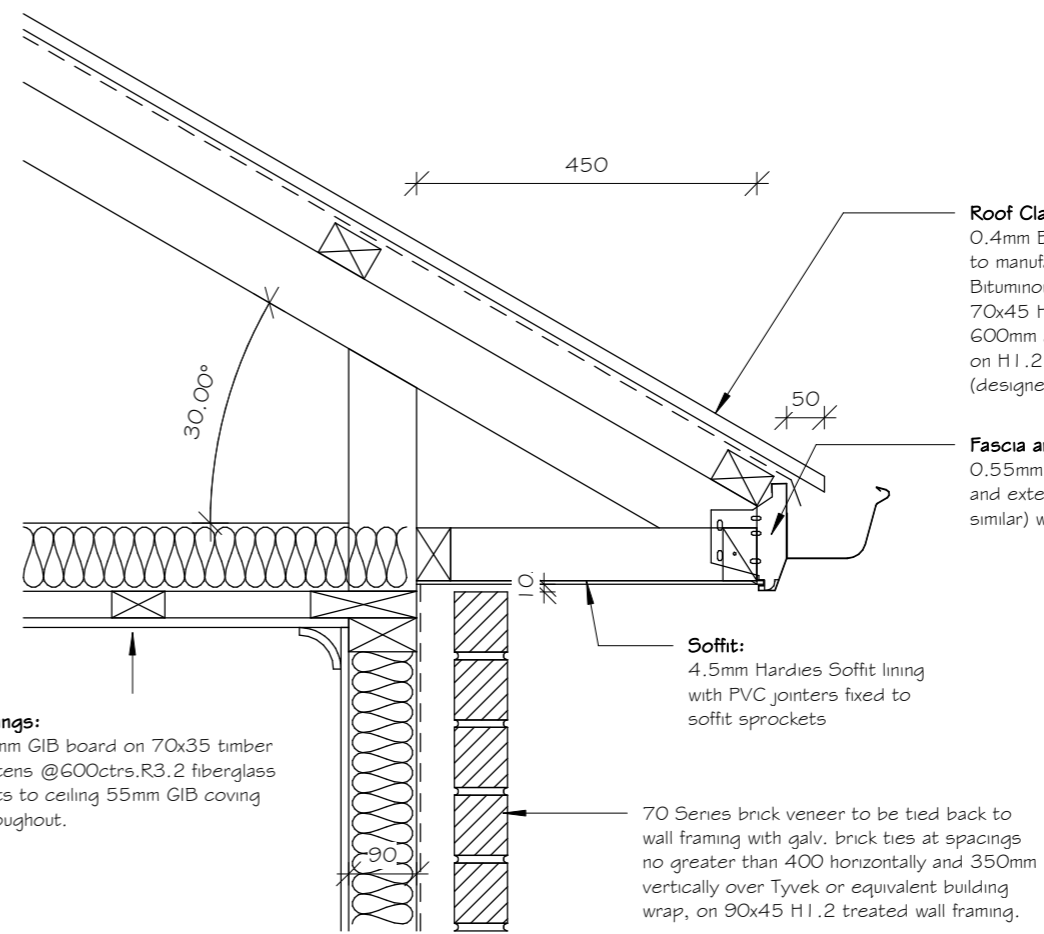
Soffit:
4.5mm Hardies Soffit lining with PVC jointers fixed to soffit sprockets

Ceilings:
13mm GIB board on 70x35 timber battens @600ctrs.R3.2 fiberglass batts to ceiling 55mm GIB coving throughout.

180mm Hardies Smooth Weatherboard installed to manufactures specs on H3.1 treated 50x20 cavity battens @ 600 ctrs max over Tyvek or equivalent building wrap, onto 90x45 H1.2 treated wall framing.

STANDARD EAVE/GUTTER - WEATHERBOARD - 30°
1:10

BI



Roof Cladding:
0.4mm BMT Trimform Colorsteel roofing installed to manufactures specs over Thermakraft 215 Bituminous Self Supporting roof underlay on 70x45 H1.2 treated purlins, end spacing to be 600mm and intermediate spacings @ 900 ctrs on H1.2 Treated Pre-Manufactured trusses (designed by others) @ 900 ctrs

Fascia and Spouting:
0.55mm BMT 140mm Colorsteel fascia and external 1/4 round spouting (or similar) with internal brackets.

Soffit:
4.5mm Hardies Soffit lining with PVC jointers fixed to soffit sprockets

Ceilings:
13mm GIB board on 70x35 timber battens @600ctrs.R3.2 fiberglass batts to ceiling 55mm GIB coving throughout.

70 Series brick veneer to be tied back to wall framing with galv. brick ties at spacings no greater than 400 horizontally and 350mm vertically over Tyvek or equivalent building wrap, on 90x45 H1.2 treated wall framing.

STANDARD EAVE/GUTTER - BRICK - 30°
1:10

BI

17 LYON STREET

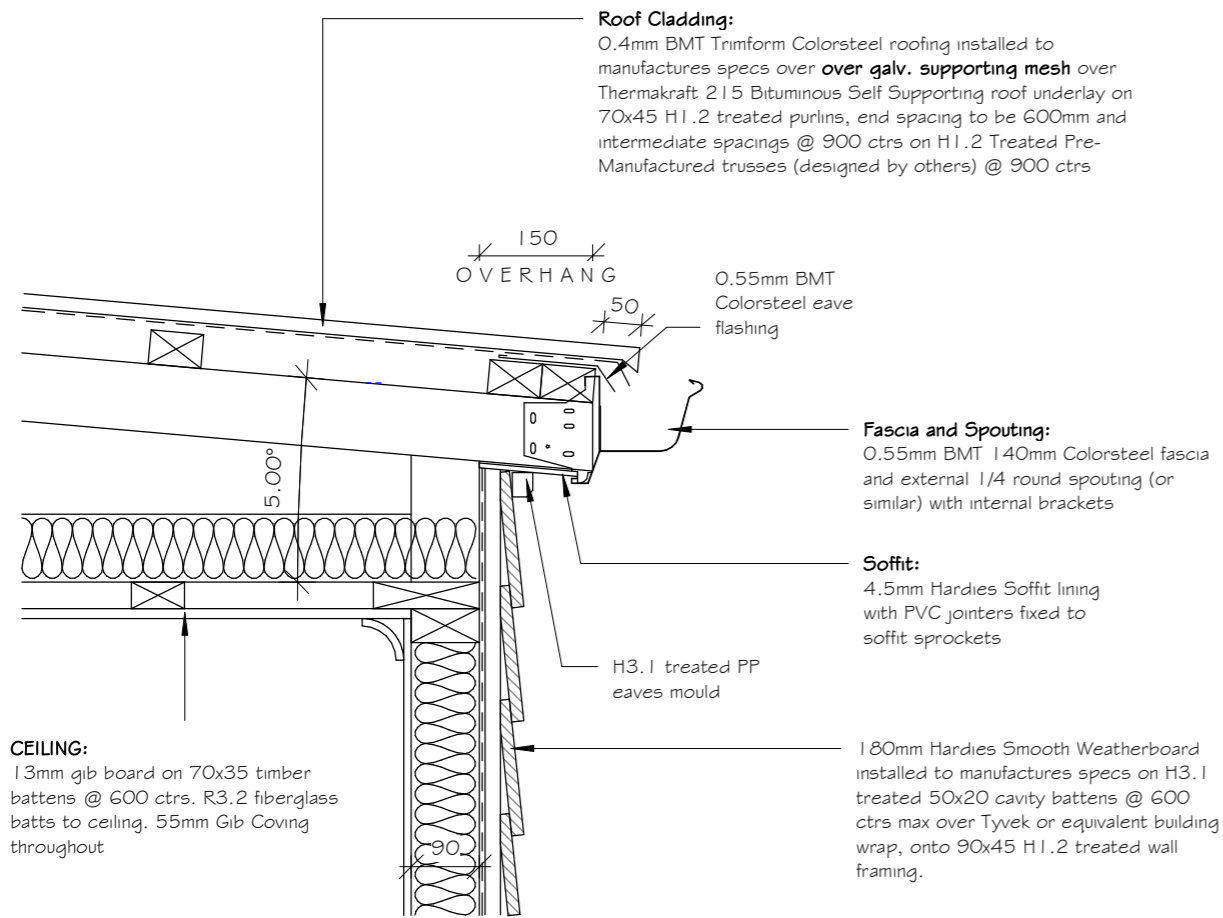
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1	FOR DISCUSSION	5-11-19
Rev.	Description	Date
Revision Schedule		

JOB #	19-032
ISSUE TYPE	CONSENT
SCALE	1 : 10
CURRENT REVISION:	2

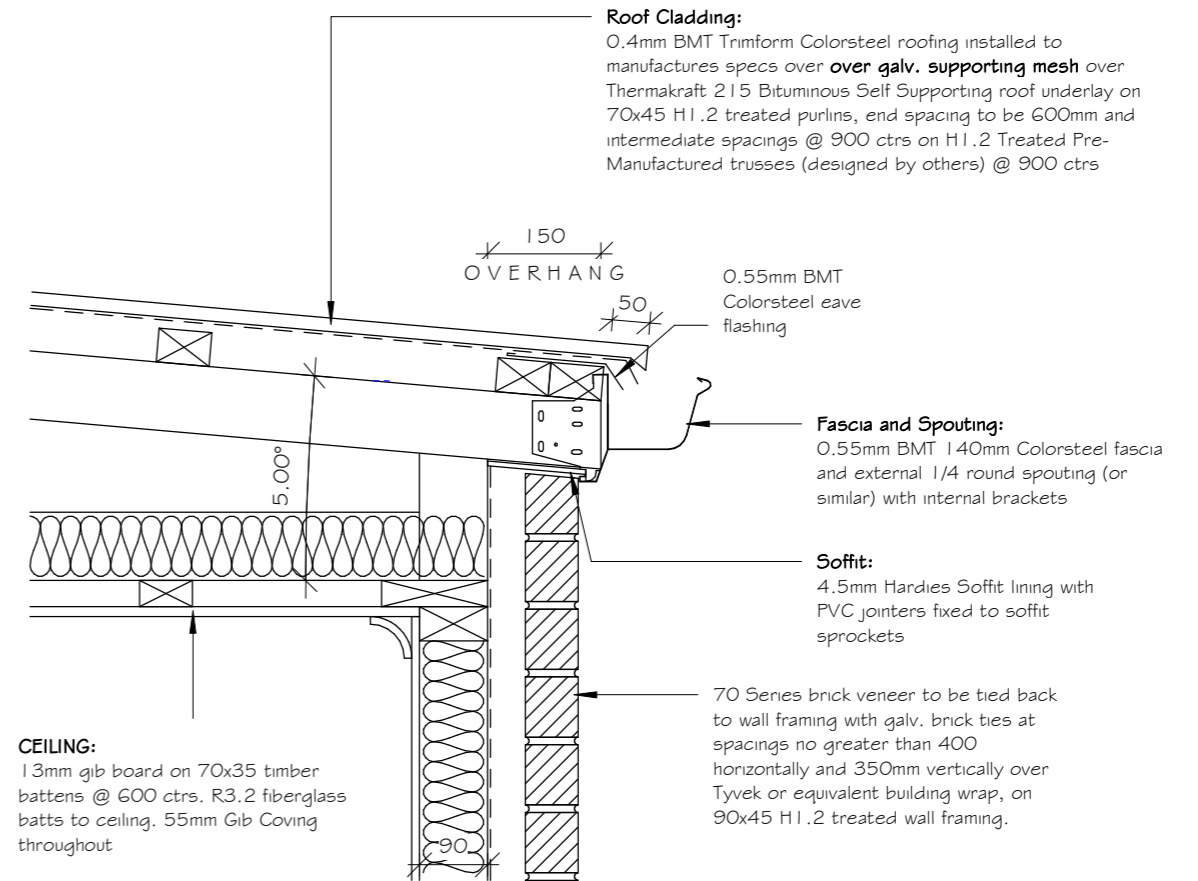
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CHECKED BY:	JAC
DATE:	12-11-19

AG.3
ROOF DETAILS

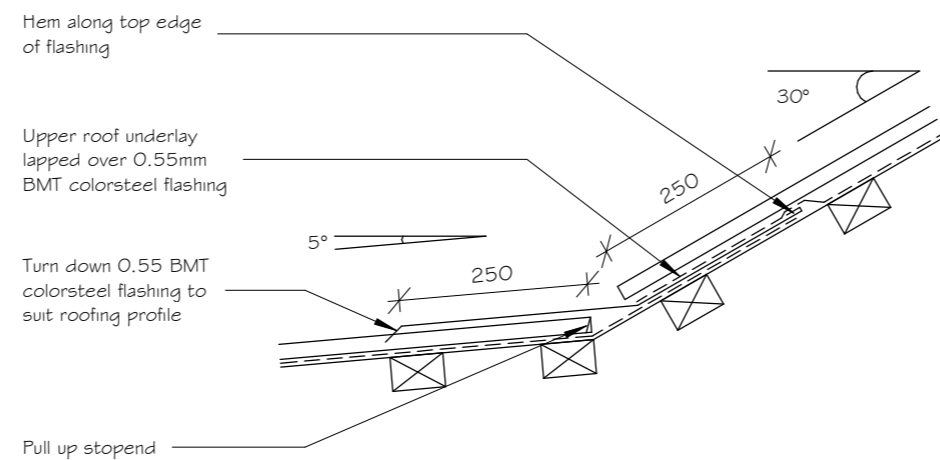




B1 STANDARD EAVE/GUTTER - WEATHERBOARD - 5°
1:10




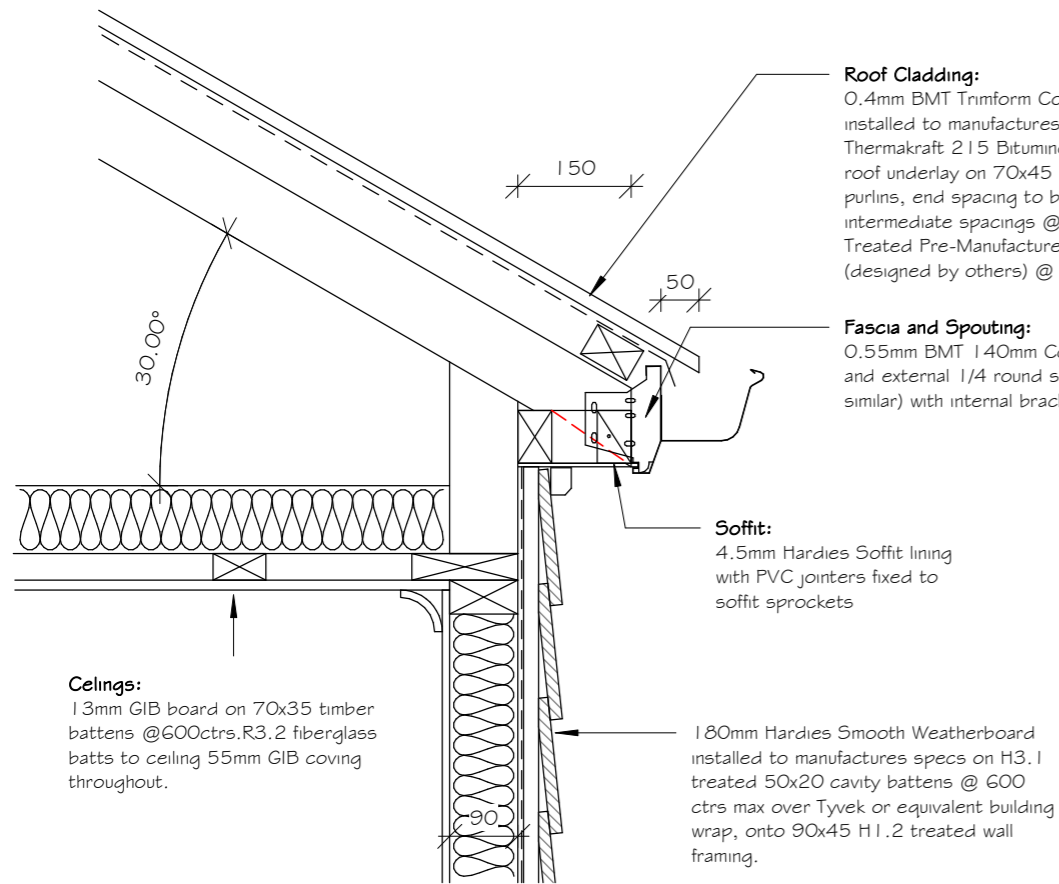
B1 STANDARD EAVE/GUTTER - BRICK - 5°
1:10



B1 STANDARD CHANGE IN PITCH
1:10



17 LYON STREET	2	CONSENT	12-11-19	JOB #	19-032	DRAFTED BY:	SC	AG.4 ROOF DETAILS
	1	FOR DISCUSSION	5-11-19	ISSUE TYPE	CONSENT	DATE:	12-11-19	
	Rev.	Description	Date	SCALE	1 : 10	CHECKED BY:	JAC	
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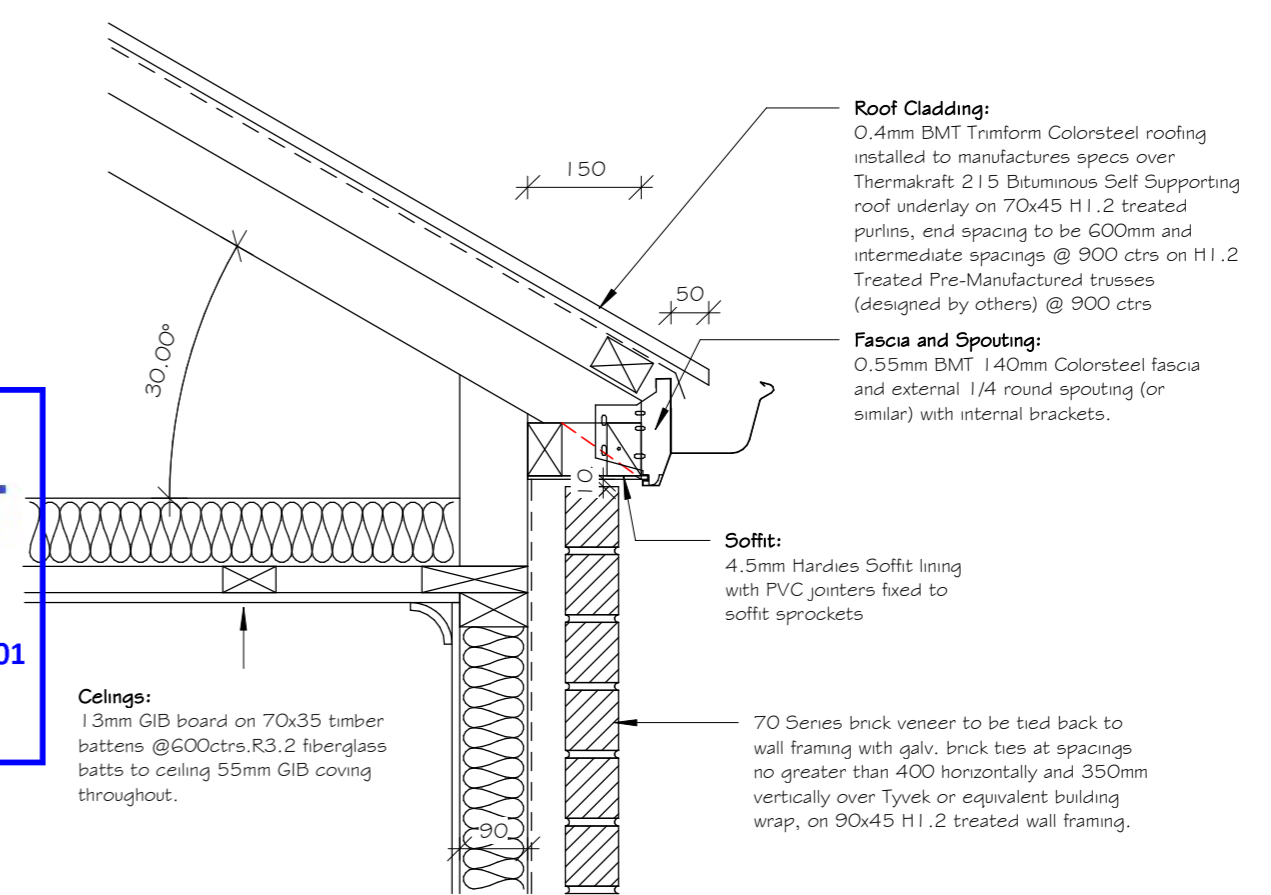
Roof Cladding:
0.4mm BMT Trimform Colorsteel roofing installed to manufactures specs over Thermakraft 215 Bituminous Self Supporting roof underlay on 70x45 H1.2 treated purlins, end spacing to be 600mm and intermediate spacings @ 900 ctrs on H1.2 Treated Pre-Manufactured trusses (designed by others) @ 900 ctrs

Fascia and Spouting:
0.55mm BMT 140mm Colorsteel fascia and external 1/4 round spouting (or similar) with internal brackets.

Soffit:
4.5mm Hardies Soffit lining with PVC jointers fixed to soffit sprockets

Ceilings:
13mm GIB board on 70x35 timber battens @600ctrs.R3.2 fiberglass batts to ceiling 55mm GIB coving throughout.

180mm Hardies Smooth Weatherboard installed to manufactures specs on H3.1 treated 50x20 cavity battens @ 600 ctrs max over Tyvek or equivalent building wrap, onto 90x45 H1.2 treated wall framing.



Roof Cladding:
0.4mm BMT Trimform Colorsteel roofing installed to manufactures specs over Thermakraft 215 Bituminous Self Supporting roof underlay on 70x45 H1.2 treated purlins, end spacing to be 600mm and intermediate spacings @ 900 ctrs on H1.2 Treated Pre-Manufactured trusses (designed by others) @ 900 ctrs

Fascia and Spouting:
0.55mm BMT 140mm Colorsteel fascia and external 1/4 round spouting (or similar) with internal brackets.

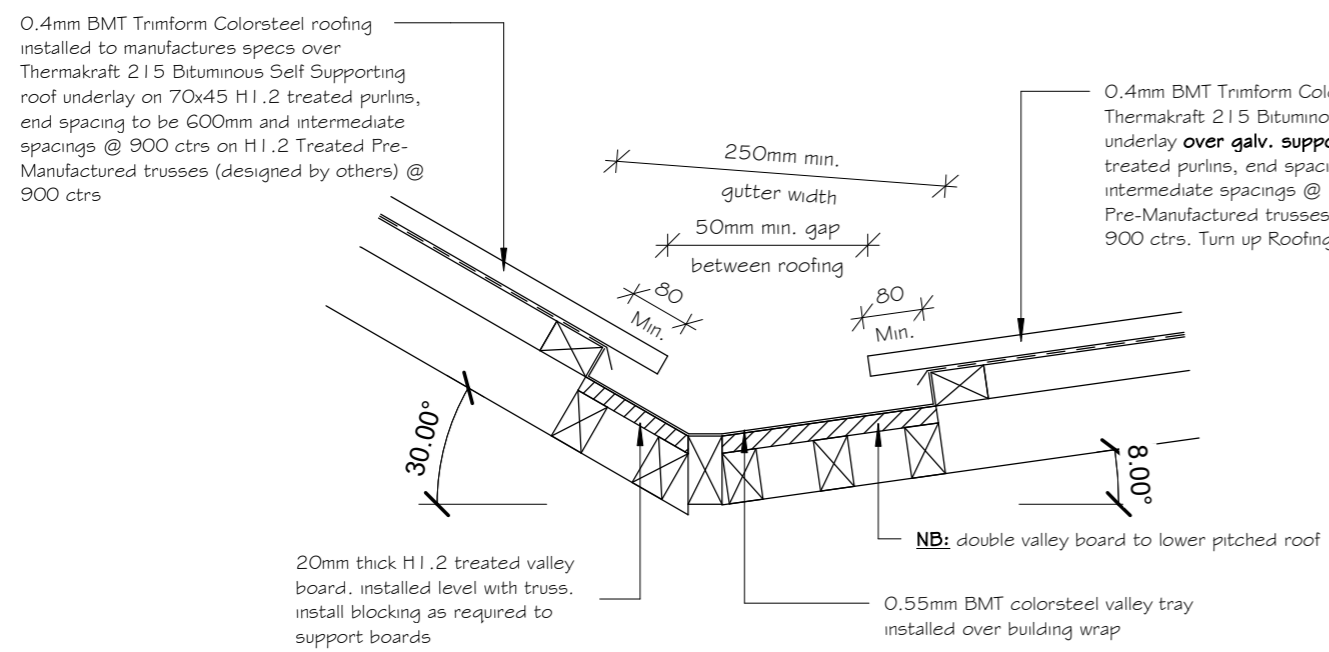
Soffit:
4.5mm Hardies Soffit lining with PVC jointers fixed to soffit sprockets

Ceilings:
13mm GIB board on 70x35 timber battens @600ctrs.R3.2 fiberglass batts to ceiling 55mm GIB coving throughout.

70 Series brick veneer to be tied back to wall framing with galv. brick ties at spacings no greater than 400 horizontally and 350mm vertically over Tyvek or equivalent building wrap, on 90x45 H1.2 treated wall framing.

B2 STANDARD EAVE/GUTTER - WEATHERBOARD - 30°
1:10

B2 STANDARD EAVE/GUTTER - BRICK - 30°
1:10



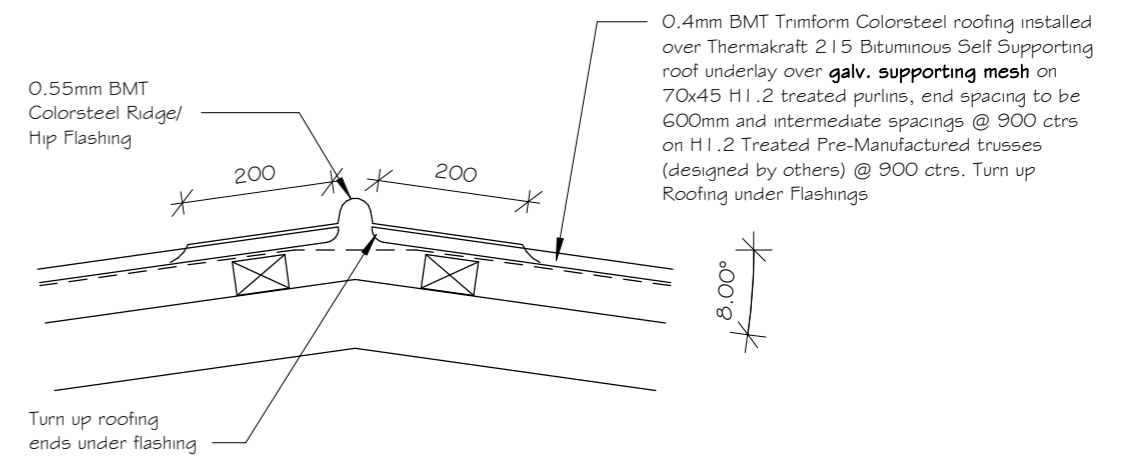
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0.4mm BMT Trimform Colorsteel roofing installed over Thermakraft 215 Bituminous Self Supporting roof underlay over galv. supporting mesh on 70x45 H1.2 treated purlins, end spacing to be 600mm and intermediate spacings @ 900 ctrs on H1.2 Treated Pre-Manufactured trusses (designed by others) @ 900 ctrs. Turn up Roofing under Flashings

20mm thick H1.2 treated valley board. installed level with truss. install blocking as required to support boards

0.55mm BMT colorsteel valley tray installed over building wrap

NB: double valley board to lower pitched roof



0.55mm BMT Colorsteel Ridge/ Hip Flashing

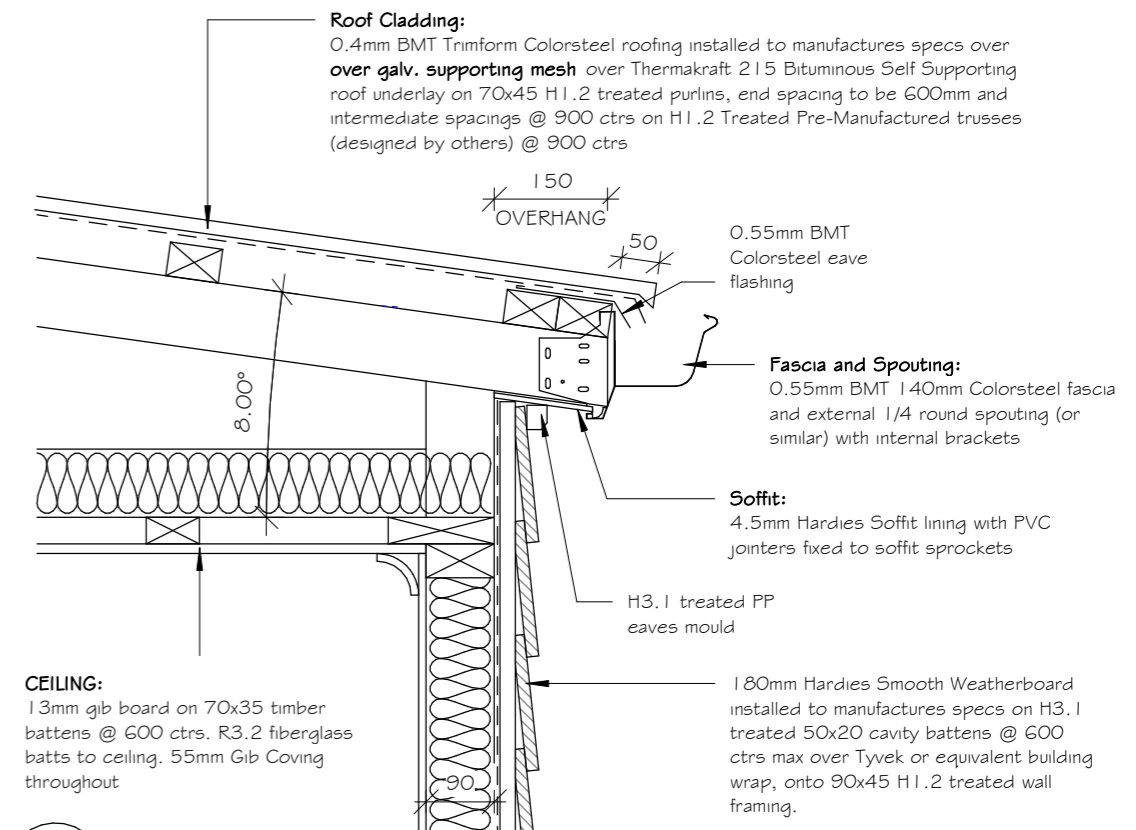
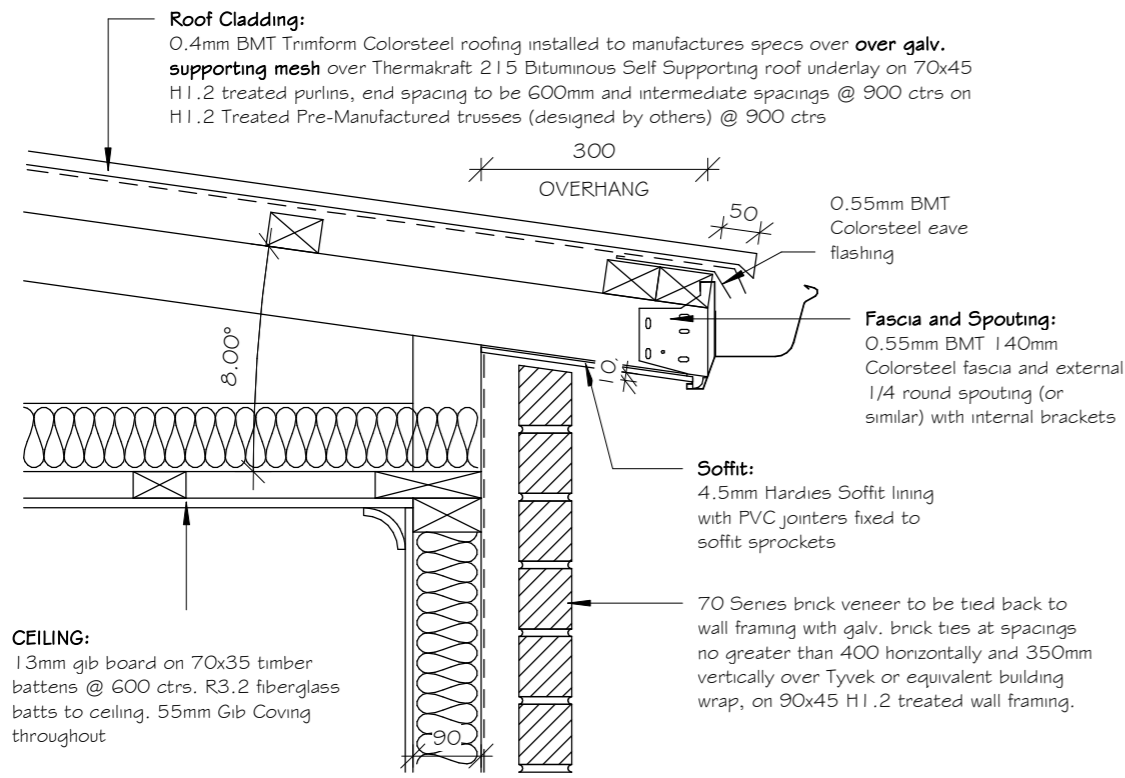
0.4mm BMT Trimform Colorsteel roofing installed over Thermakraft 215 Bituminous Self Supporting roof underlay over galv. supporting mesh on 70x45 H1.2 treated purlins, end spacing to be 600mm and intermediate spacings @ 900 ctrs on H1.2 Treated Pre-Manufactured trusses (designed by others) @ 900 ctrs. Turn up Roofing under Flashings

Turn up roofing ends under flashing

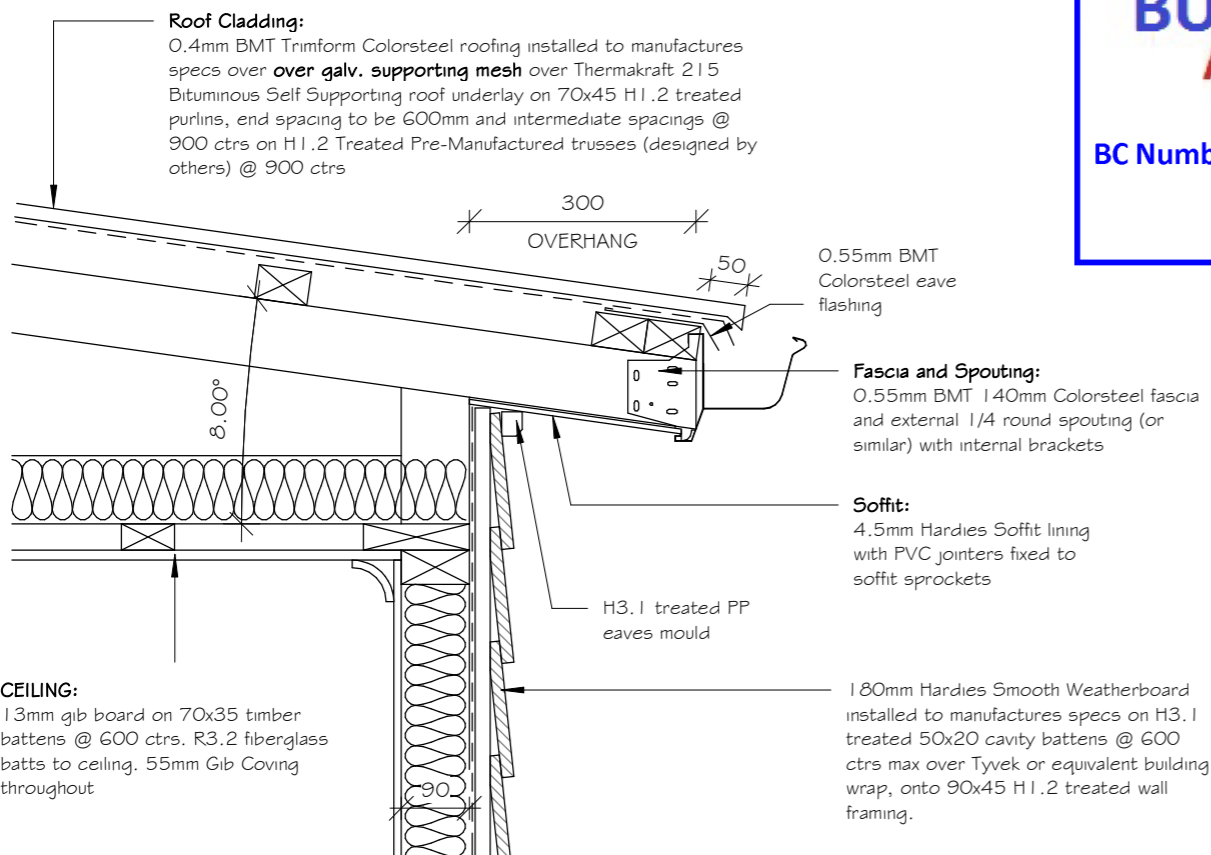
B2 CHANGE IN PITCH VALLEY DETAIL - 30° TO 8° PITCH
1:10

B2 STANDARD HIP / RIDGE - 8°
1:10

17 LYON STREET	2	CONSENT	12-11-19	JOB #	19-032	DRAFTED BY:	SC	AG.5 ROOF DETAILS	 © Diverse Design 2017 P: (07) 8498184 E: admin@diversedesign.co.nz www.diversedesign.co.nz
	1	FOR DISCUSSION	5-11-19	ISSUE TYPE	CONSENT	DATE:	12-11-19		
	Rev.	Description	Date	SCALE	1 : 10	CHECKED BY:	JAC		
	Revision Schedule			CURRENT REVISION:	2	DATE:	12-11-19		

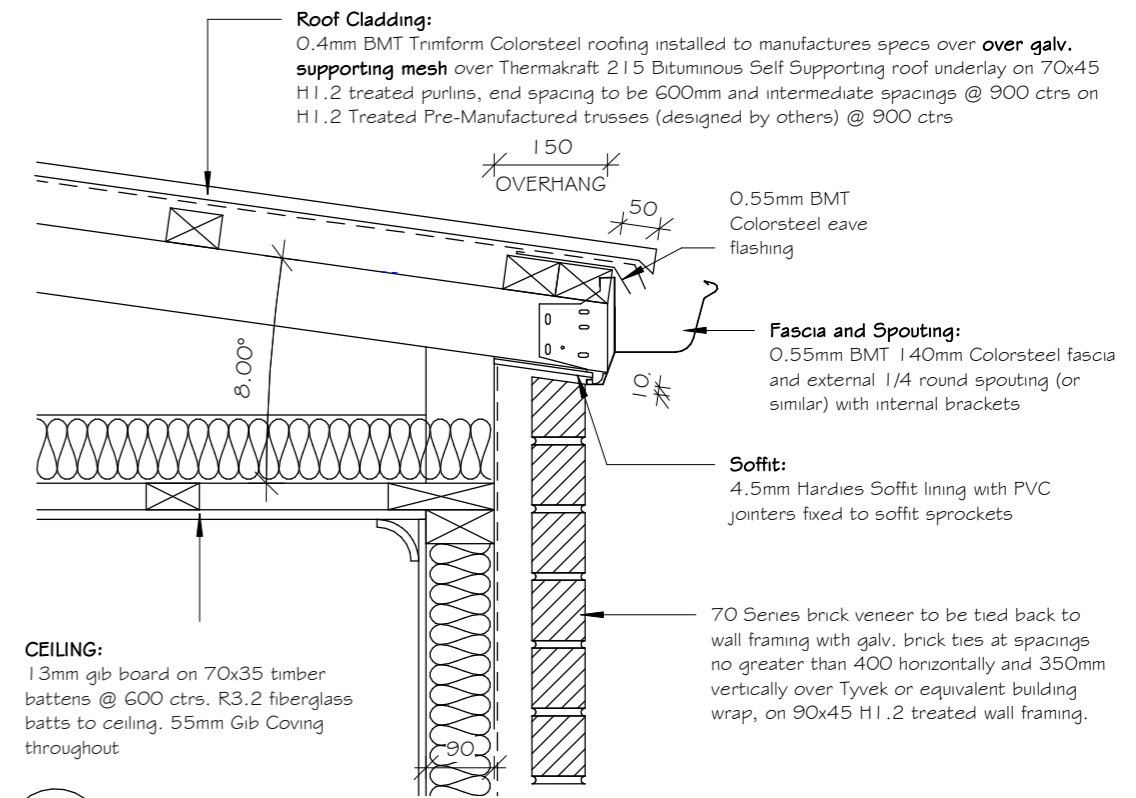


B2 STANDARD EAVE/GUTTER - BRICK - 8°
1:10



B2 STANDARD EAVE/GUTTER - WEATHERBOARD - 8°
1:10


B2 STANDARD EAVE/GUTTER - WEATHERBOARD - 8°
1:10

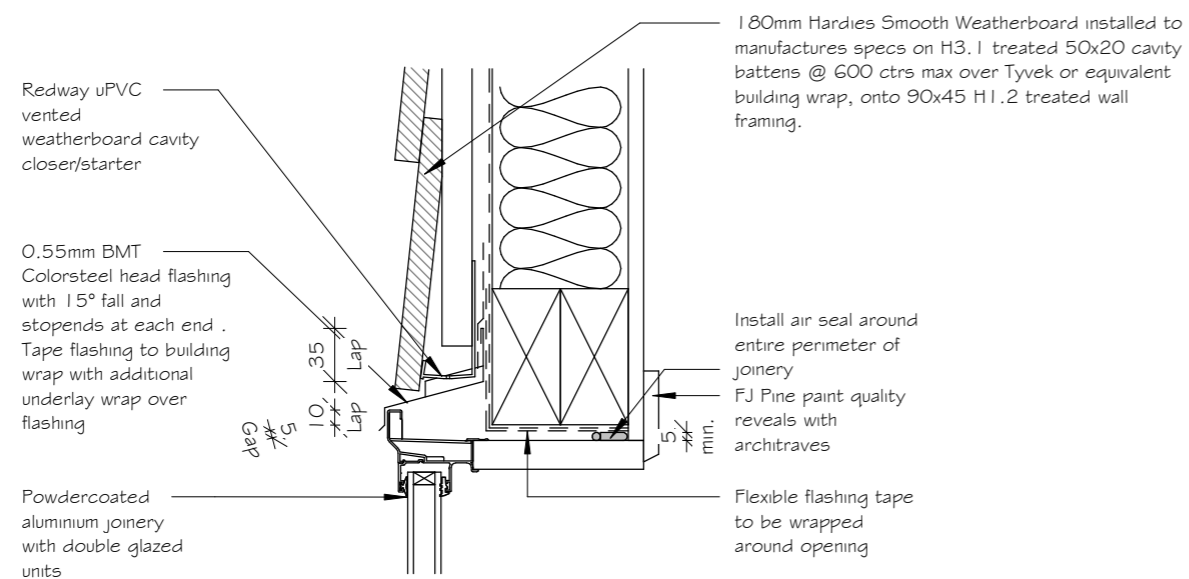


B2 STANDARD EAVE/GUTTER - BRICK - 8°
1:10


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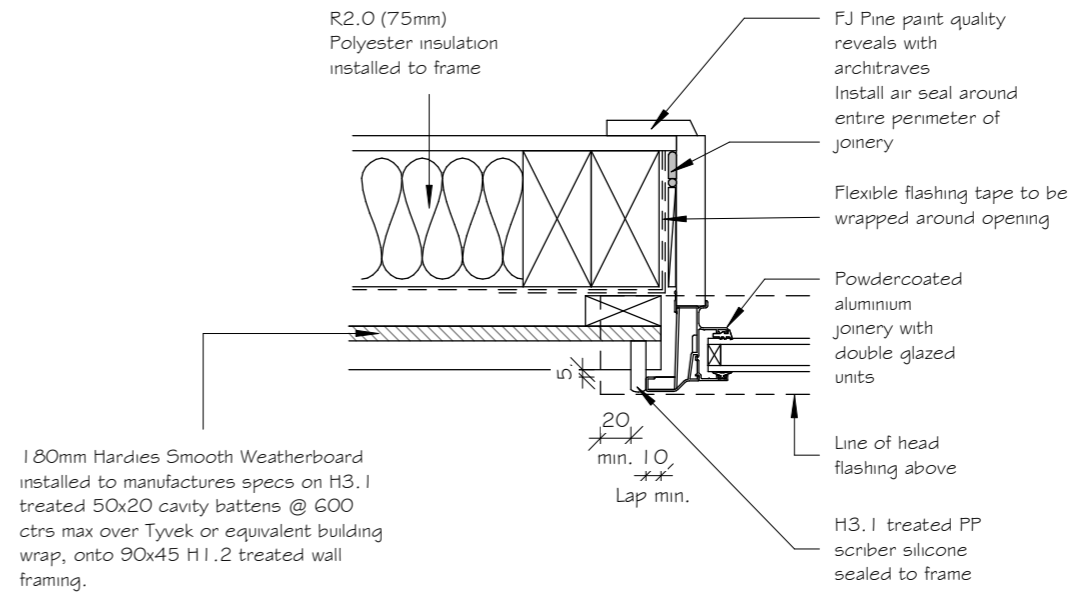
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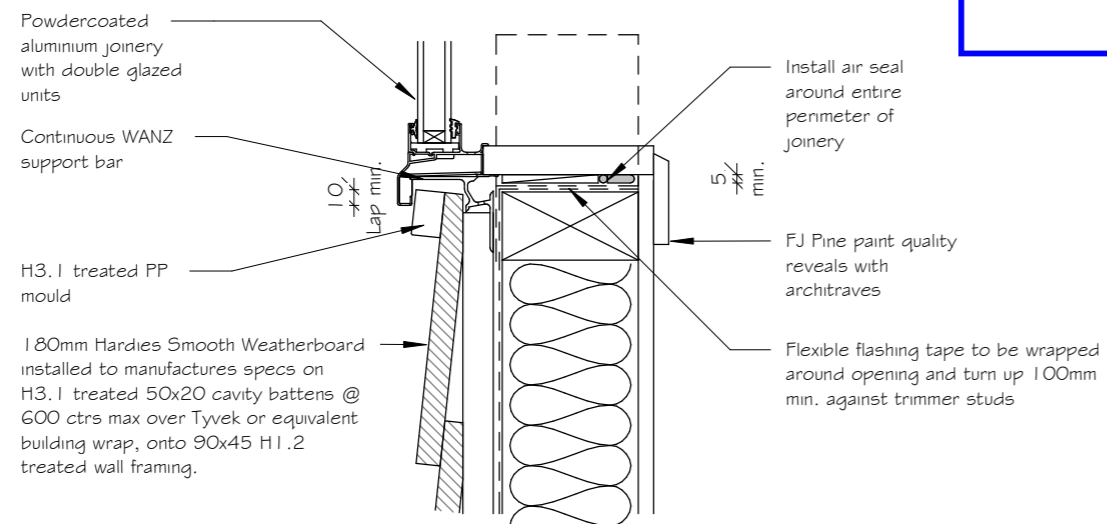
STANDARD JOINERY HEAD - WEATHERBOARD

1:5



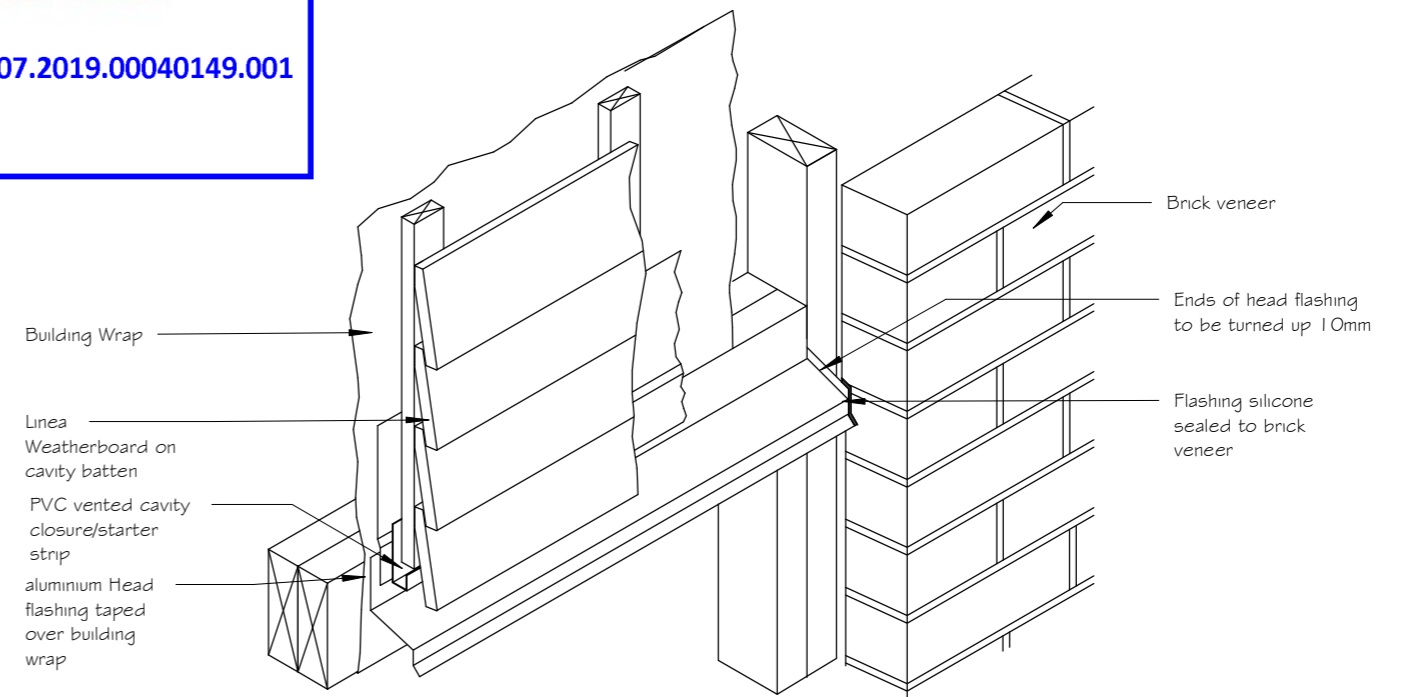
STANDARD JOINERY JAMB - WEATHERBOARD

1:5




STANDARD WINDOW SILL - WEATHERBOARD

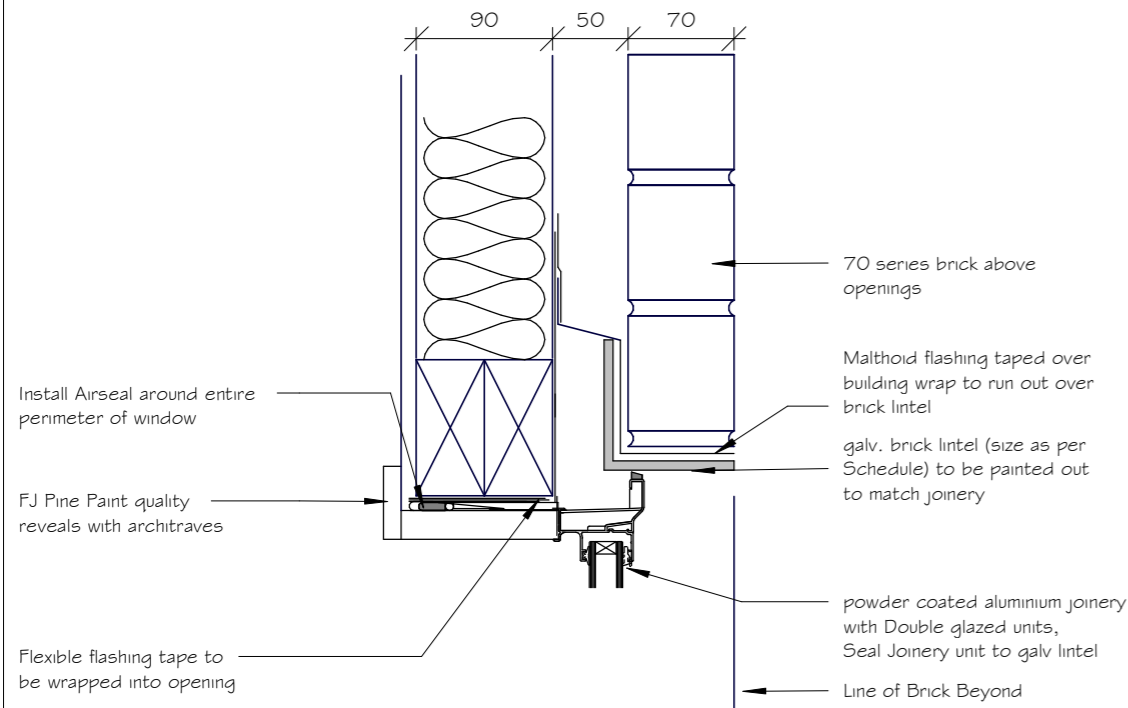
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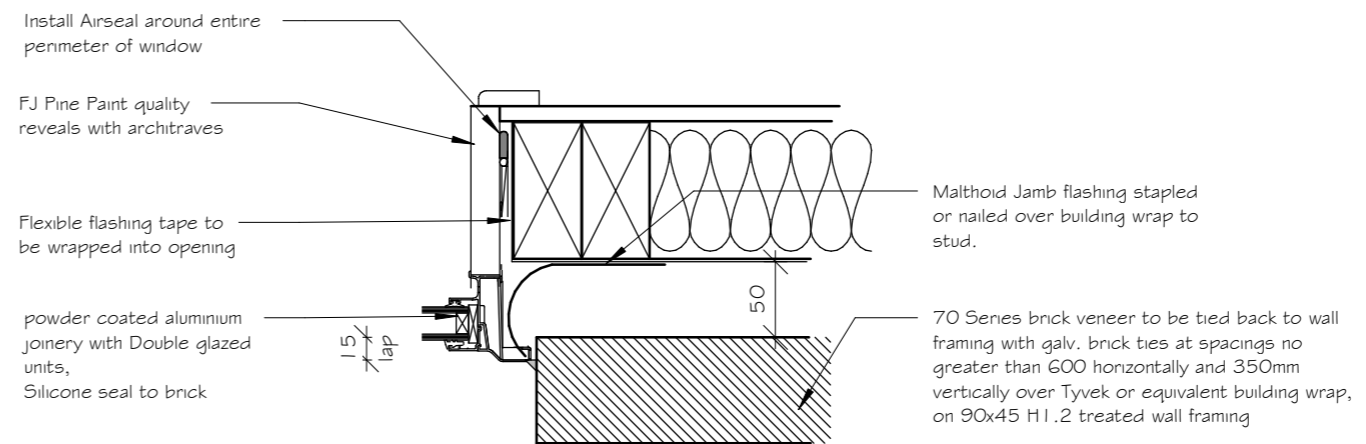
HEAD FLASHING TERMINATION

1:5

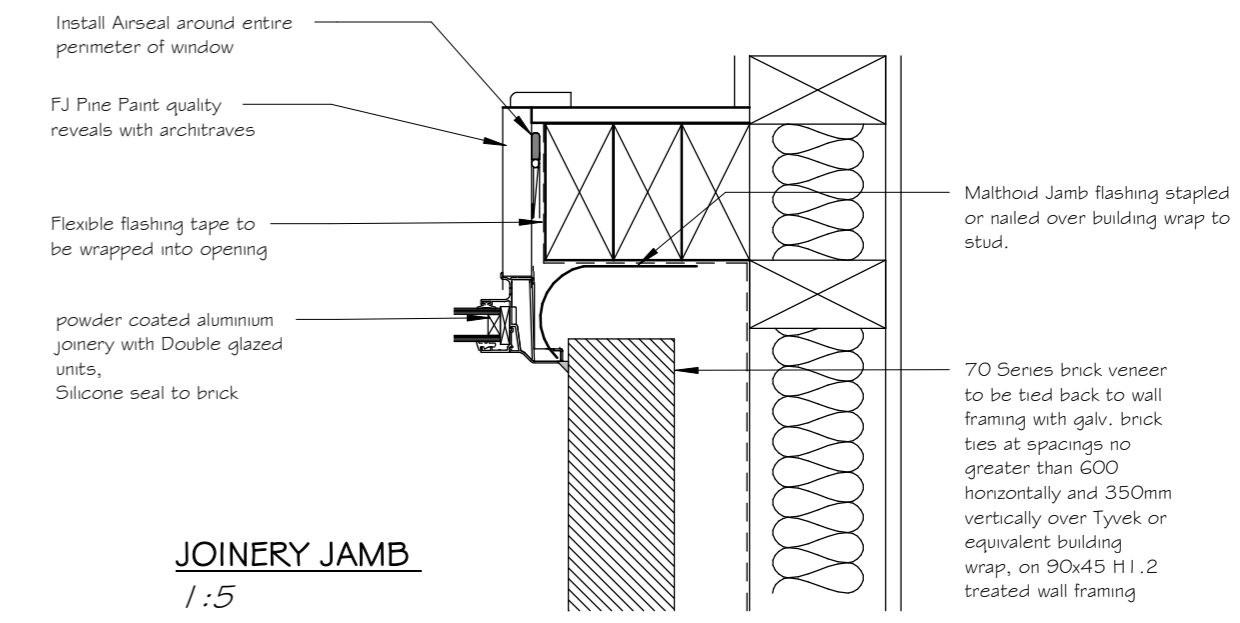
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	Revision Schedule			CURRENT REVISION:	2	DATE:	12-11-19	
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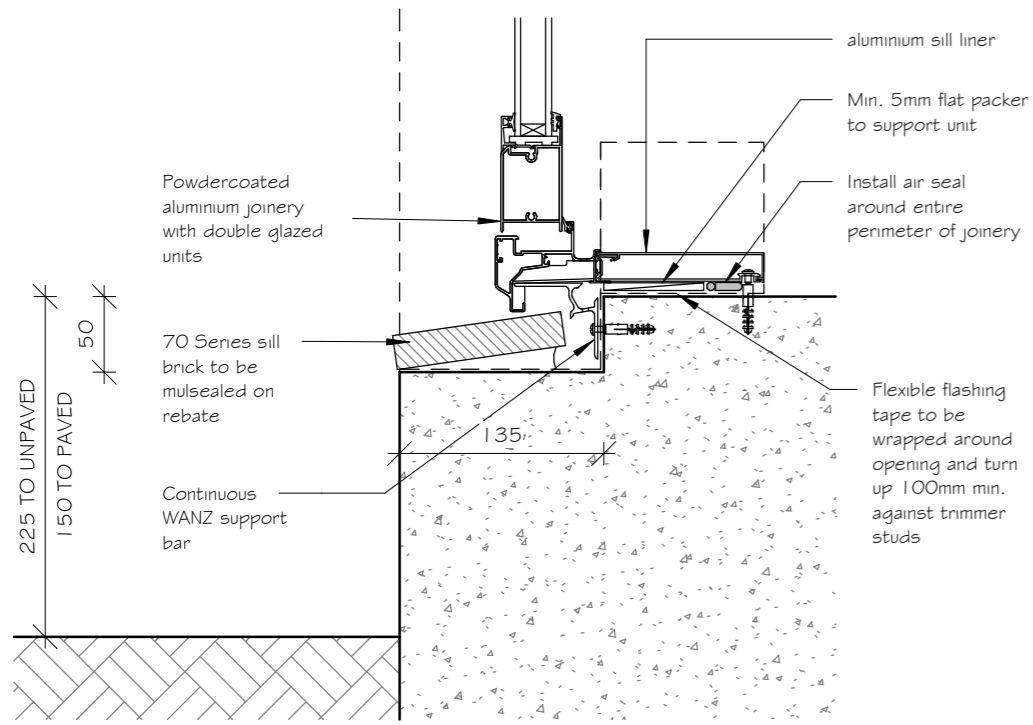
WINDOW HEAD W/ BRICK LINTEL
1:5



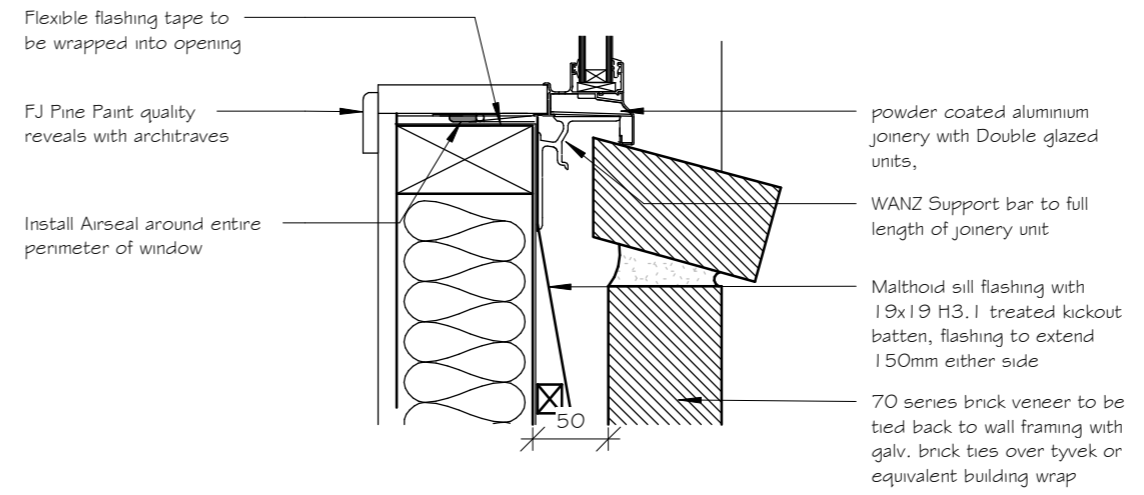
JOINERY JAMB
1:5



JOINERY JAMB
1:5



STANDARD DOOR SILL
1:5



WINDOW SILL
1:5

17 LYON STREET

2	CONSENT	12-11-19
1	FOR DISCUSSION	5-11-19
Rev.	Description	Date
Revision Schedule		

JOB #	19-032
ISSUE TYPE	CONSENT
SCALE	1 : 5
CURRENT REVISION:	2

DRAFTED BY:	SC
DATE:	12-11-19
CHECKED BY:	JAC
DATE:	12-11-19

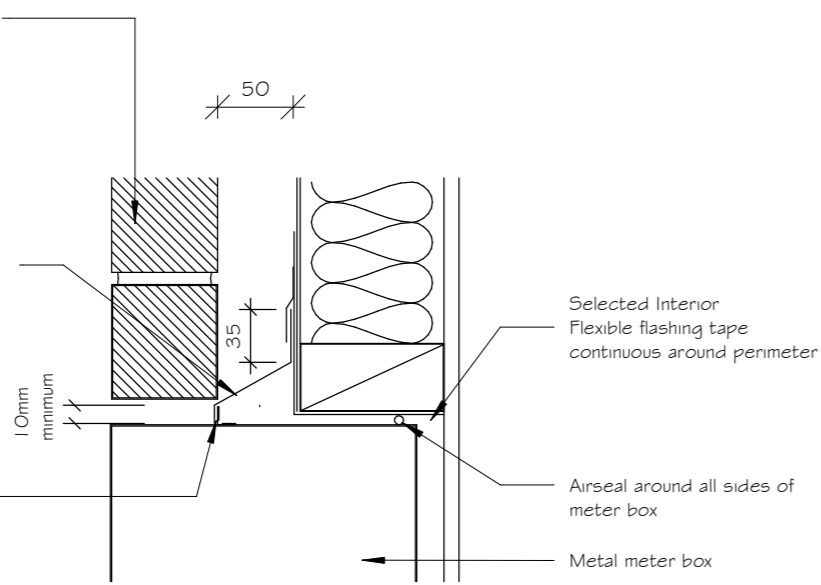
AG.8
JOINERY DETAILS

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70 Series brick veneer to be tied back to wall framing with galv. brick ties at spacings no greater than 600 horizontally and 350mm vertically over Tyvek or equivalent building wrap, on 90x45 H1.2 treated wall framing

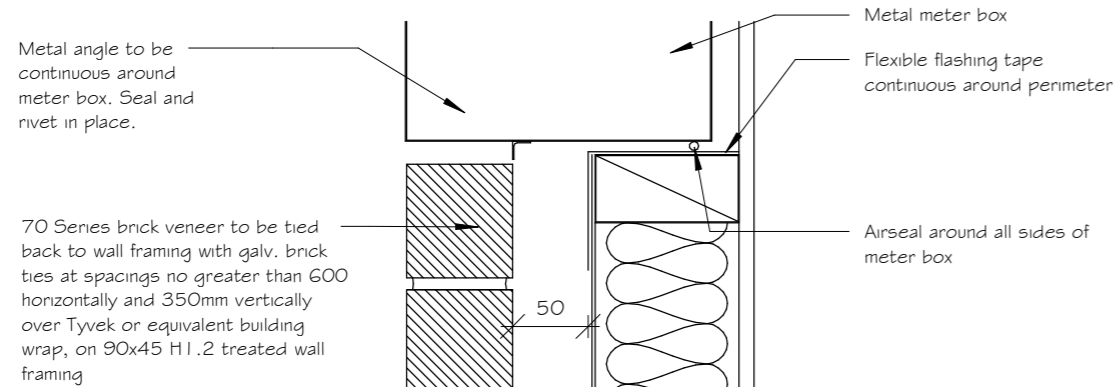
0.55mm BMT galv Flashing 15° minimum slope with 10mm stopends, rivet to metal angle. Required at head only. Flashing to be taped over building wrap

Metal angle to be continuous around meter box. Seal and rivet in place.



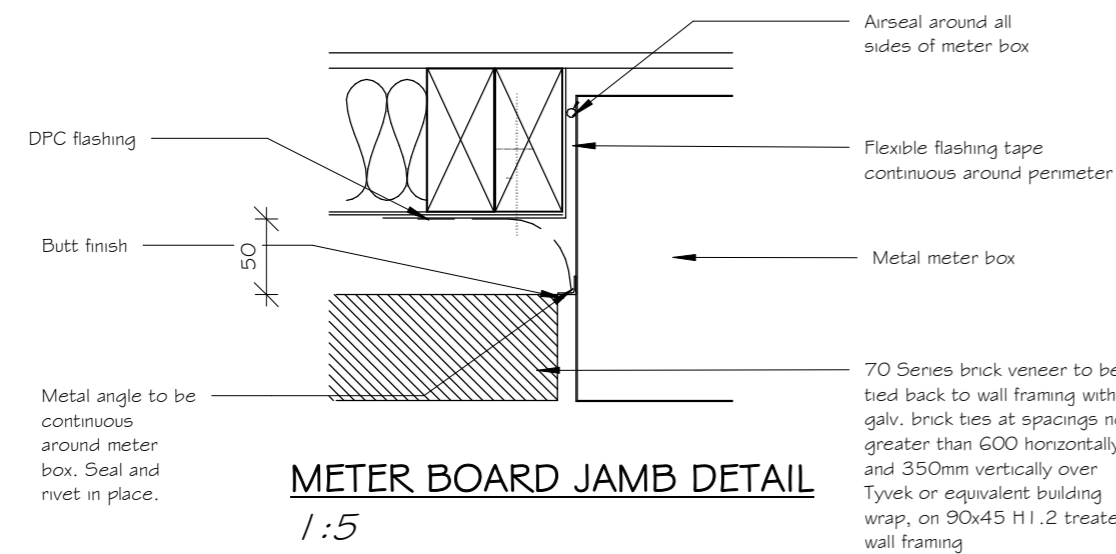
METER BOARD HEAD DETAIL

1:5
if meter board is more than 500mm install brick lintel bar



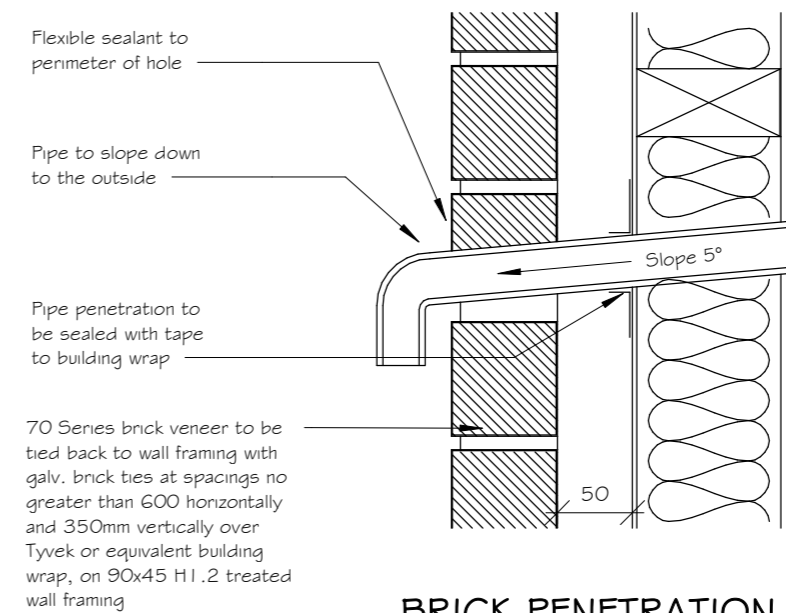
METER BOARD SILL DETAIL

1:5



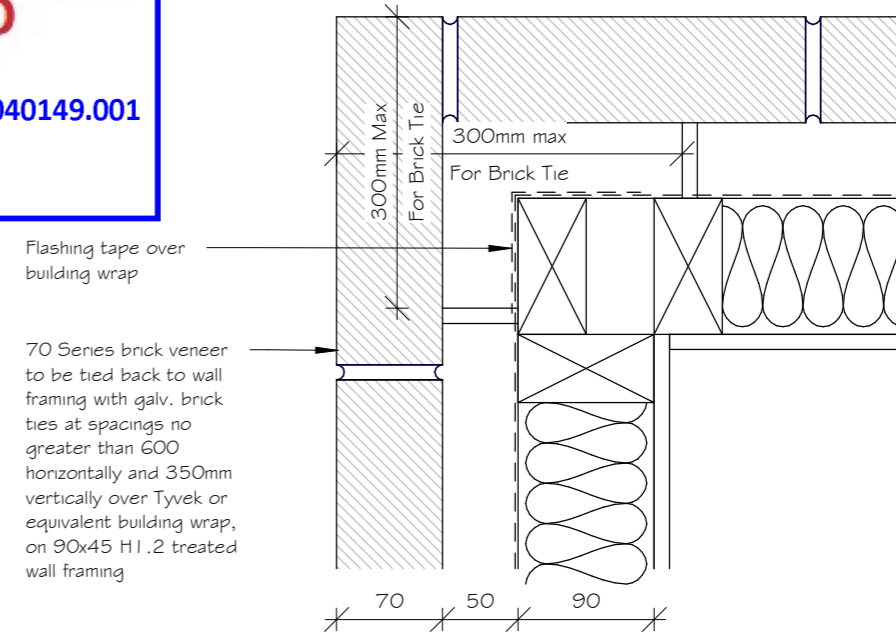
METER BOARD JAMB DETAIL

1:5



BRICK PENETRATION DETAIL

1:5



BRICK EXTERNAL CORNER JUNCTION

1:5

17 LYON STREET

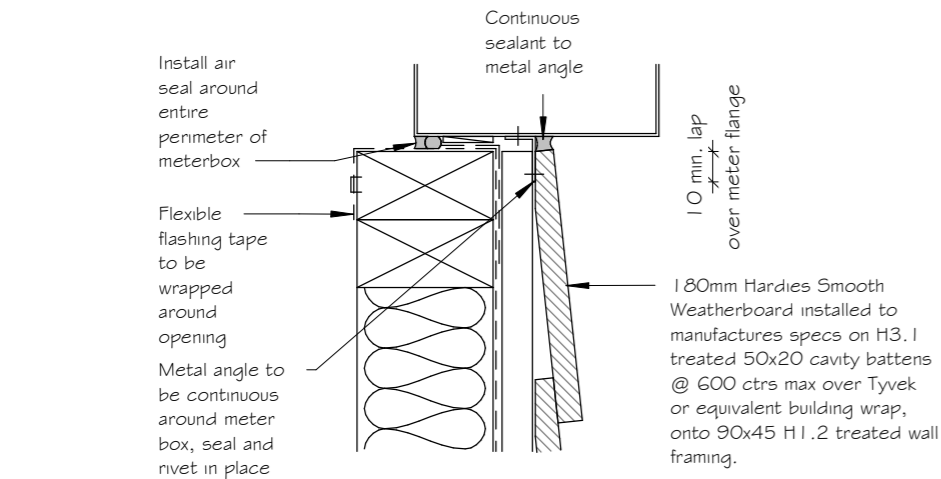
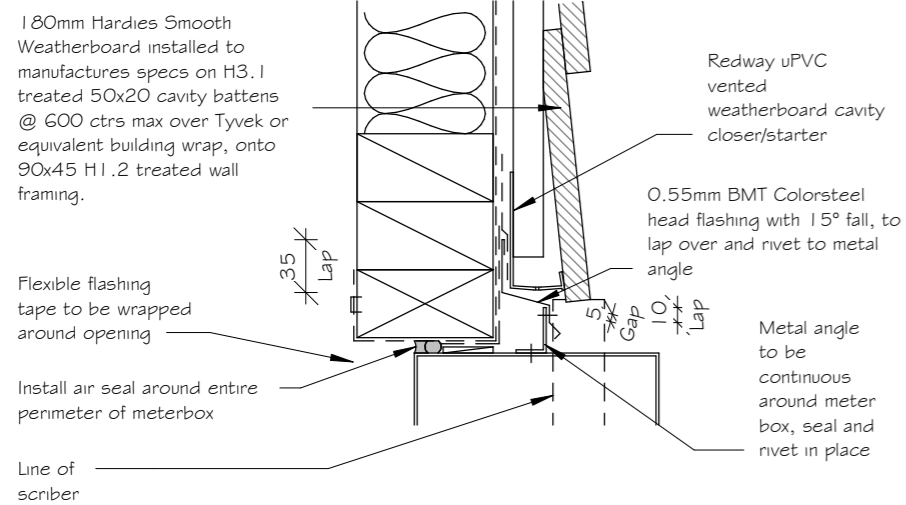
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1	FOR DISCUSSION	5-11-19
Rev.	Description	Date
Revision Schedule		

JOB #	19-032
ISSUE TYPE	CONSENT
SCALE	1 : 5
CURRENT REVISION:	2

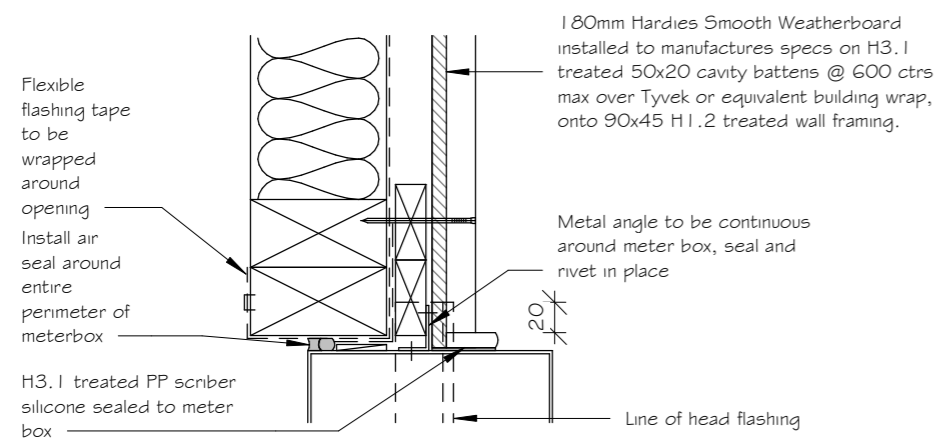
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CHECKED BY:	JAC
DATE:	12-11-19

AG.9
CLADDING DETAILS

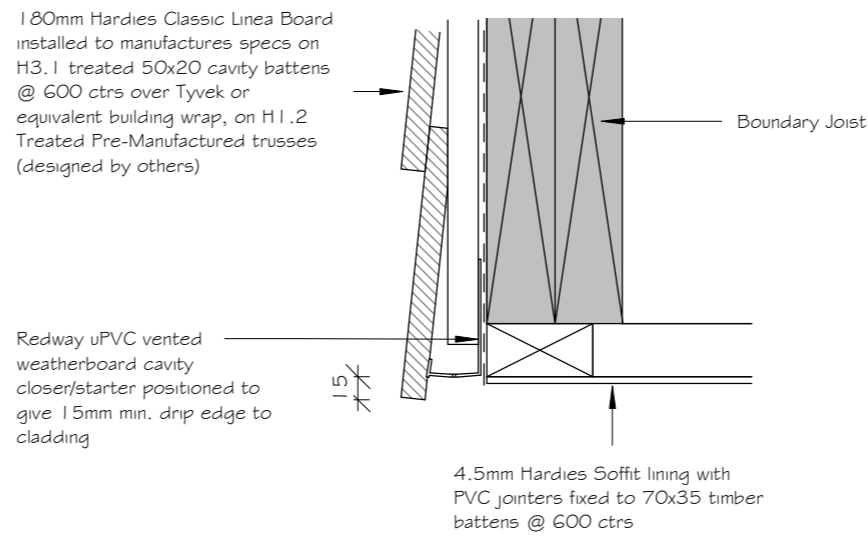




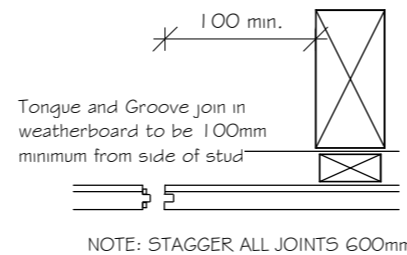
METER BOX HEAD & SILL
1:5



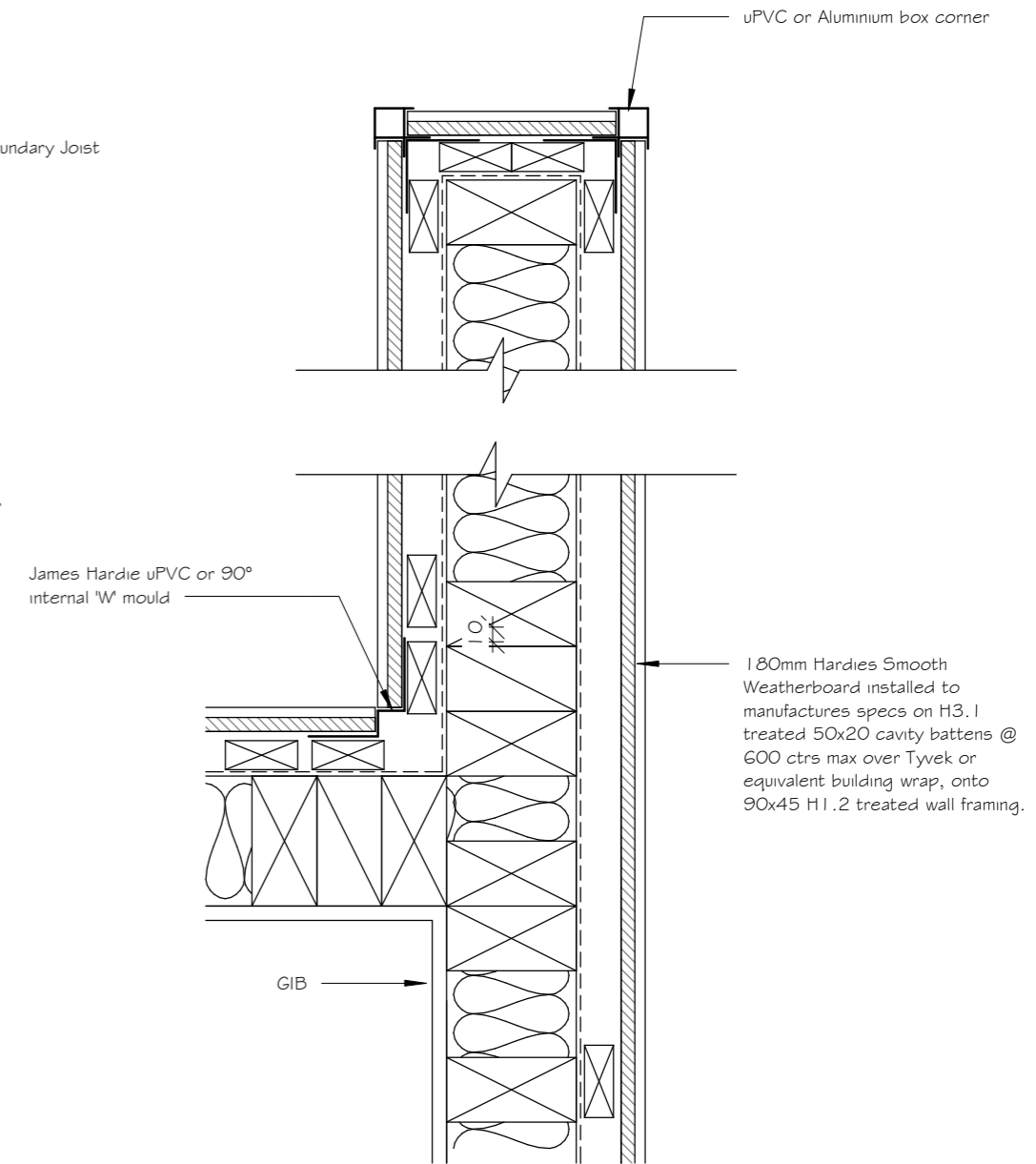
METER BOX JAMB
1:5



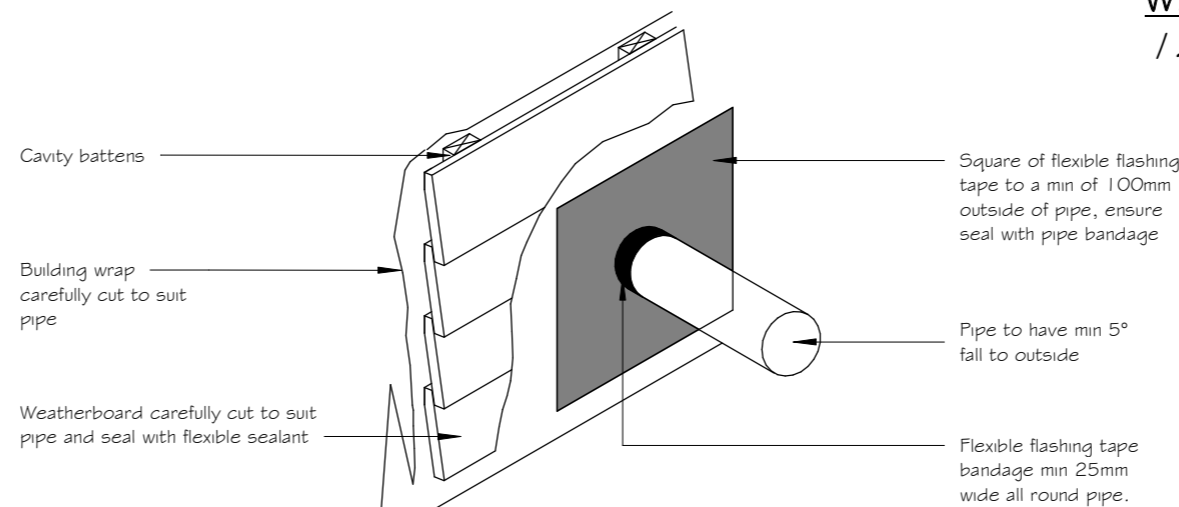
STANDARD LINEA DRIP EDGE
1:5



JOINT OFF STUD
1:5



WEATHERBOARD WING WALL
1:5



PIPE PENETRATION DETAIL

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17 LYON STREET

2	CONSENT	12-11-19
1	FOR DISCUSSION	5-11-19

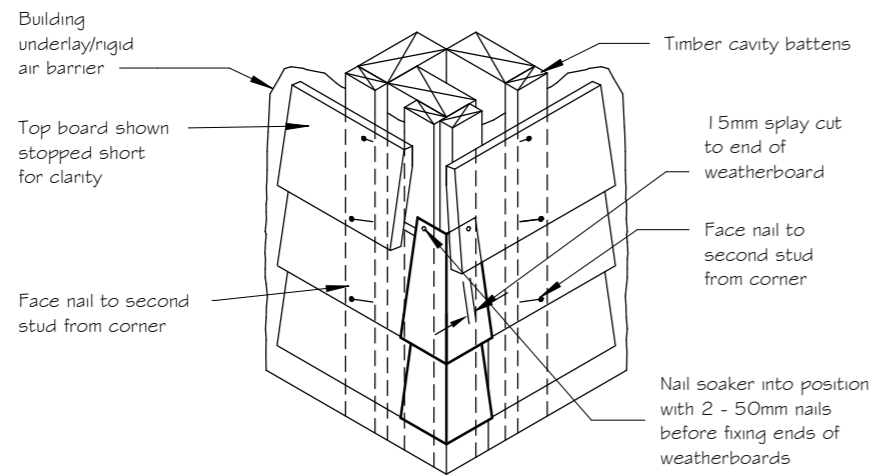
Rev.	Description	Date
Revision Schedule		

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ISSUE TYPE	CONSENT
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CURRENT REVISION:	2

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CHECKED BY:	JAC
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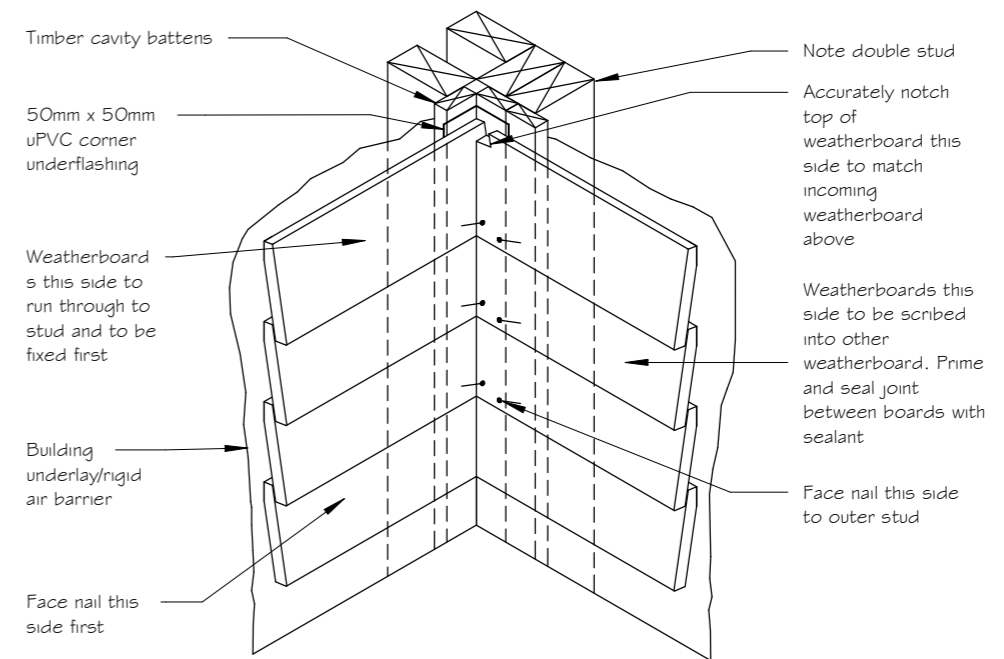
AG.10
CLADDING DETAILS

DDL ARCHITECTURE
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Soaker material	Nail material
Copper	Copper or phosphor bronze
Aluminium	Hot dip galvanised
Stainless steel	Stainless steel

WEATHERBOARD EXTERNAL CORNER SOAKER




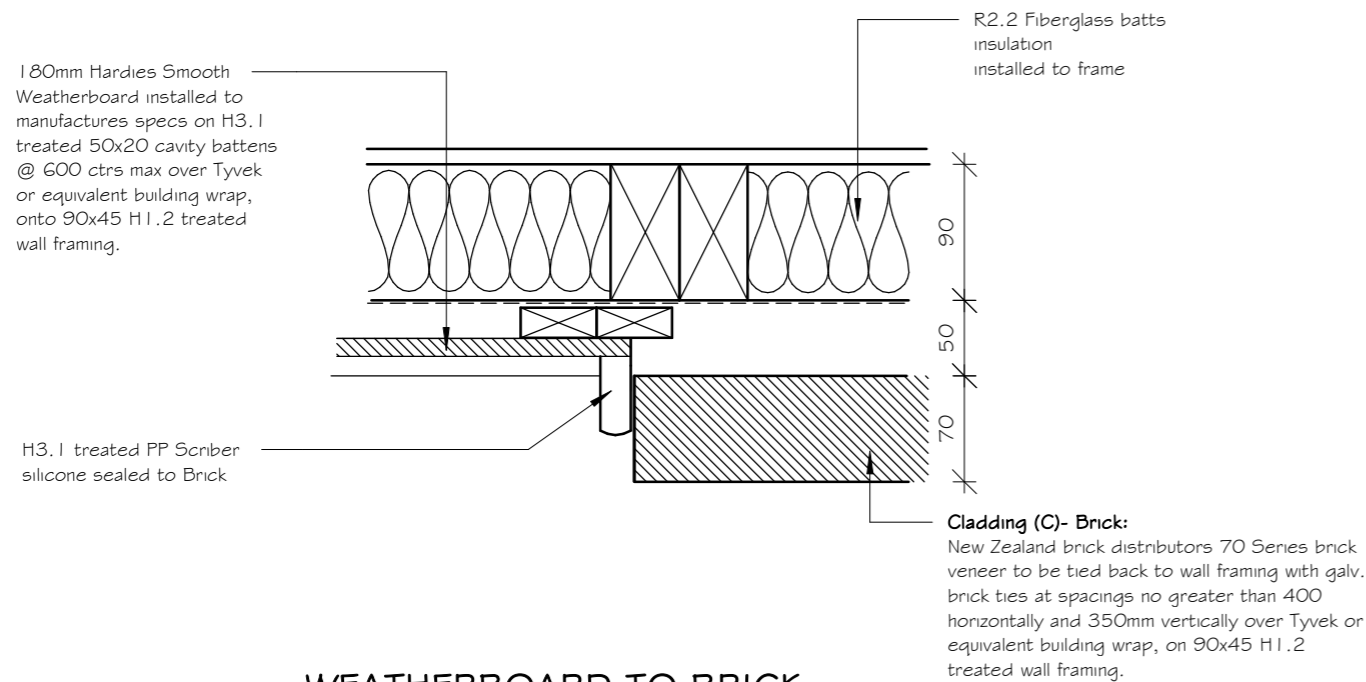
WEATHERBOARD INTERNAL CORNER



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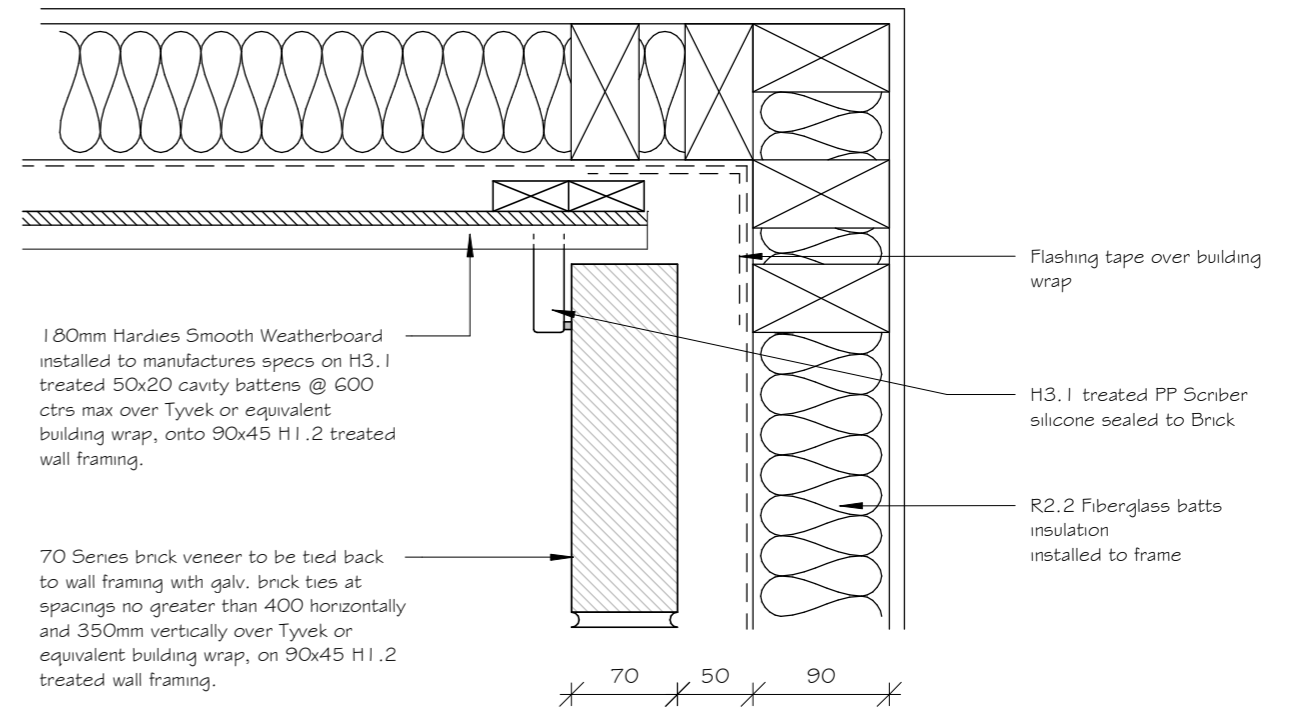
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**WEATHERBOARD TO BRICK
VERTICAL JUNCTION**

1:5



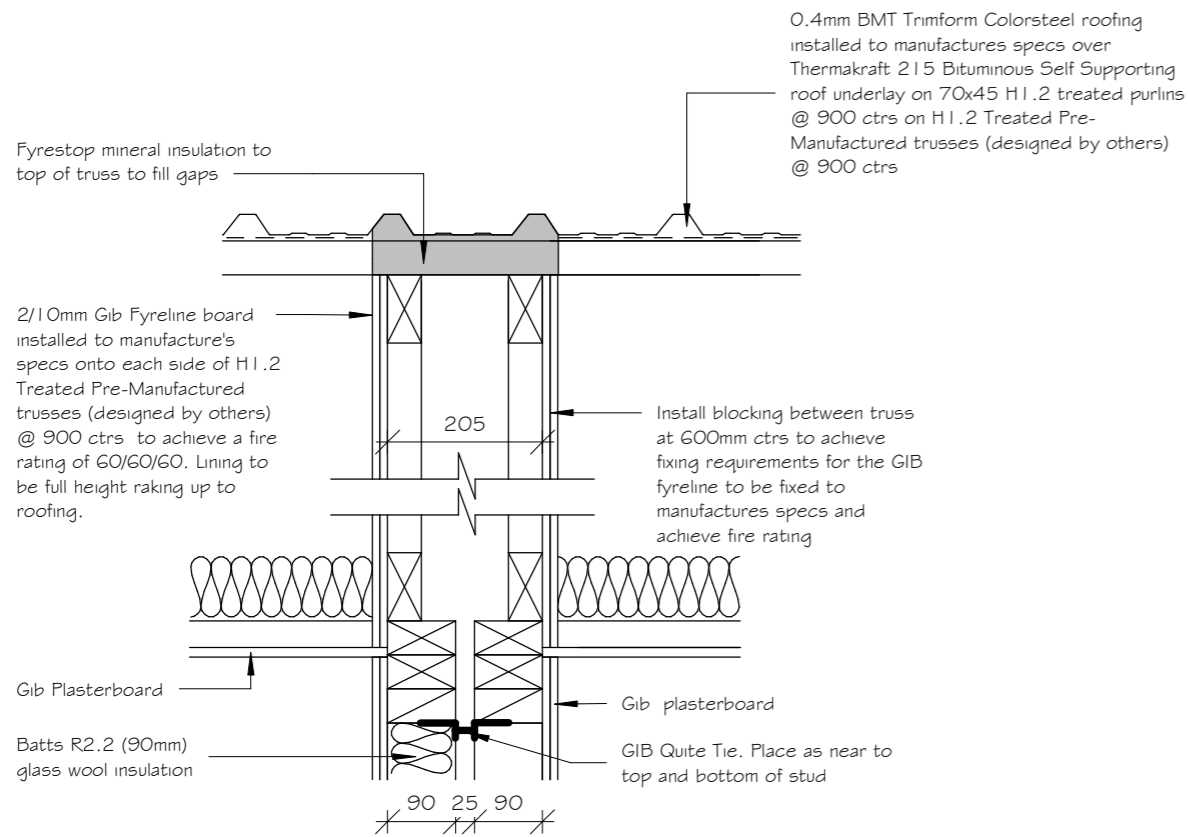
WEATHERBOARD/BRICK INTERNAL CORNER JUNCTION

1:5

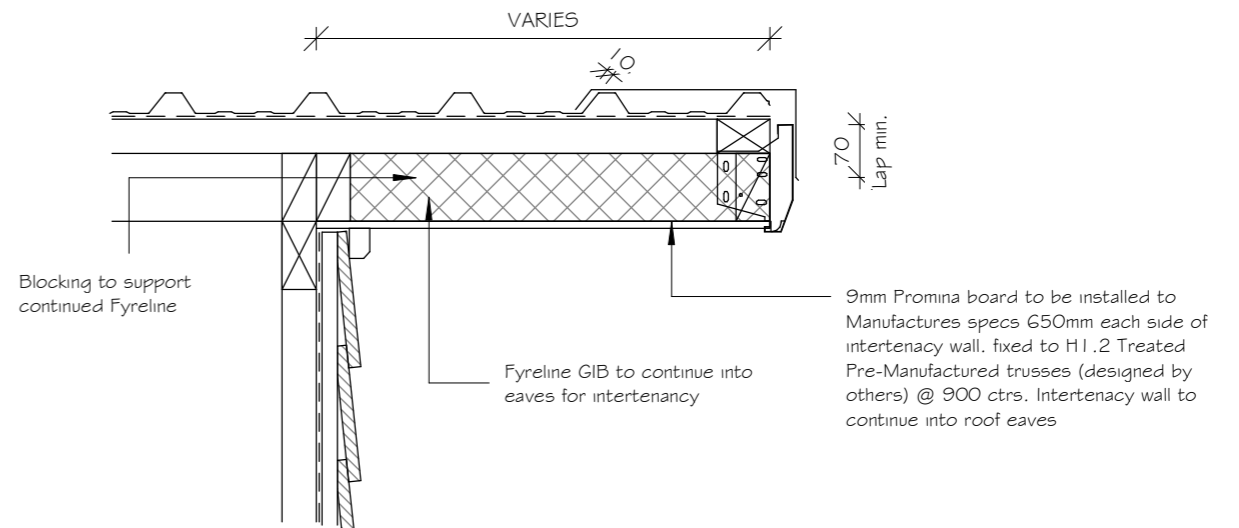


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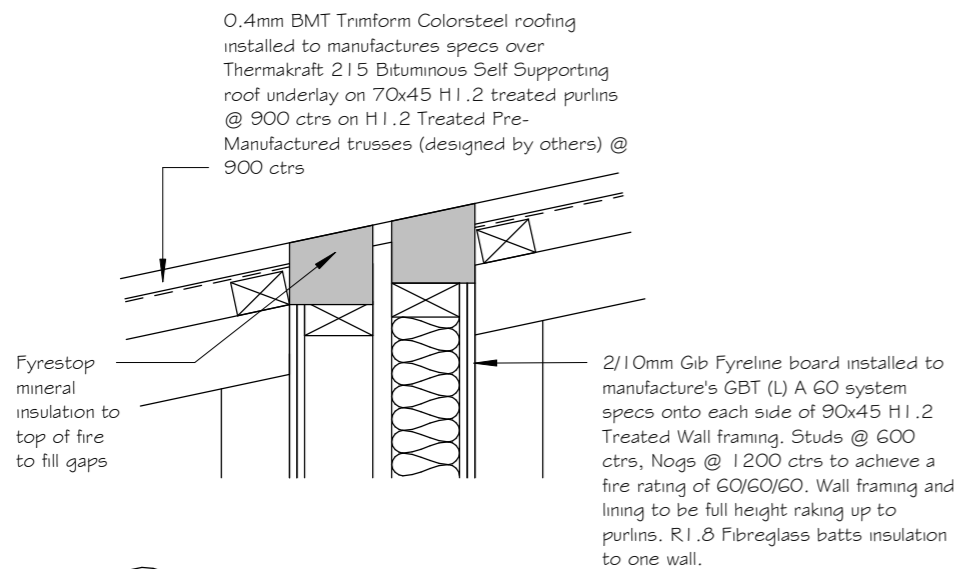




FIRE WALL TO ROOF
1:10

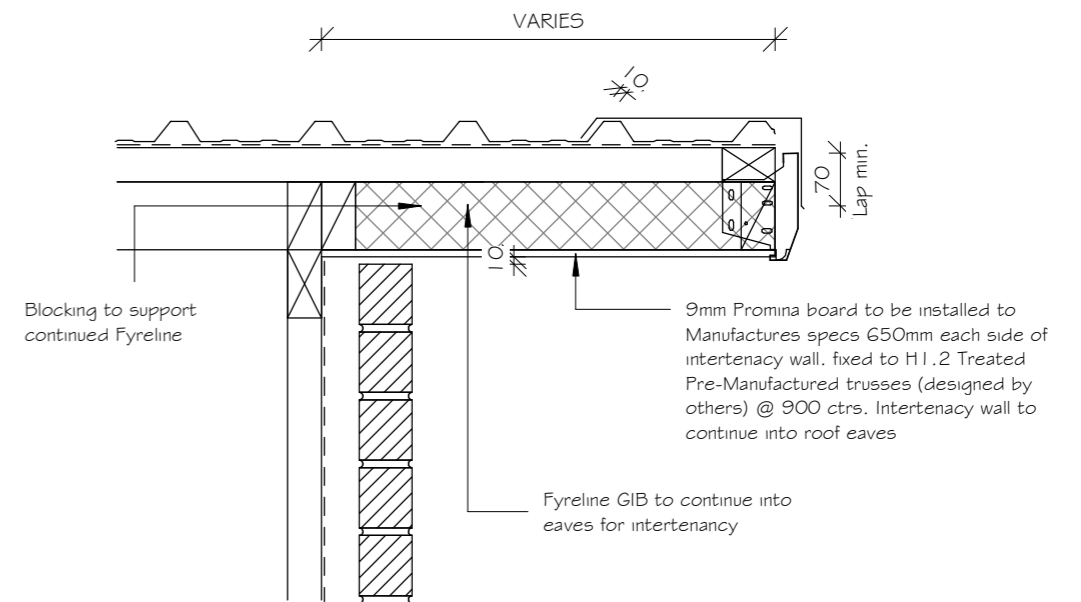


FIRE RATED BARGE AT INTERTENANCY WALL - WEATHERBOARD
1:10




B1 FIRE WALL TO ROOF
1:10

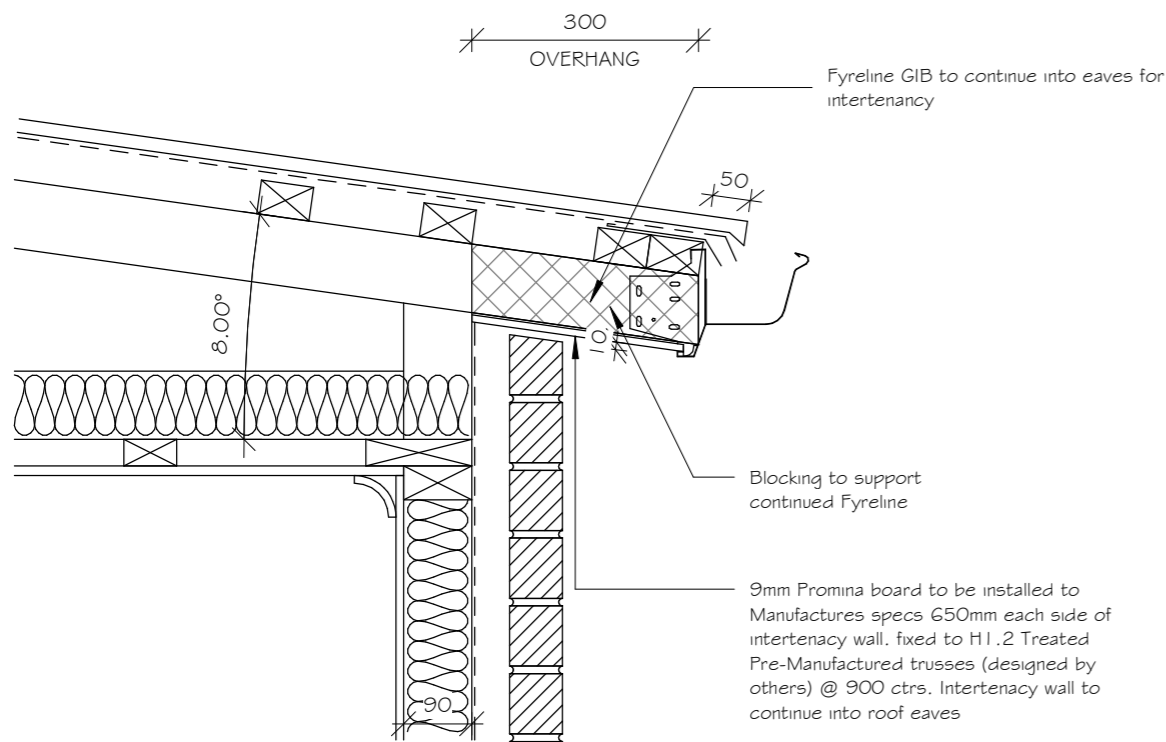

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FIRE RATED BARGE AT INTERTENANCY WALL - BRICK
1:10

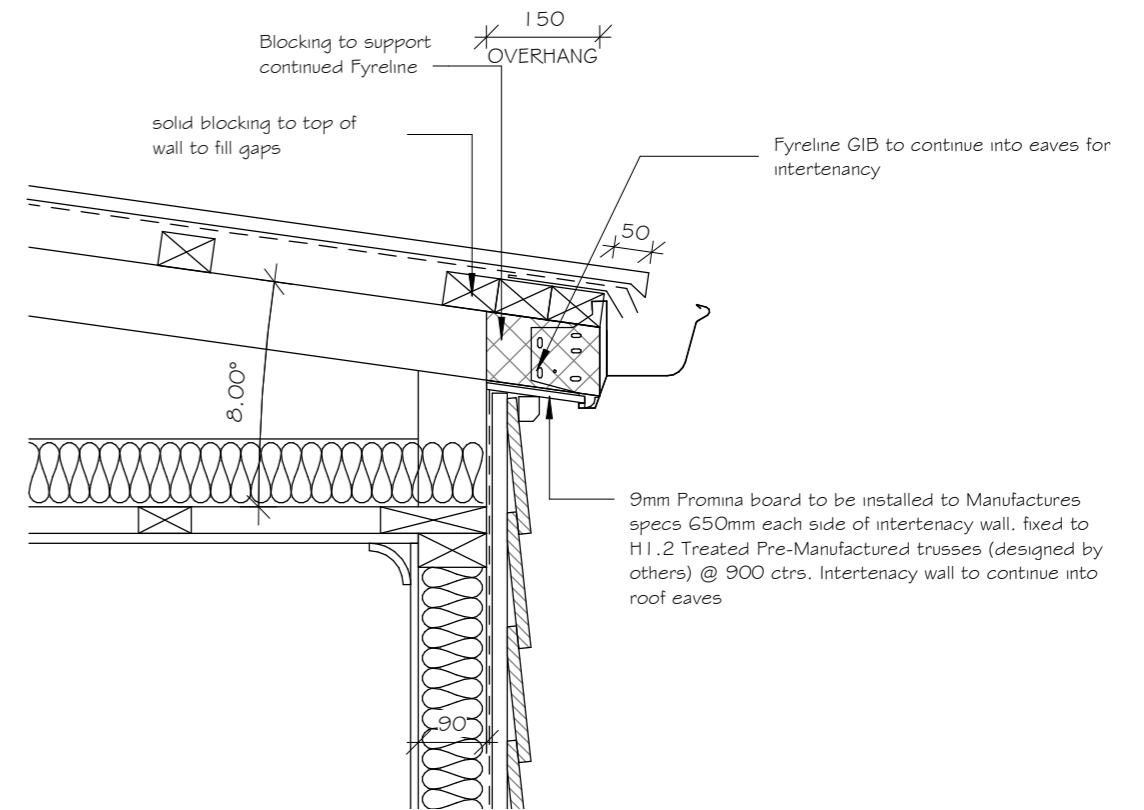
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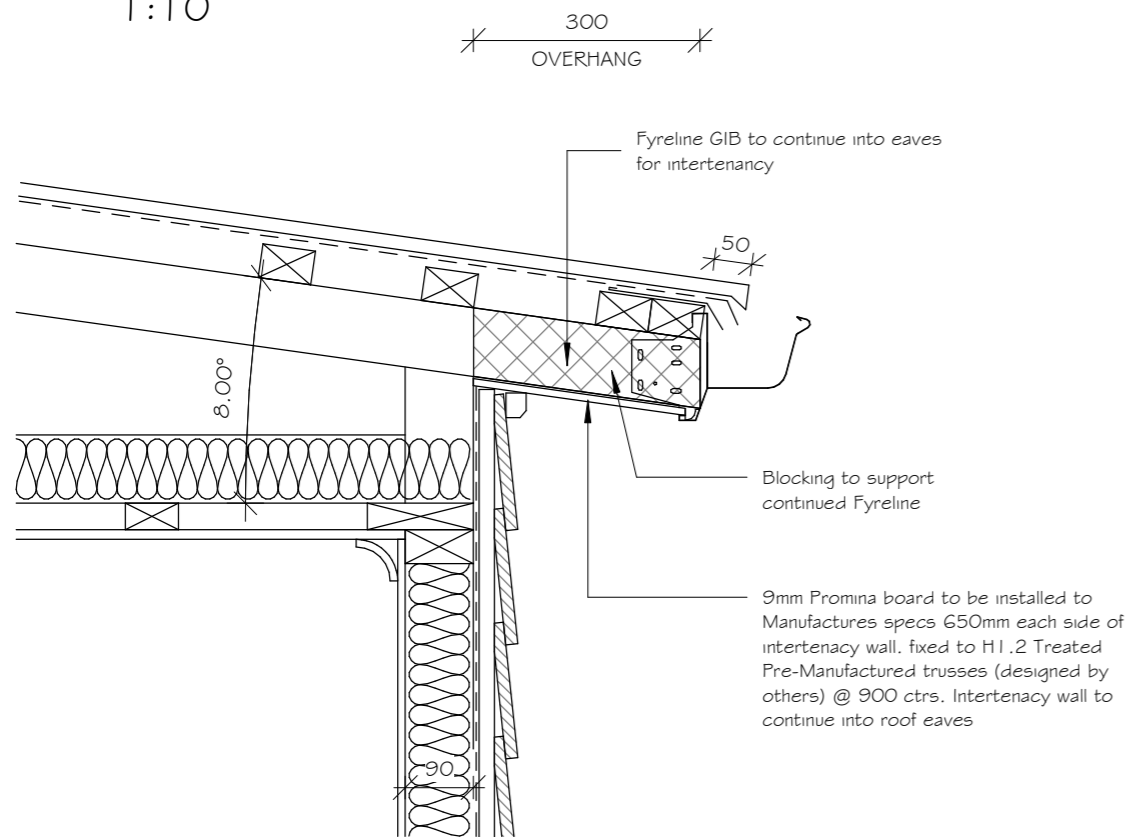


B2 FIRE RATED EAVE/GUTTER AT
INTERTENANCY WALL - WEATHERBOARD
1:10

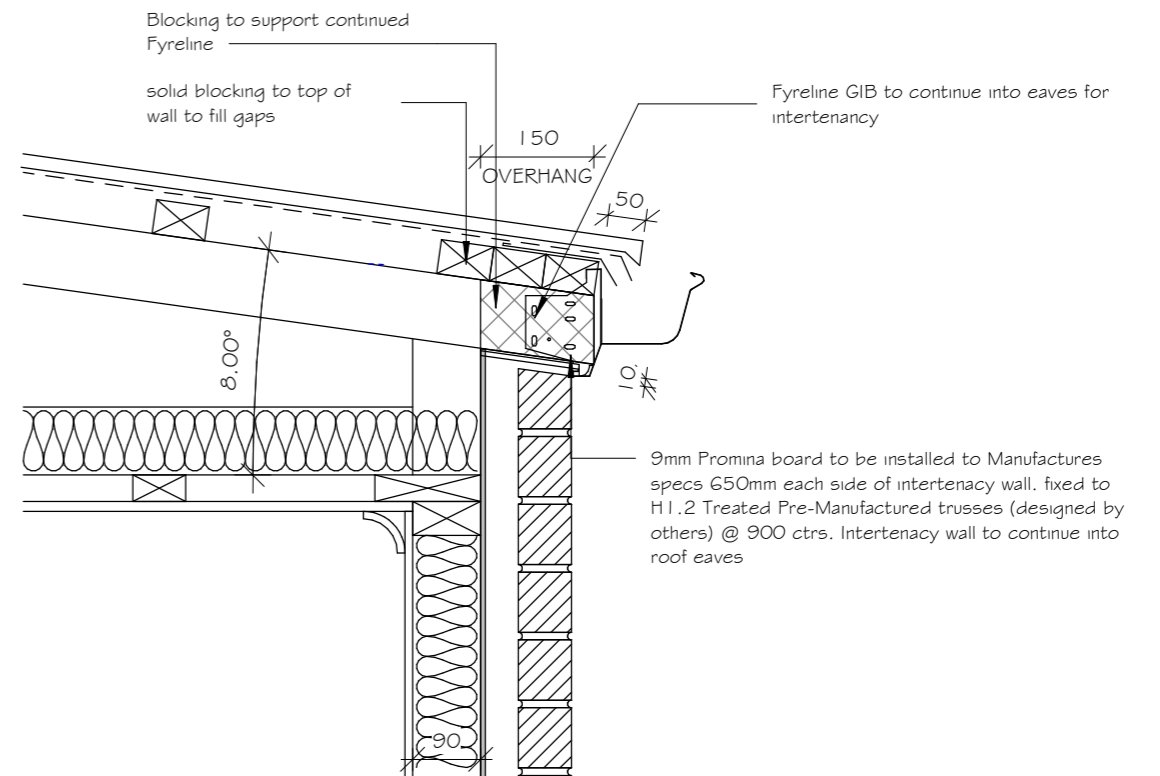

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B2 FIRE RATED EAVE/GUTTER AT
INTERTENANCY WALL - WEATHERBOARD
1:10



B2 FIRE RATED EAVE/GUTTER AT
INTERTENANCY WALL - WEATHERBOARD
1:10



B2 FIRE RATED EAVE/GUTTER AT
INTERTENANCY WALL - BRICK - 8°
1:10

17 LYON STREET

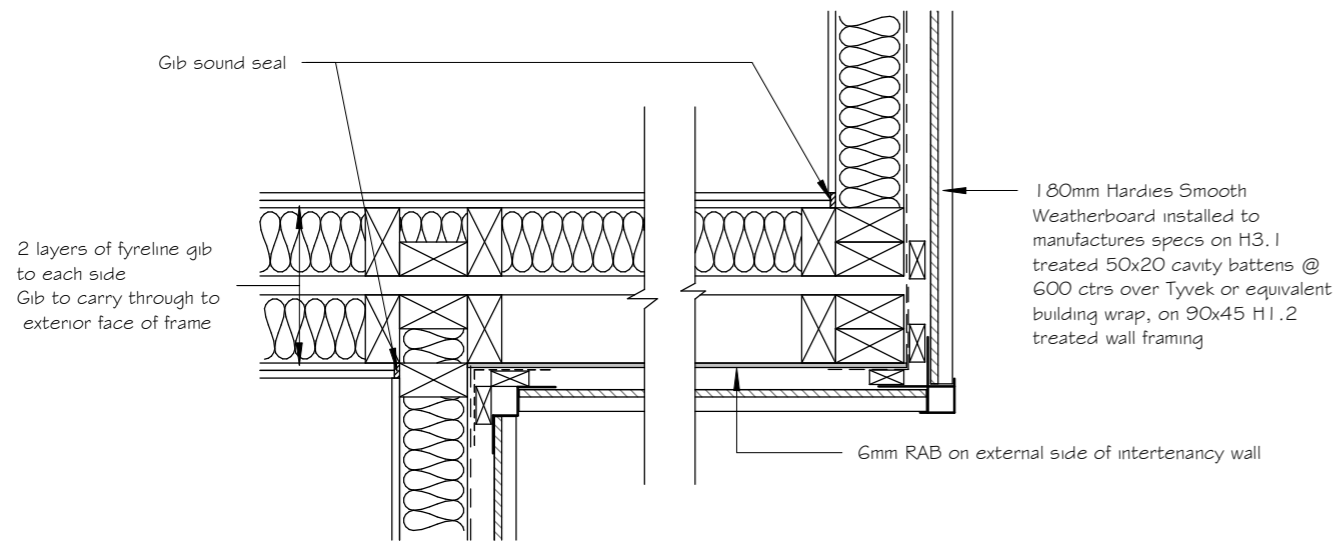
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1	FOR DISCUSSION	5-11-19
Rev.	Description	Date
Revision Schedule		

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ISSUE TYPE	CONSENT
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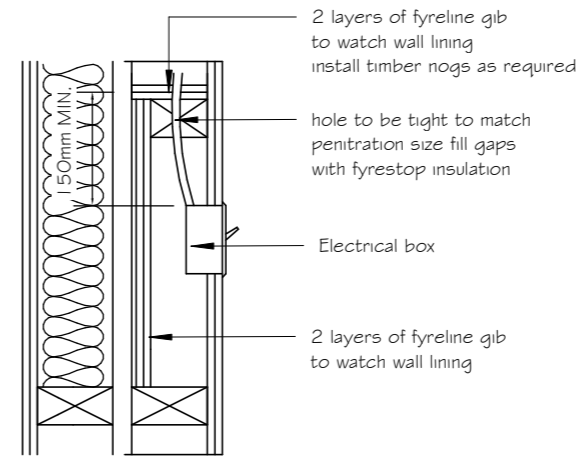
AG.14	FIRE DETAILS
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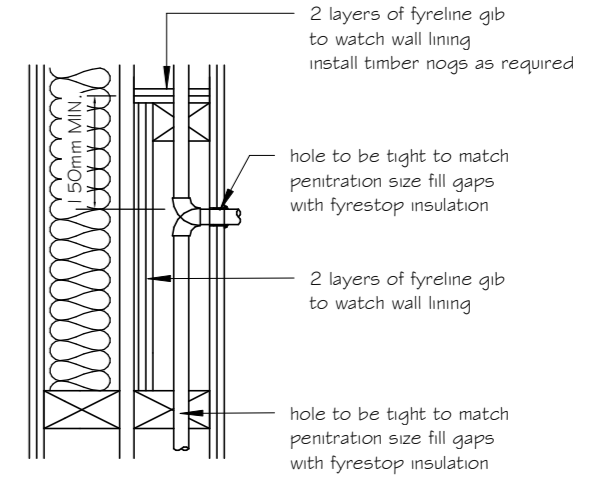


FIRE WALL TO EXTERIOR WALL - WEATHERBOARD

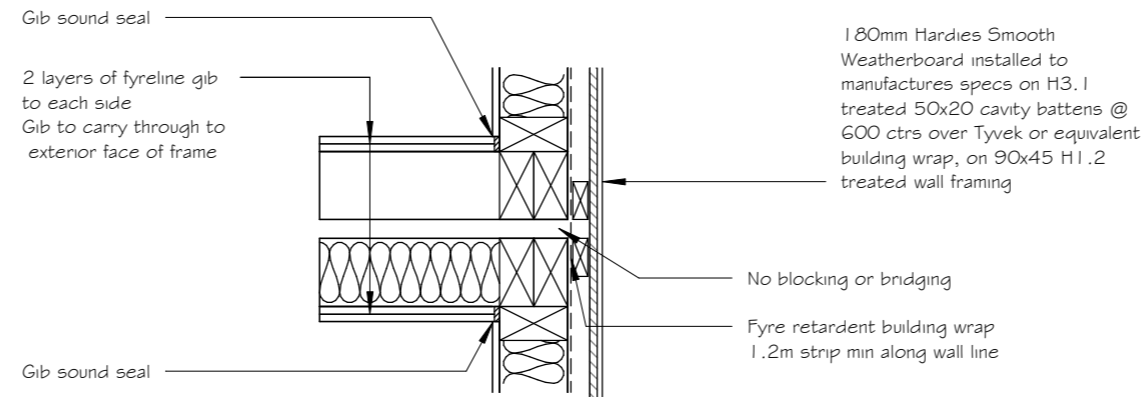
B2 1:10



ELECTRICAL PENETRATION DETAIL

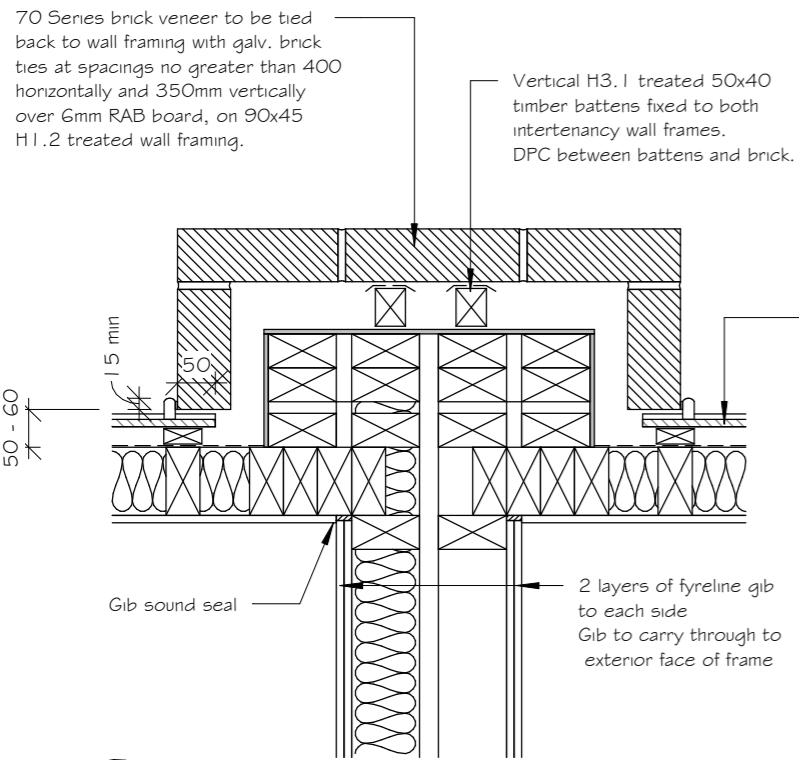


PIPE PENETRATION DETAIL



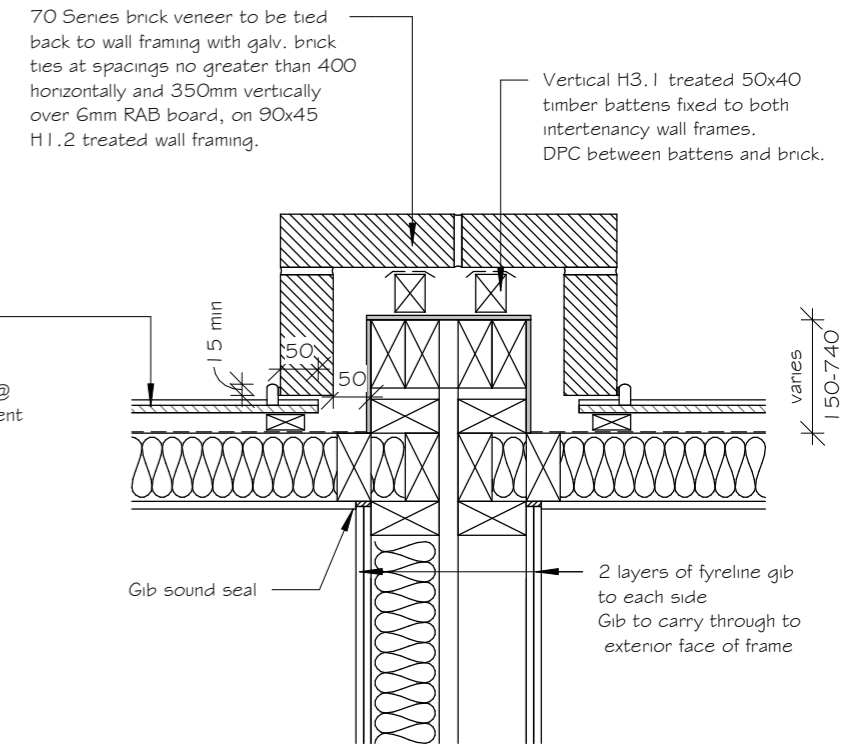
FIRE WALL TO EXTERIOR WALL

B2 1:10



FIRE WALL TO EXTERIOR WALL

B2 1:10



FIRE WALL TO EXTERIOR WALL

B1 1:10


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17 LYON STREET

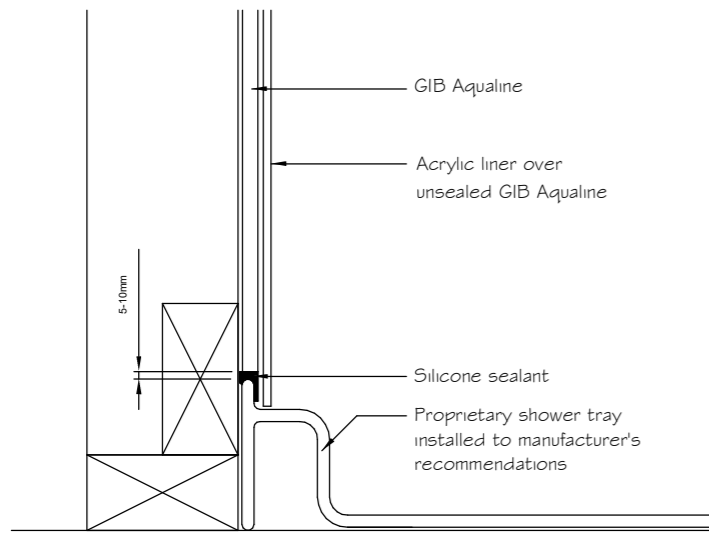
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1	FOR DISCUSSION	5-11-19
Rev.	Description	Date
Revision Schedule		

JOB #	19-032
ISSUE TYPE	CONSENT
SCALE	1 : 10
CURRENT REVISION:	2

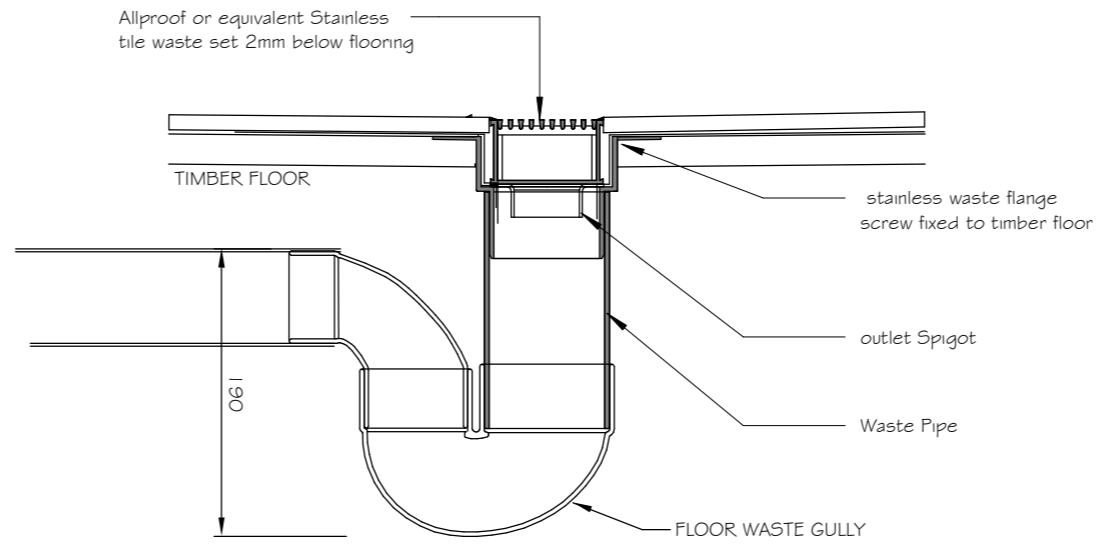
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DATE:	12-11-19

AG.15
FIRE DETAILS

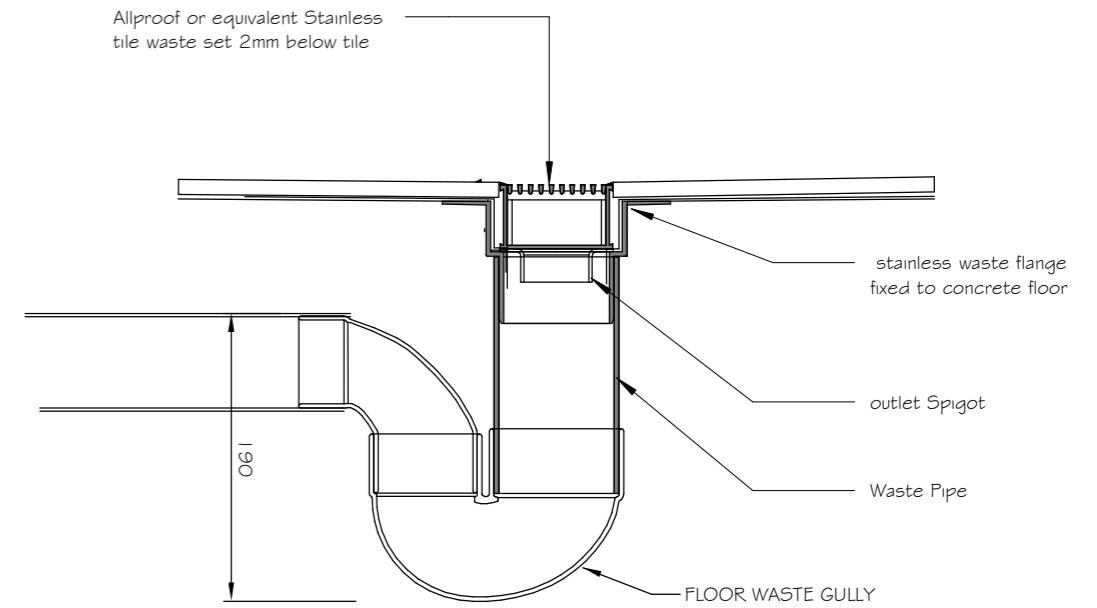

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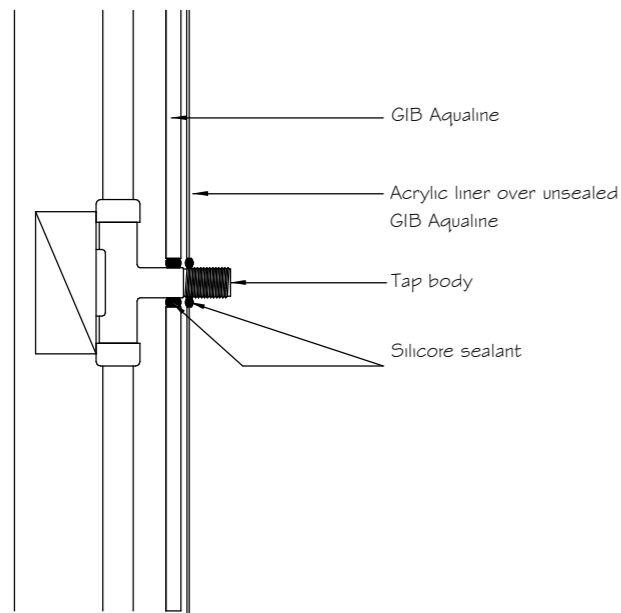
ACRYLIC SHOWER BASE DETAIL



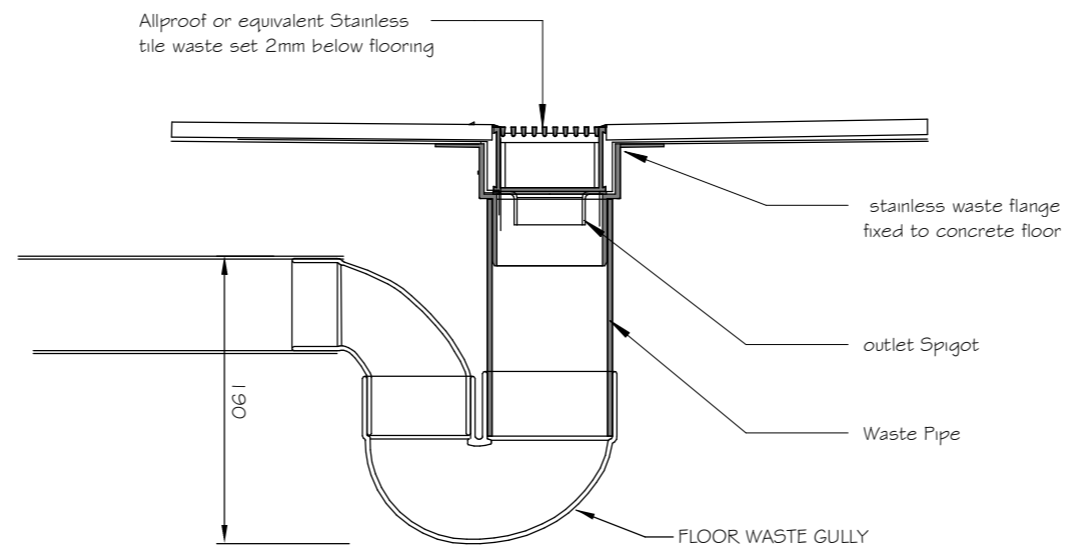
FLOOR WASTE GULLY DETAIL -TIMBER FLOOR
1:5



SHOWER WASTE DETAIL
1:5



ACRYLIC SHOWER LINER PENETRATION DETAIL

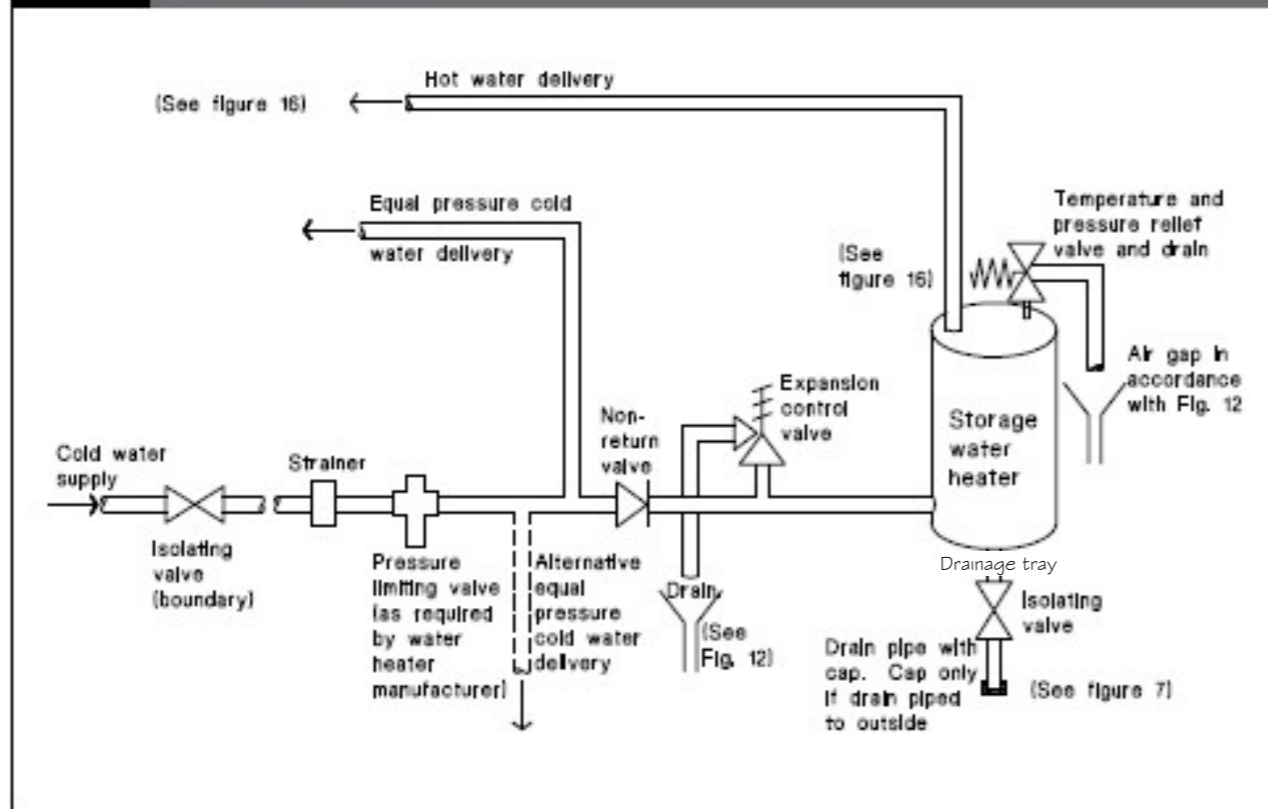


FLOOR WASTE GULLY DETAIL -CONCRETE FLOOR
1:5

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17 LYON STREET	2	CONSENT	12-11-19	JOB #	19-032	DRAFTED BY:	SC	AG.1 G WET AREA DETAILS
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	Revision Schedule			CURRENT REVISION:	2	DATE:	12-11-19	
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Figure 8: Mains Pressure Storage Water Heater System (unvented)
Paragraphs 6.1.2 and 6.2.1 b)



SCHEMATIC OF HOT WATER CYLINDER

Install Drainage tray to hot water cylinder as be E1/AS 1

5.2.3 Safe trays

Performance E3.3.2: states that; Free water from accidental overflow from *sanitary fixtures* or *sanitary appliances* must be disposed of in a way that avoids loss of amenity or damage to household units or other property. An acceptable method of preventing water damage is to locate a safe tray below the water tank (see Figure 4). The safe tray shall incorporate a drain with a minimum diameter of 40 mm. Where the tank overflow discharges into the safe tray, the diameter of the safe tray drain shall be greater than the overflow pipe from the tank and comply with Paragraph 5.2.2.

6.7.2 Relief valve drains shall:

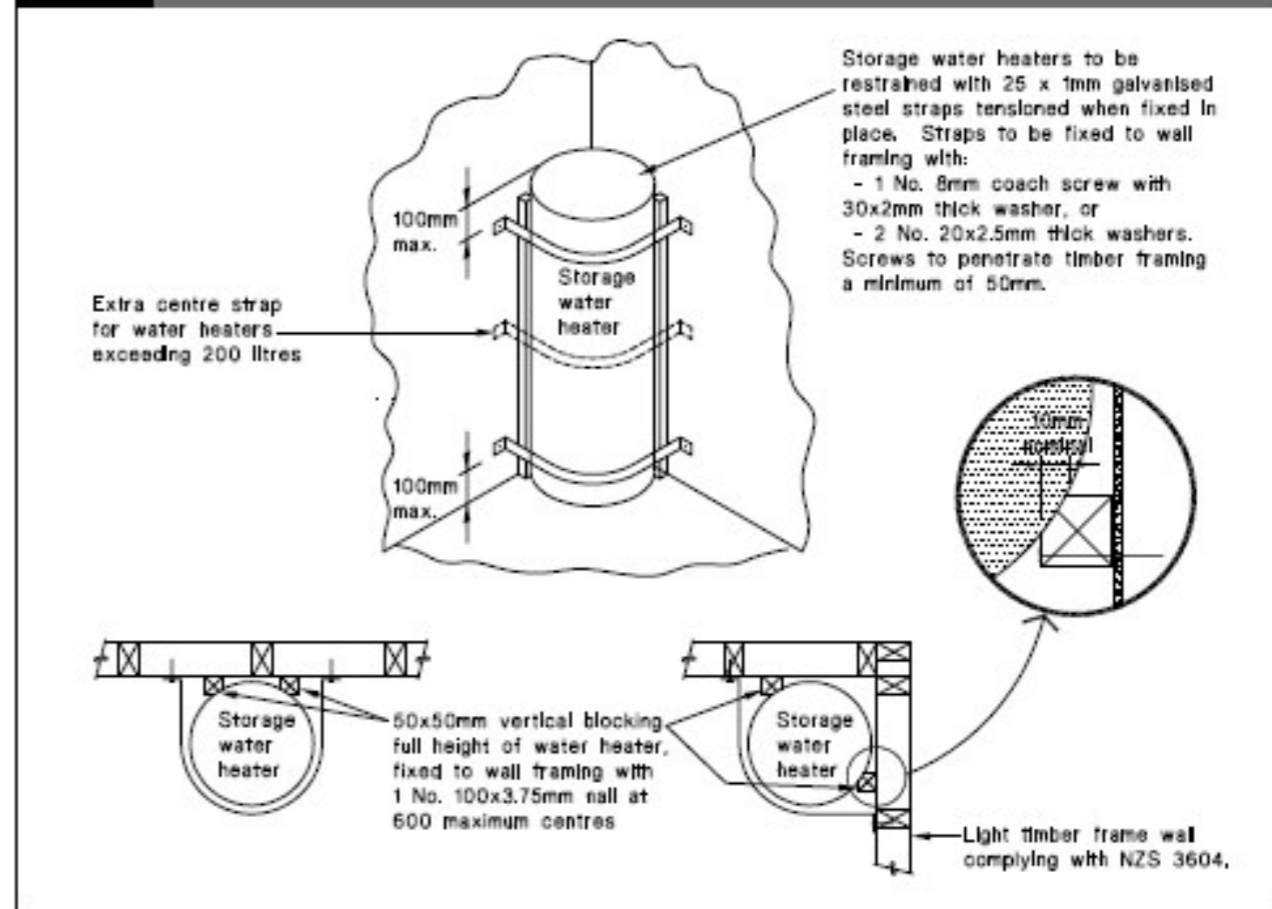
- a) Be of copper pipe,
- b) Have no restrictions or valves,
- c) Have a continuous fall from the relief valve to the outlet,
- d) Discharge in a visible position which does not present a hazard or damage to other building elements (except when used in association with free outlet storage water heaters),
- e) Have a minimum diameter of the same size as the valve outlet,
- f) Have the number of changes in direction plus the length of the relief drain (in metres) not exceeding 12,

COMMENT:

For example: 7 metres of pipe allows the total number of bends to be 5.

- g) Be connected to a relief valve in accordance with the valve manufacturer's specification,
- h) Comply with Paragraph 6.7.3 when relief valve drains are combined, and
- i) Comply with Paragraphs 6.7.4 and 6.7.5 when freezing is likely.

Figure 14: Seismic Restraint of Storage Water Heaters 90 – 360 litres
Paragraph 6.11.4




HOT WATER CYLINDER SEISMIC RESTRAINTS



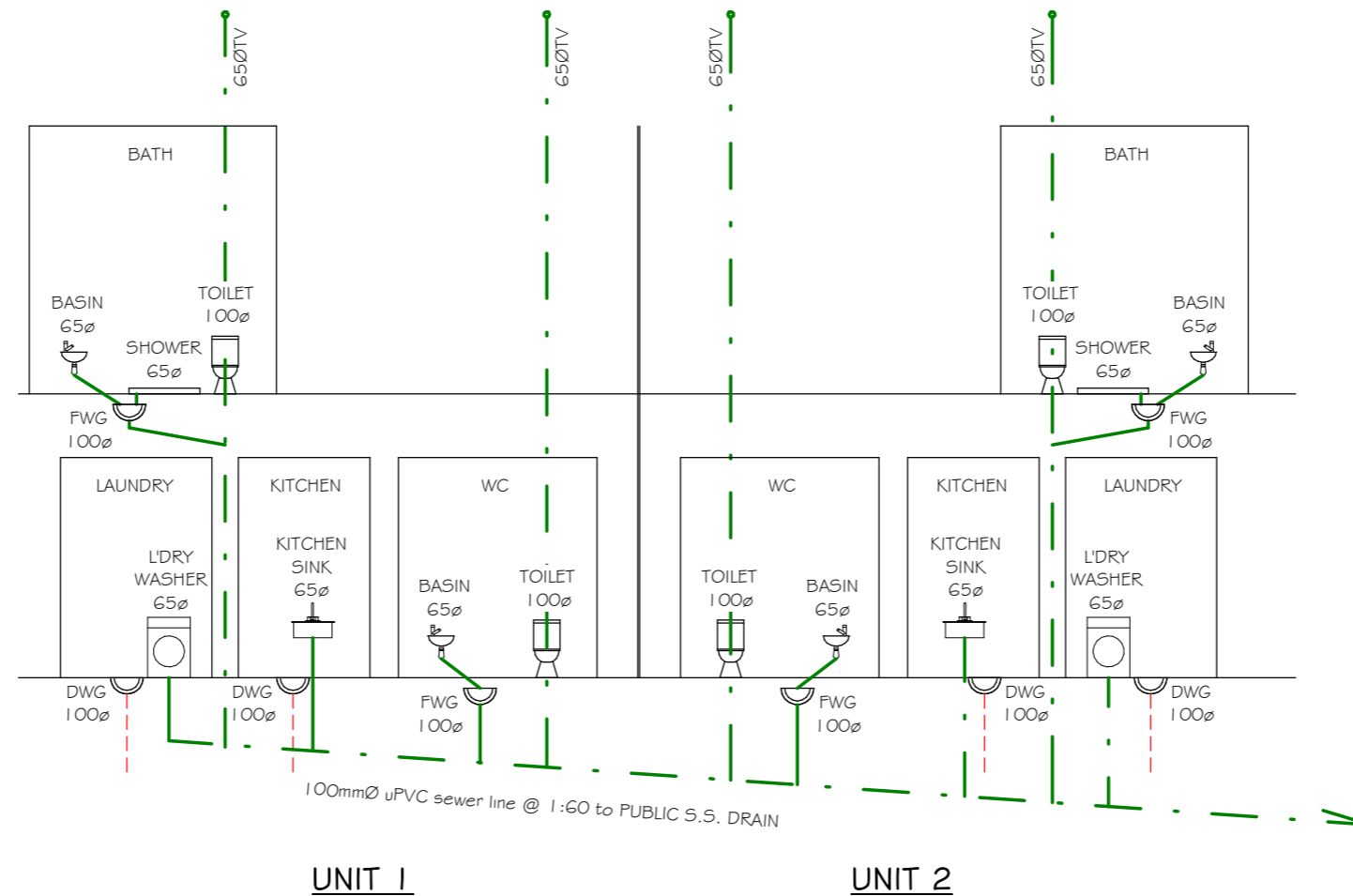
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BC Number - DD007.2019.00040149.001

17 LYON STREET	2	CONSENT	12-11-19	JOB #	19-032	DRAFTED BY:	SC	AG.17 HWC DETAILS	
	1	FOR DISCUSSION	5-11-19	ISSUE TYPE	CONSENT	DATE:	12-11-19		
	Rev.	Description	Date	SCALE	1 : 5	CHECKED BY:	JAC		
	Revision Schedule				CURRENT REVISION:	2	DATE:		12-11-19



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E: admin@diversedesign.co.nz
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PLUMBING SCHEMATIC

NTS

PLUMBING SYSTEM AS 3500

Fixture Type	Waste Size	Min Grad	Material
WC	100mm	1:60	uPVC
Bath Vanity	65mm	1:40	uPVC
Bath Shower	65mm	1:40	uPVC
Kitchen Sink	40mm	1:40	uPVC
Laundry	40mm	1:40	uPVC
TV	80mm	n/a	uPVC
Soil Stack	100mm	n/a	uPVC
FWG	65mm	1:40	uPVC
Main ww Line	100mm	1:60	uPVC
Main SW Line	100mm	1:60	uPVC

NOTE: all water pipes in garage or roof space to be insulated to comply with NZS4503



17 LYON STREET

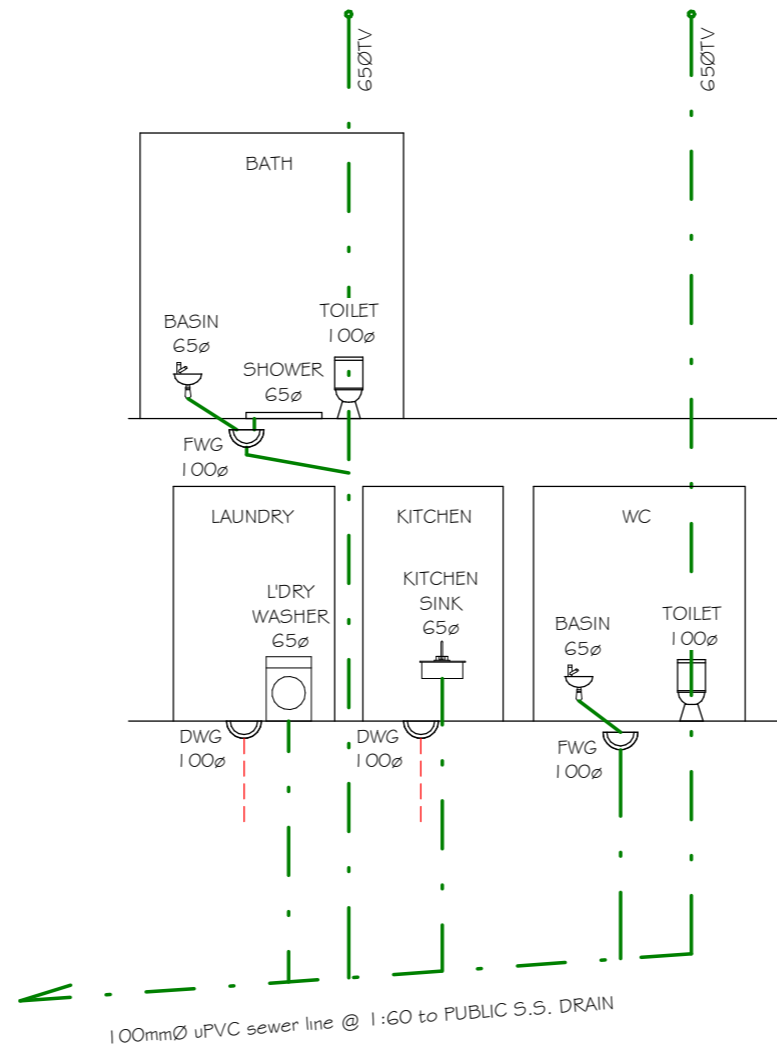
2	CONSENT	12-11-19
1	FOR DISCUSSION	5-11-19
Rev.	Description	Date
Revision Schedule		

JOB #	19-032
ISSUE TYPE	CONSENT
SCALE	1 : 100
CURRENT REVISION:	2

DRAFTED BY:	SC
DATE:	12-11-19
CHECKED BY:	JAC
DATE:	12-11-19

AG.18
B1 PLUMBING SCHEMATIC

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PLUMBING SCHEMATIC PER UNIT - UNITS 3-8
NTS

PLUMBING SYSTEM AS 3500

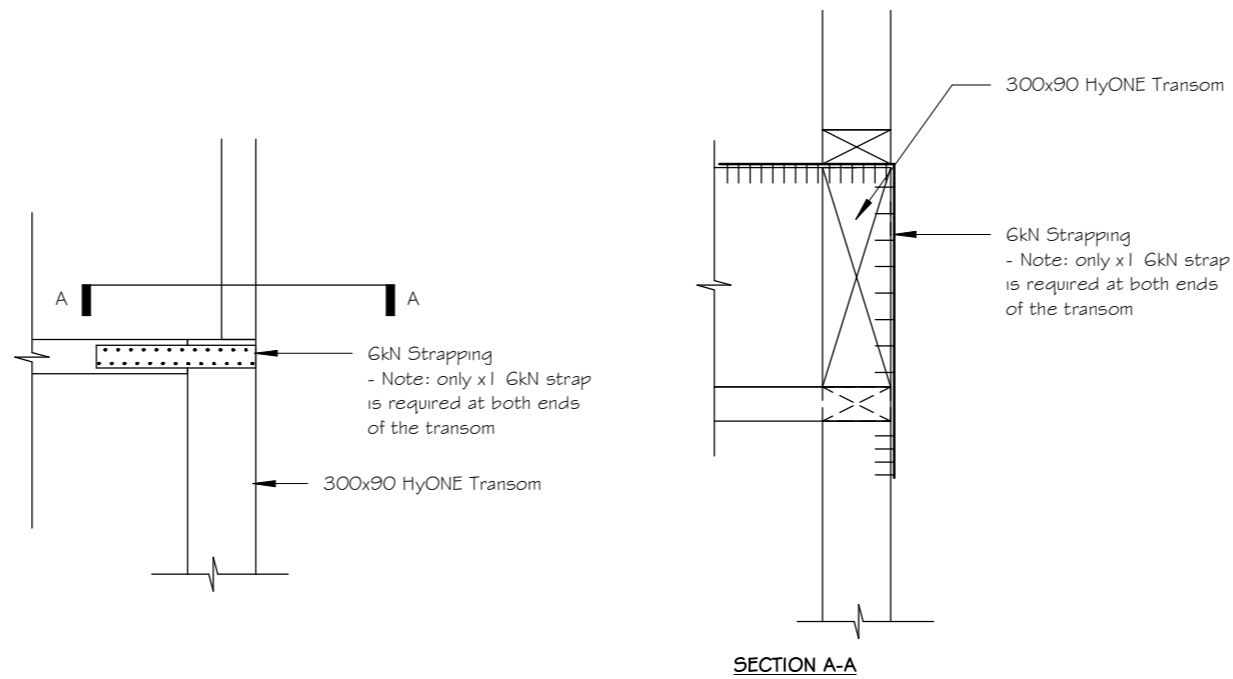
Fixture Type	Waste Size	Min Grad	Material
WC	100mm	1:60	uPVC
Bath Vanity	65mm	1:40	uPVC
Bath Shower	65mm	1:40	uPVC
Kitchen Sink	40mm	1:40	uPVC
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TV	80mm	n/a	uPVC
Soil Stack	100mm	n/a	uPVC
FWG	65mm	1:40	uPVC
Main ww Line	100mm	1:60	uPVC
Main SW Line	100mm	1:60	uPVC

NOTE: all water pipes in garage or roof space to be insulated to comply with NZ54503


BUILDING UNIT
APPROVED
 BC Number - DD007.2019.00040149.001


17 LYON STREET	2	CONSENT	12-11-19	JOB #	19-032	DRAFTED BY:	SC	AG.19 B2 PLUMBING SCHEMATIC
	1	FOR DISCUSSION	5-11-19	ISSUE TYPE	CONSENT	DATE:	12-11-19	
	Rev.	Description	Date	SCALE	1 : 100	CHECKED BY:	JAC	
	Revision Schedule			CURRENT REVISION:	2	DATE:	12-11-19	


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WIND TRANSOM CONNECTION DETAILS
1:10



17 LYON STREET	2	CONSENT	12-11-19	JOB #	19-032	DRAFTED BY:	SC	AG.20 ENGINEER'S DETAILS - WIND TRANSOM
	1	FOR DISCUSSION	5-11-19	ISSUE TYPE	CONSENT	DATE:	12-11-19	
	Rev.	Description	Date	SCALE	1 : 10	CHECKED BY:	JAC	
	Revision Schedule			CURRENT REVISION:	2	DATE:	12-11-19	
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PROPOSED NEW RESIDENCE

17 Lyon Street, Hamilton

STRUCTURAL DRAWINGS

Project Number 19692



Sheet Register		
Sheet	Rev.	Name
S1	A	General Construction Notes
S2	A	Foundation Layout - Sht 1/2
S3	A	Foundation Layout - Sht 2/2
S4	A	RibRaft Foundation Sections
S5	A	RibRaft Foundation Sections
S6	A	RibRaft Services Details



ORIGINAL SIZE = A3

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Rev.		
A	30.10.19	FOR CONSENT



PROPOSED NEW RESIDENCE
17 LYON STREET
HAMILTON

RIBRAFT
GENERAL NOTES

design	C. STEELE
drawn	L. BOTHA
appvd	C. STEELE
date	OCT. 19

file	19692	
dwg	S0	rev. A

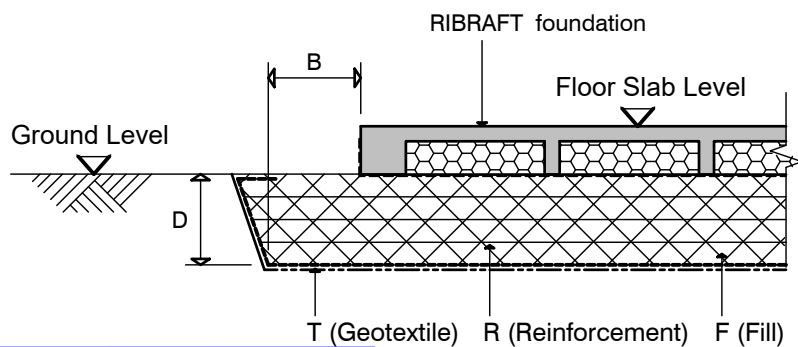
GENERAL

1. These drawings are not to be used for construction until the plan (sheet S2) is signed by the main contractor
2. Do not scale. refer any discrepancies to the architect/engineer.
3. These drawings are to be read in conjunction with the architect's & engineer's drawings.
4. The builder shall be responsible for any damage to works during construction.
5. The sand blinding layer shall be 20mm min. & 50mm max. to aid levelling & to prevent rocking of pods.
6. Vapour barrier to be 0.25mm (250 micron) polythene complying with NZS 4229. / NZS 3604
7. Finished ground level adjacent to slab to be protected from wind, water erosion and undermining.

FOUNDATIONS

1. For assumed allowable bearing capacity refer to calculations/installer guide. Unless otherwise noted in documentation
2. If there is any doubt about the integrity of the material on which the slab is to be founded - an Engco representative must be notified as soon as possible.

GEOTECHNICAL REQUIREMENTS:
 Refer: Phoenix geotechnical report Ref. 190601 Dated: 10 Sept. 2019
 Confirm ultimate bearing capacity after site stripping > 150kPa



BUILDING PLATFORM

N.T.S.

CONCRETE

1. All workmanship & materials to conform to NZS 3109, NZS 4210 & local authority regulations.
2. Minimum covers to reinforcement:
 - Exposed to earth - 75mm.
 - Protected by vapour barrier - 50mm.
 - Not exposed to weather except for a brief period during construction - 25mm.
3. No holes or chases other than those specified are to be made in the slab without the approval of the Engineer.
4. All concrete shall be 25MPa FIRTH 2519TC2 Fibre mix grade with 20mm nominal maximum aggregate size & 160mm slump & shall comply with NZS 3109.
5. All concrete to be mechanically vibrated & carefully worked around the reinforcement & into the corners of the formwork.

INSPECTIONS

Inform ENGCO consulting 48 hours in advance of any inspections required for code compliance certification.
 Contact ENGCO - Ph. 03 366 7955 & quote ENGCO Ref. No. 19692

INSPECTIONS REQUIRED:

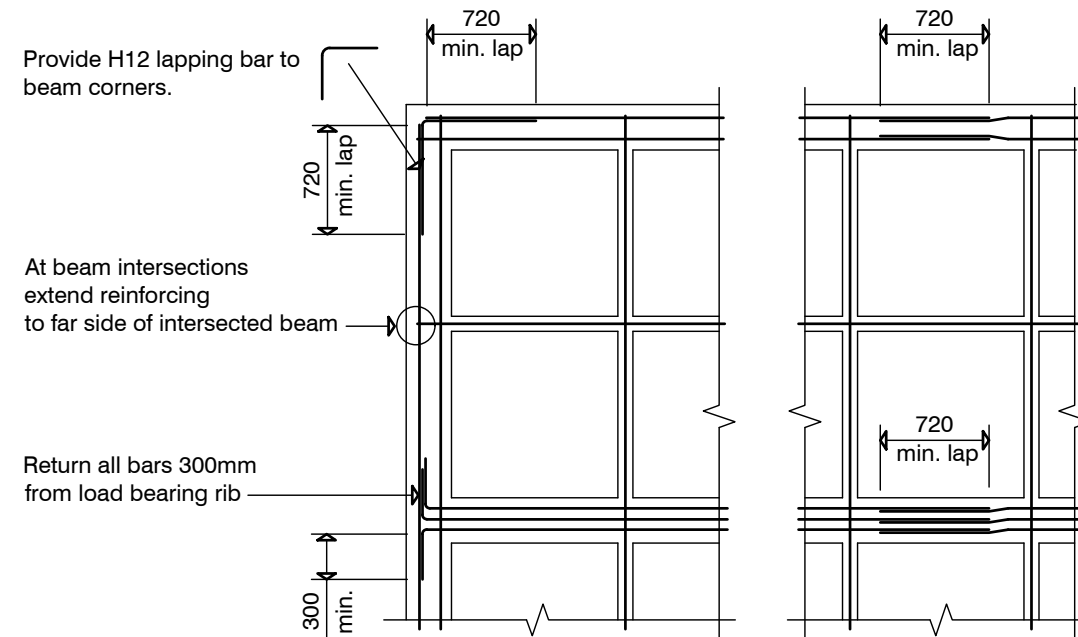
1. Site strip - Confirm bearing at excavation
2. Contractor to supply (4)x N.D tests on finished compacted surface
3. Pre-pour of slab - Rebar inspection

BUILDING PLATFORM TABLE:	
B	600mm
D	Remove 600mm - Confirm bearing > 150kPa
T	N/A
R	N/A
F	Fill to comply with NZS4431:1989 and achieve an ultimate bearing capacity of 300kPa

Refer to arch. drawings for finished floor levels

REINFORCING

1. All reinforcing shall be new Zealand sourced and conform to AS/NZS 4671 :2001 in grade 300 or grade 500E.
2. All bends to be made cold without fracture.
3. All reinforcing shall be deformed type unless otherwise stated.
4. Grade 500E deformed bars shall be designated 'H', Grade 300 deformed bars shall be designated 'D' and Grade 300 round bars shall be designated 'R'
5. Minimum bar splice 720mm. (or unless otherwise noted)
6. All reinforcement to be fixed & tied where necessary in its specified position.
7. Welding of reinforcing is not permitted
8. Spacers:
 - Edge at 1200mm ctrs (one on edge & two on corners, typically).
 - Internal one on each side of pod (typically).
 - 50mm mesh chairs to be used
9. All mesh shall comply with AS/NZS 4671 & shall conform with elongation requirements exceeding 10%.
10. All Mesh shall lap a minimum of 250 m.m. (ensure end extensions are not included in lap length)



TYP. CORNER BAR AND LAPPING REQUIREMENTS

N.T.S.

ORIGINAL SIZE = A3



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A	30.10.19	FOR CONSENT



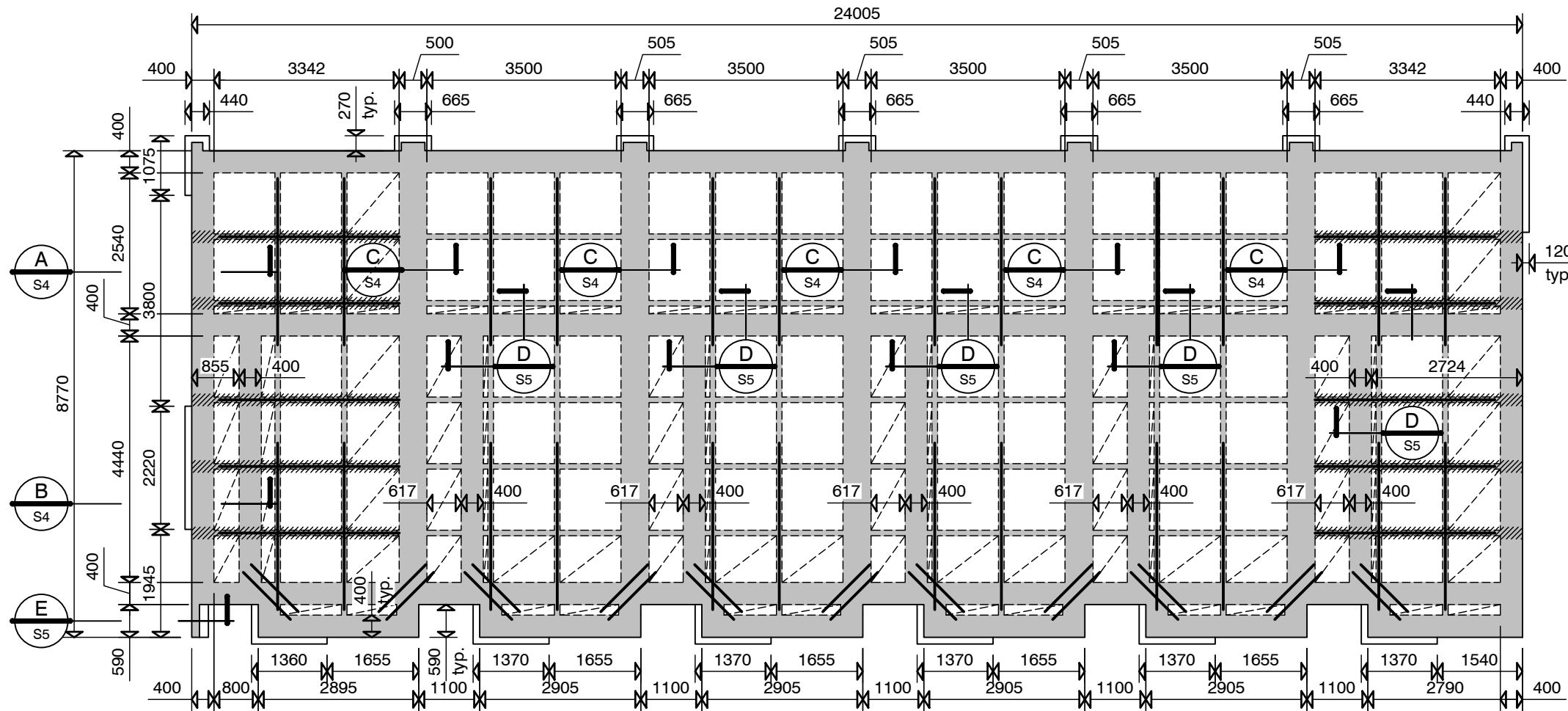
**PROPOSED NEW RESIDENCE
 17 LYON STREET
 HAMILTON**

**RIBRAFT
 GENERAL NOTES**

design	C. STEELE
drawn	L. BOTHA
appvd	C. STEELE
date	OCT. 19

file	19692	
dwg	S1	rev. A

contractor shall verify all dimensions before commencing work



GENERAL NOTES:

Locations shown of internal floor beam thickenings are indicative only. It shall be the responsibility of the Contractor to ensure that they are located centrally under the load bearing walls to which they pertain.

This drawing is to be read in conjunction with the Contract drawings for all details of floor slab set downs, steps, rebates, holding down bolts, cast in componentry and the like.

Under no circumstance should pipework for services be run longitudinally in 100mm ribs. Similarly they should not be run along perimeter foundations nor internal floor beam thickenings

Vertical or horizontal penetrations through the foundation edge beam or floor beam thickenings must be made through the middle third of the member - refer Firth ribraft Technical Solutions manual for specific information. Vertical penetrations should not be made through 100 mm ribs.

Refer to architect's drawings for floor slab set downs, steps, rebates, holding down bolts, cast in componentry and the like.

KEY:

- Full Pod - 1100x1100
- Cut Pod - Varies

RIBRAFT FOUNDATION LAYOUT

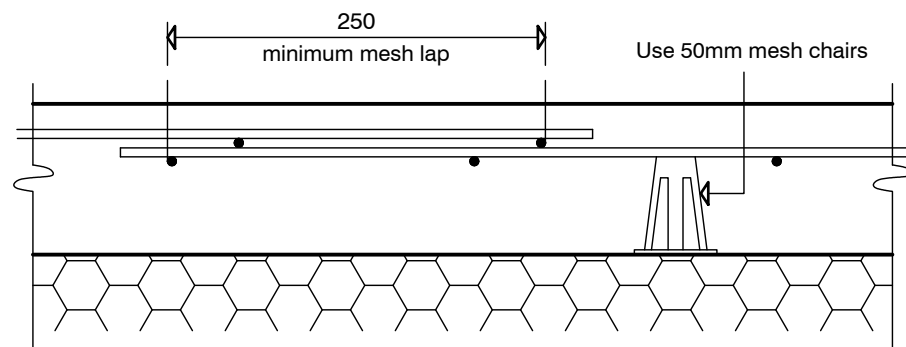
1:100

Loss of bearing bars:

Loss of bearing bars highlighted with this hatch needs to be H16 T x 3.0m long, all other bars to be H12 T x 3.0m long

100mm Floor Slab with 300mm pods. (25MPa FIRTH RP2519TC2 Fibre mix concrete)
Fletcher G500E SE62 Ductile mesh with min. 250mm laps (end extensions not included).

The design Fibre mix shall be supplied so that the residual flexural tensile stresses $f_{R,1}$ & $f_{R,4}$ shall be 1.5 MPa & 1.0 MPa respectively.



TYPICAL MESH LAP & CHAIR DETAILS

N.T.S.



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**PROPOSED NEW RESIDENCE
17 LYON STREET
HAMILTON**

**RIBRAFT
FOUNDATION PLAN**

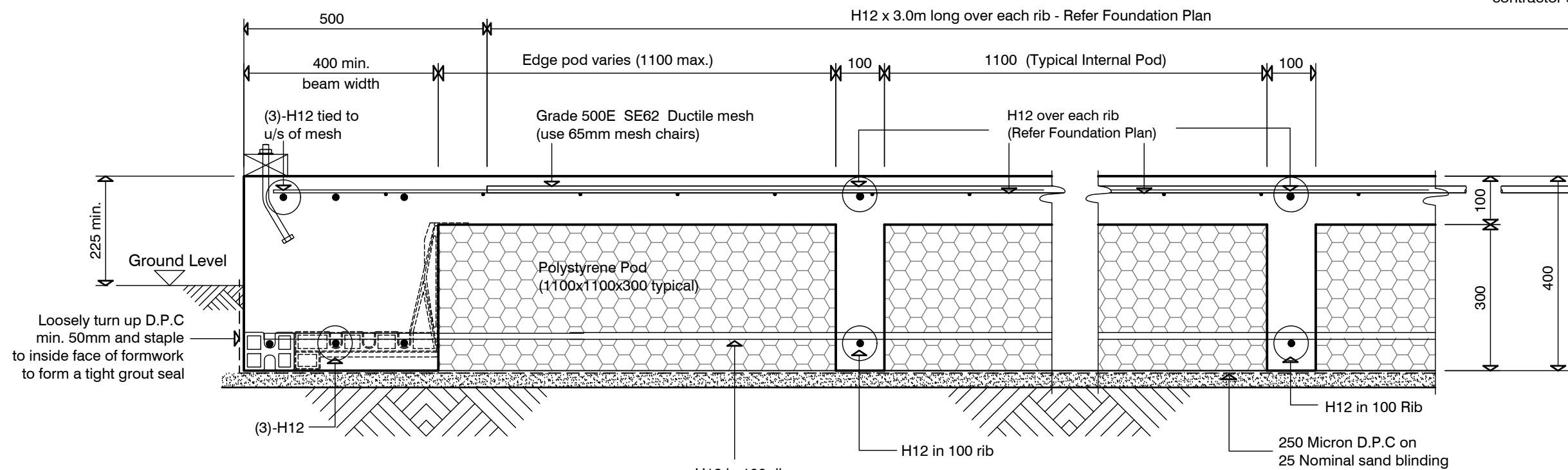
Rev.		
A	30.10.19	FOR CONSENT

design	C. STEELE
drawn	L. BOTHA
appvd	C. STEELE
date	OCT. 19

file	19692	
dwg	S2	rev. A

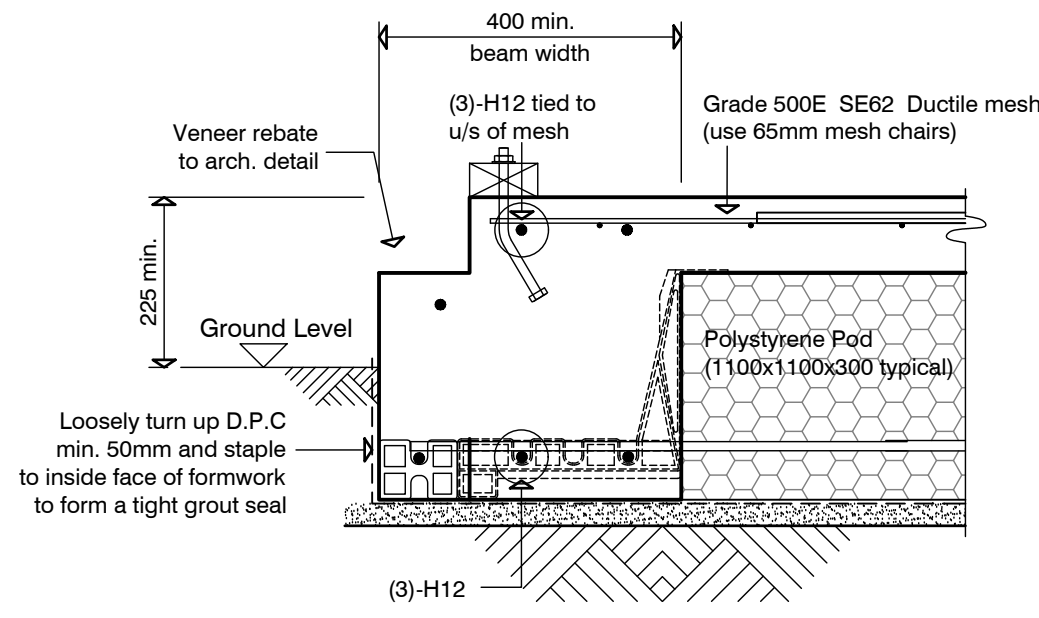
ORIGINAL SIZE = A3

contractor shall verify all dimensions before commencing work

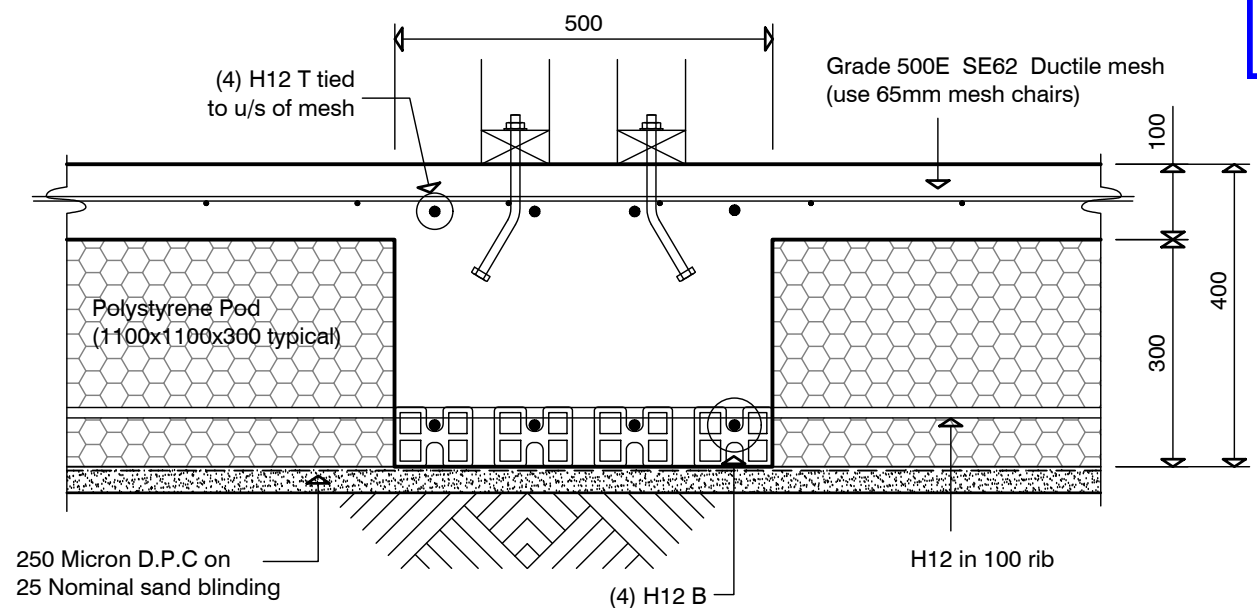


SECTION A TYP. 400mm PERIMETER BEAM (Showing internal ribs)
1:10

H12 in 100 rib (Project into perimeter footing past outside bottom H12 as indicated)



SECTION B TYP. 400mm PERIMETER BEAM (Showing veneer rebate)
1:10



SECTION C TYP. 500mm INTERNAL BEAM
1:10

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**PROPOSED NEW RESIDENCE
17 LYON STREET
HAMILTON**

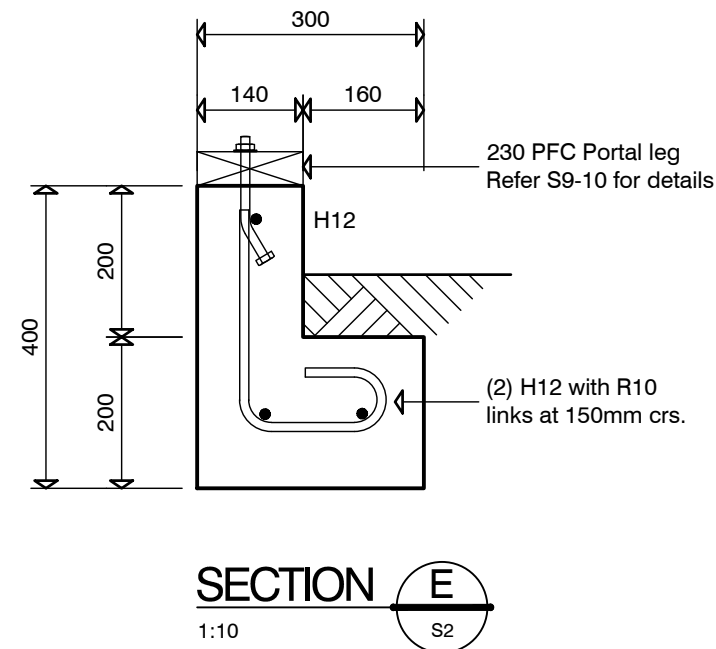
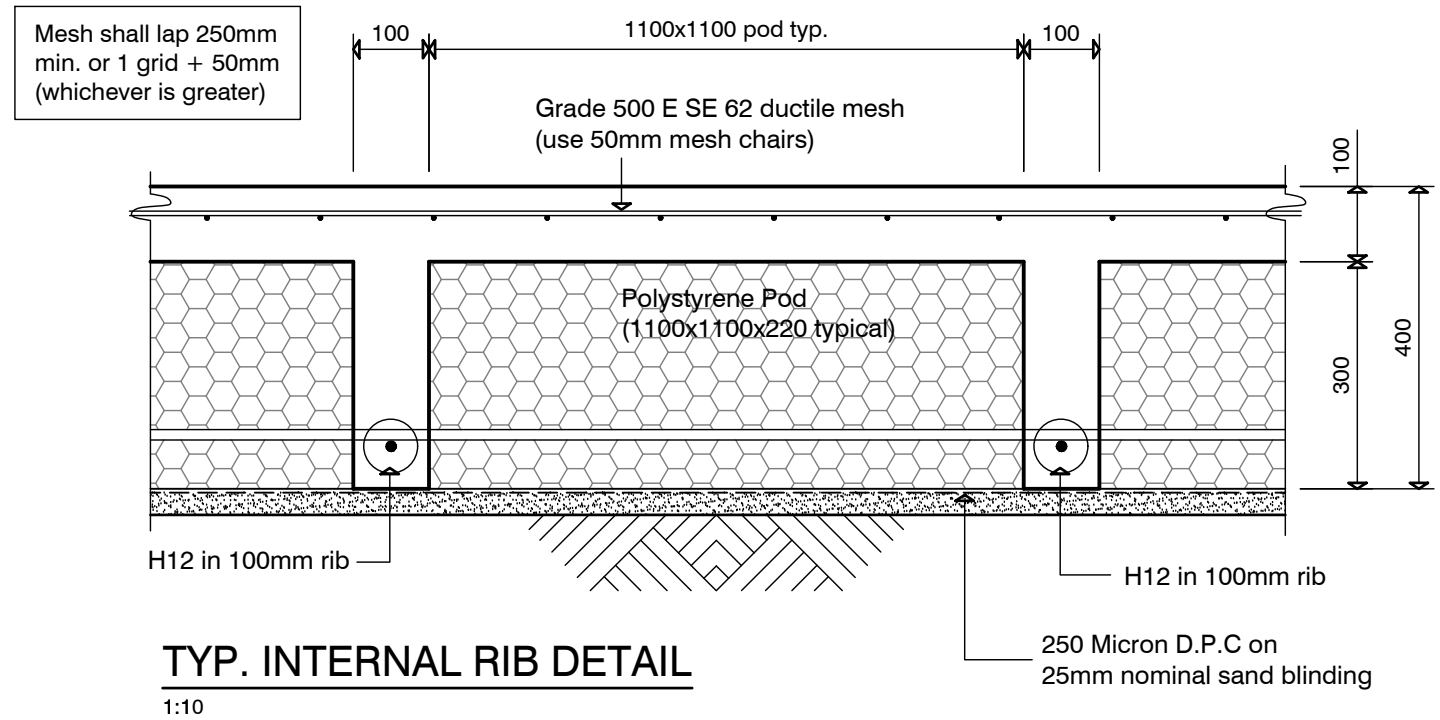
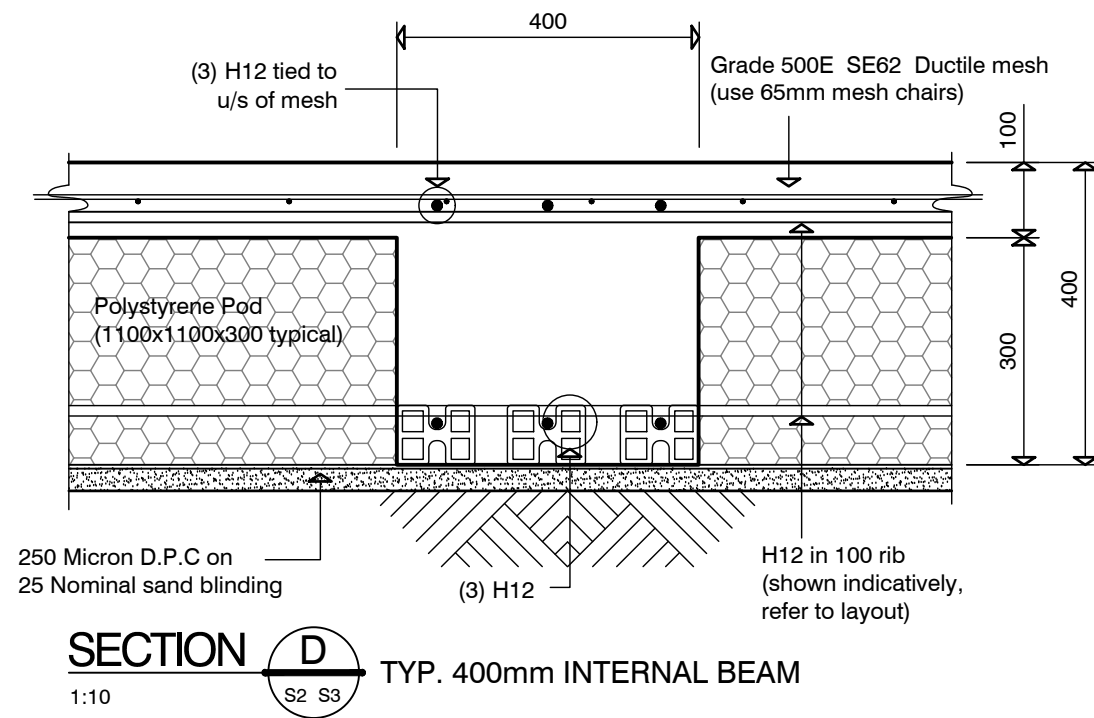
**RIBRAFT
SECTIONS**

Rev.	Date	Description
A	30.10.19	FOR CONSENT

design C. STEELE
drawn L. BOTHA
appvd C. STEELE
date OCT. 19

file 19692
dwg S4 rev. A

ORIGINAL SIZE = A3



ORIGINAL SIZE = A3

Rev.		
A	30.10.19	FOR CONSENT



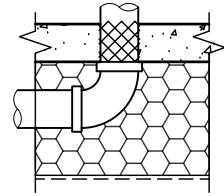
PROPOSED NEW RESIDENCE
17 LYON STREET
HAMILTON

RIBRAFT
SECTIONS

design	C. STEELE
drawn	L. BOTHA
appvd	C. STEELE
date	OCT. 19

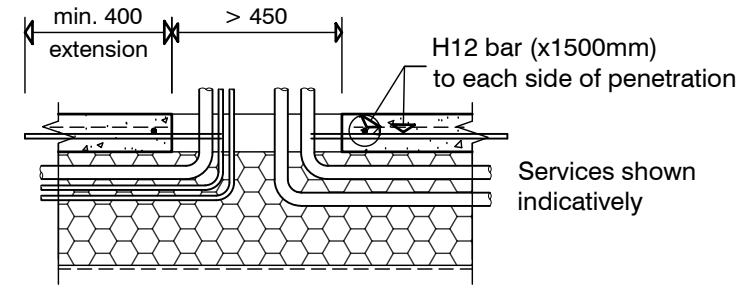
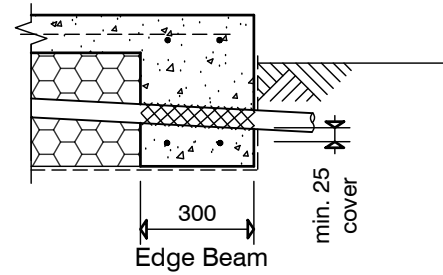
file	19692	
dwg	S5	rev. A

Pipes can be run in pods under the slab without a sleeve, only wrap pipe where it passes through concrete



NOTE:
No separation is required for pipes that are fully encased in the slab.
Sleeve all pipes that pass through the slab.

Pass pipe through edge beam without sleeve, avoid any rebar and wrap pipe in lagging tape



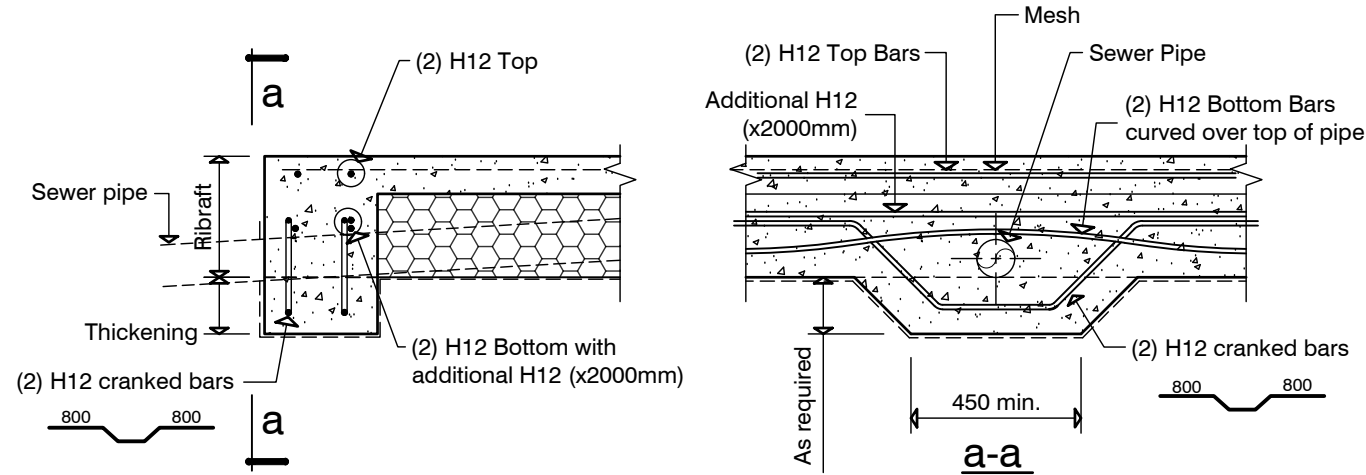
NOTE:
Add H12 crack control bars for penetrations exceeding 450mm square

SERVICES PENETRATIONS

1:20

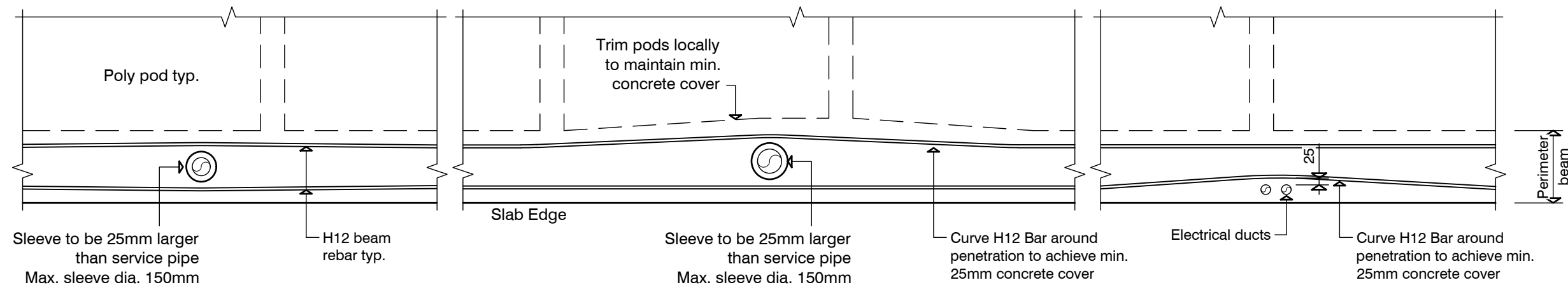
SLAB PENETRATION DETAIL

1:20



TYPICAL SECTION SHOWING BEAM THICKENING TO RECEIVE WASTE WATER PIPE

1:20



PLAN VIEW SHOWING VERTICAL SERVICE PENETRATIONS

1:20

Services shall not run along ribs or edge beams

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Rev.		
A	30.10.19	FOR CONSENT



**PROPOSED NEW RESIDENCE
17 LYON STREET
HAMILTON**

**SERVICES DETAILS
AND SECTIONS**

design	C. STEELE
drawn	L. BOTHA
appvd	C. STEELE
date	OCT. 19

file	19692	
dwg	S6	rev. A

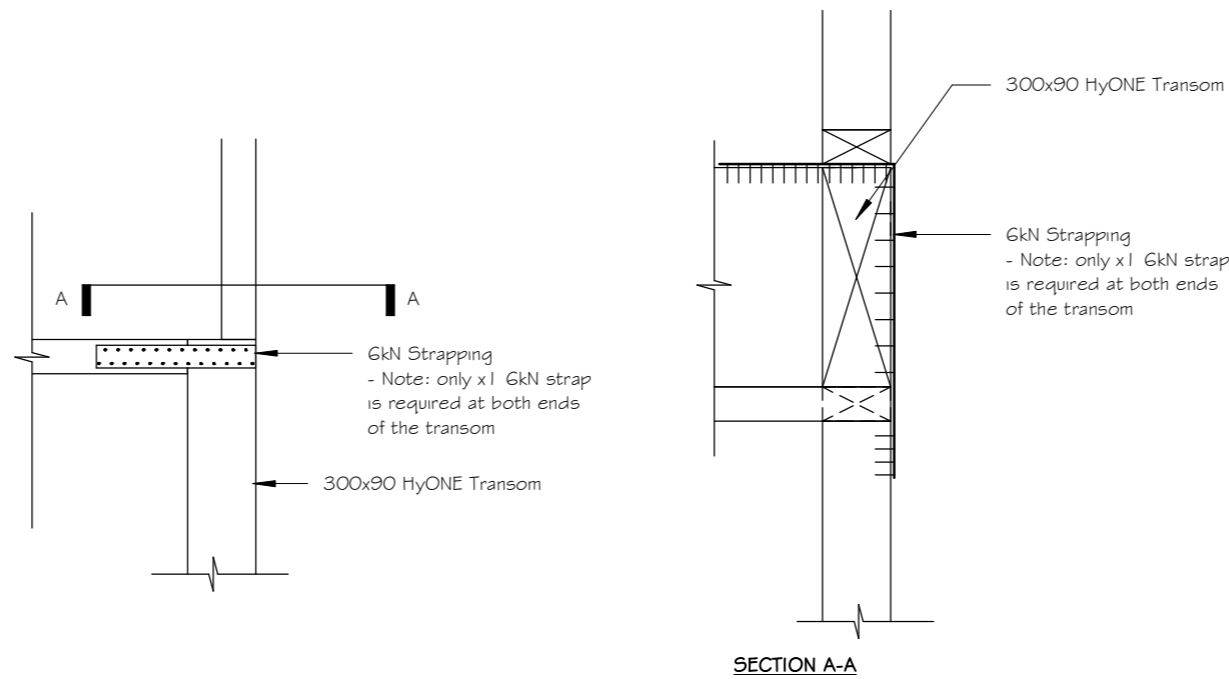
ORIGINAL SIZE = A3

The clouded items on this drawing have been reviewed for compliance with clause B1 of the New Zealand Building code as demonstrated by the structural calculations prepared by Engco, and as supported by the attached PS-1.

Signed:



Michael Cusiell CPEng #: 1010414



WIND TRANSOM CONNECTION DETAILS

1:10


BUILDING UNIT APPROVED
 BC Number - DD007.2019.00040149.001

17 LYON STREET			JOB #	19-032	DRAFTED BY:	SC	AG.20 ENGINEER'S DETAILS - WIND TRANSOM	
	1	CONSENT	31-10-19	ISSUE TYPE	CONSENT	DATE:		31/10/19
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	Revision Schedule			CURRENT REVISION:	1	DATE:		31/10/19


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