

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		
226CM²		

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

Fixture Type	Waste Size	Min. Grad.	Material
WC	100mm	1:60	uPVC
Bath Vanity	65mm	1:40	uPVC
Bath Shower	65mm	1:40	uPVC
Action Sink	40mm	1:40	uPVC
Laundry	40mm	1:40	uPVC
TV	50mm	1:40	uPVC
Soil Stack	100mm	1:40	uPVC
PVG	65mm	1:60	uPVC
Main Sew Line	100mm	1:60	uPVC

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

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.
- c) Toilets using not more than four litres on average per flush.
- d) 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
- e) 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 0.6m high as per Nicklin CE engineering plans. See section C-C of Nicklin CE report and Phoenix Stormwater Management report dated 11/9 Aug 2019

Flushing SSWH
LL=37.14
IL=34.79

CF2
CF5x450 Standard Bubble up catcolpit
Grate level 37.20
Sump level 35.55

53.7m x 150ø uPVC SENC 5N1 G sanitary sewer pipe

100ø PVC SW leads from DPs to soakage tank

3.7m x 100ø uPVC SW lead CP

100ø PVC SW leads from DPs

DWG pipes to exit building separately

hWC drip tray pipes to exit building separately

TV

ORG

IB

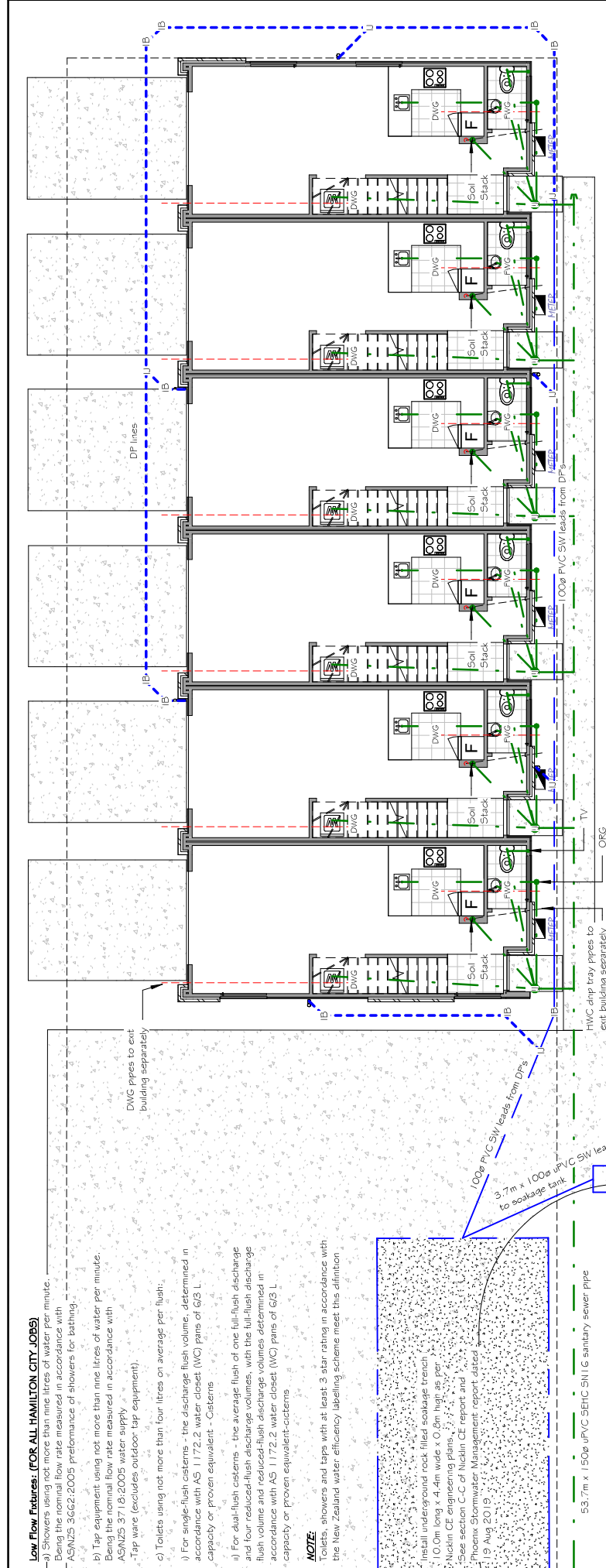
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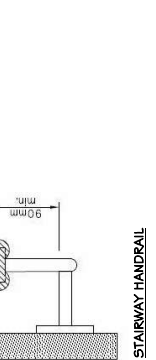
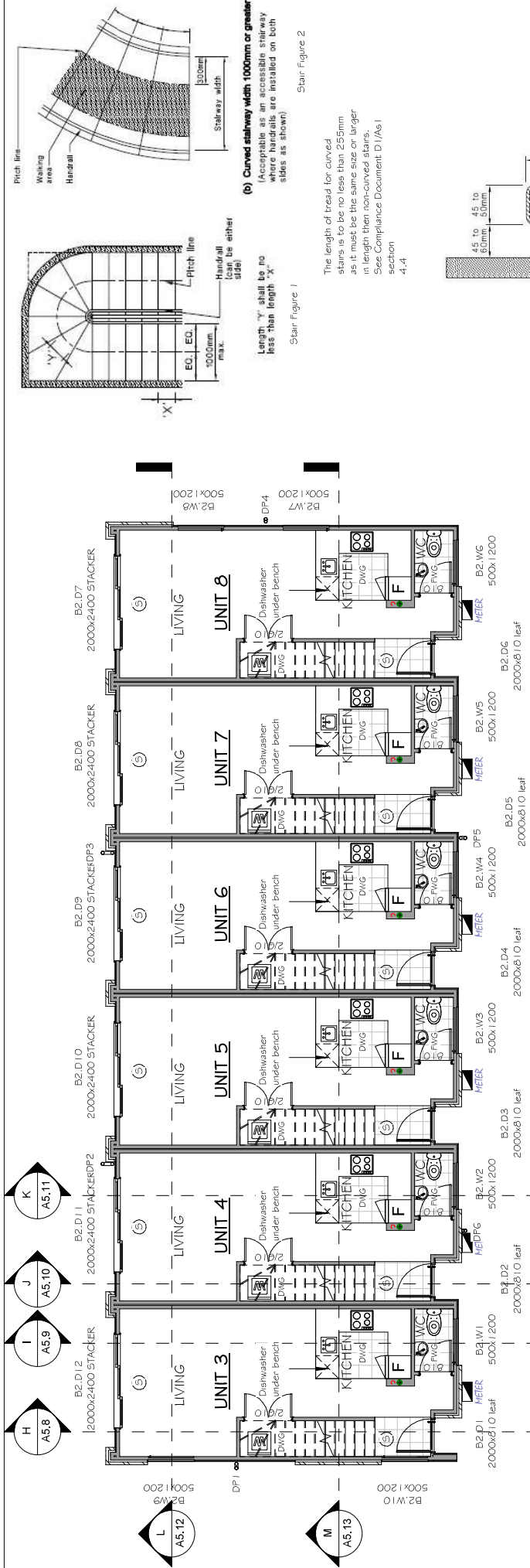
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Hamilton City Council
BUILDING UNIT APPROVED
BC Number - DD007.2019.00040149.001



17 LYON STREET		A1.2 B2 - STORMWATER & WASTEWATER PLAN		SC		19-032		JOB #	
2		CONSENT		12-11-19		FOR DISCUSSION		5-11-19	
1		FOR DISCUSSION		12-11-19		DATE:		DATE:	
Rev.		Description		Date		DRAFTED BY:		CHECKED BY:	
1		Revision Schedule		1:100		JAC		12-11-19	
2		Revision Schedule		1:100		JAC		12-11-19	

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

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 4.4

Length 'Y' shall be no less than length 'X'

Handrail shall be either 1000mm max. or 500x1200

Star Figure 1

Star Figure 2

FLOOR AREAS:

Unit 3

- Ground Floor Area Over Framing = 34.4m²
- Ground Floor Area Over Brick = 35.1m²
- First Floor Area Over Framing (Excluding Voids) = 31.2m²
- First Floor Area Over Brick (Excluding Voids) = 32.5m²
- Voids = 3.2m²

Unit 4-7

- Ground Floor Area Over Framing = 34.5m²
- Ground Floor Area Over Brick = 34.9m²
- First Floor Area Over Framing (Excluding Voids) = 31.9m²
- First Floor Area Over Brick (Excluding Voids) = 32.6m²
- Voids = 3.2m²

Unit 8

- Ground Floor Area Over Framing = 34.4m²
- Ground Floor Area Over Brick = 34.9m²
- First Floor Area Over Framing (Excluding Voids) = 31.2m²
- First Floor Area Over Brick (Excluding Voids) = 32.3m²
- Voids = 3.2m²

Total Unit 3-8

- Ground Floor Area Over Framing = 206.2m²
- Ground Floor Area Over Brick = 209.6m²
- First Floor Area Over Framing (Excluding Voids) = 191.2m²
- First Floor Area Over Brick (Excluding Voids) = 195.2m²
- Voids = 19.2m²

GENERAL NOTES:

- All Stud Heights 2455mm unless noted otherwise
- Medium windows
- All dimensions are to framing
- All soffits to be 150mm to wall framing unless noted otherwise
- All levels to be checked on site prior to commencing on job
- All dimensions to be verified during construction
- All work to be SGB unless specified otherwise
- All external cladding to be hung on walling vanities

TIMBER TREATMENT:

H1.2

- All internal framing within envelope and subfloor framing (exc'd Flies)
- Deck, joists and bearers

H3.1

- Bottom plates

H3.2

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

H3.3

- Fence Railings and rails not in ground
- External Railings, 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 Gb boards (AQUALINE TO WET AREAS)
- Ceiling - 13mm Gb Board (AQUALINE TO WET AREAS)
- Sirting - GCL 10mm SB Pine
- C cornice - 55mm Gb Pine
- Exterior joinery - F3 PP quality reveals with GCL 10 architraves
- Interior Doors - MDF HC FQ with GCL 10 architraves

BATH FIXTURES

- Shower - 900x900mm Acrylic
- Vanity - 700mm

INTERNAL DOOR SIZES

- Called out internal door widths are leaf widths

Main Private stairway

- MDF stairway with 250mm treads including 25mm nosing
- 14 nos of approx 90mm handrail brackets 900mm above stair pitch line to one side
- MDF stairway will be installed by screw fixing to studs to manufacturers installation specs

LEGEND

- (HWC) - 1 80L 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 Laundries
- (-) - Concealed 100mm ø soil stack with in 150mm wall frames

BC Number - DD007.2019.00040149.001

BUILDING UNIT APPROVED

Hamilton City Council
 BUILDING & PLANNING

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	R2.2	R1.9	YES
-BRICK EXTERIOR	R2.2	R1.9	YES
-WEATHER BOARD	R2.2	R1.9	YES
-GARAGE INTERNAL	R2.2	R1.3	YES
FLOOR	R1.3	R0.26	YES
GLAZING	R0.26	R0.26	YES

B2-GROUND FLOOR NOTES

A3.3

SC

DRAFTED BY: 12-11-19

DATE: JAC

CHECKED BY: 12-11-19

DATE: JAC

17 LYON STREET

CONSENT 12-11-19

FOR DISCUSSION 5-11-19

ISSUE TYPE: CONSENT

SCALE: 1:100

CURRENT REVISION: 2

Revision Schedule

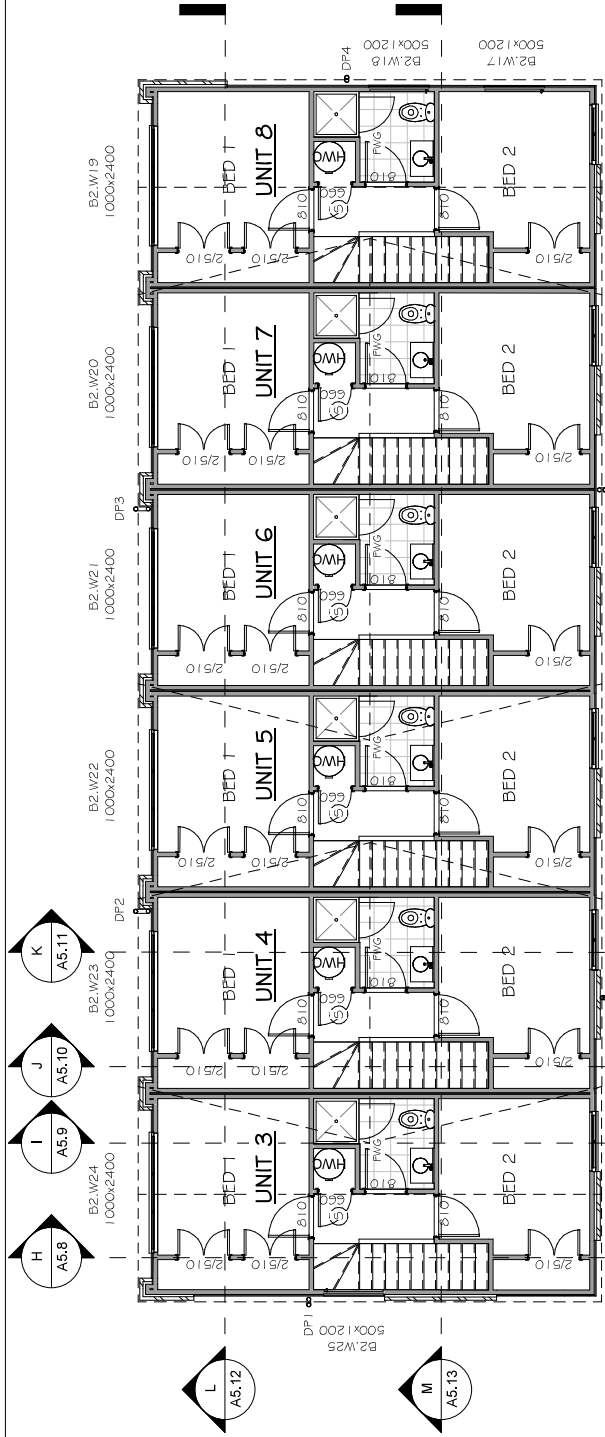
DDL ARCHITECTURE

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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	= 31.8m ²
	First Floor Area Over Brick	= 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	= 31.9m ²
First Floor Area Over Brick	= 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	= 31.8m ²
First Floor Area Over Brick	= 32.3m ²
Voids	= 3.2m ²

Total Unit 3-8

Ground Floor Area Over Framing	= 206.0m ²
Ground Floor Area Over Brick	= 209.6m ²
First Floor Area Over Framing	= 191.2m ²
First Floor Area Over Brick	= 195.2m ²
Voids	= 19.2m ²



BUILDING UNIT
APPROVED

BC Number - DD007.2019.00040149.001

GENERAL NOTES:

- All Stud Heights 2455mm unless noted otherwise
- Medium windows
- All dimensions are to framing
- All soffits to be 1500mm to wall framing unless noted otherwise
- All Levels to be checked 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

INTERIOR FINISHES

- Walls - 10mm Gip boards (AQUALINE TO WET AREAS)
- Ceiling - 15mm Gip Board (AQUALINE TO WET AREAS)
- Skirting - 60x10mm S/B Pine
- Cornice - 50mm Gip Cove
- Exterior Joinery - T3 PF quality reveals with 60x10 architraves
- Interior Doors - MDF HC PD with 60x10 architraves

BATH FIXTURES

- Shower - 900x900mm Acrylic
- Vanity - 700mm

INTERNAL DOOR SIZES

Called out internal door widths are leaf widths

NEW Private stairway

MDF stairway with 280mm treads including 20mm nosing.

14 rises or approx 150mm

Install 3.40mm 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
FVG	- Floor Waste Gully
DWG	- Dry Waste Gully
(G)	- Concealed 100mm ø soil stack with in 190mm wall frames

HI Schedule Method (under 30% glazing)

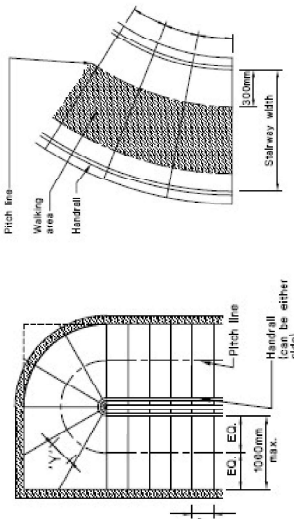
ELEMENT	R3-VALUE	MIN REQ.	COMPLYING	SCORE
ROOF	R3.2	R2.9	YES	0
WALLS	R2.2	R1.9	YES	2
- BRICK EXTERIOR	R2.2	R1.9	YES	1
- WEATHER BOARD	R2.2	R1.9	YES	5
- GARAGE INTERNAL	R2.2	R1.3	YES	1
FLOOR	R1.3	R0.3C	YES	0
GLAZING	R0.3C	R0.3C	YES	9

RISK MATRIX

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

HI Schedule Method (under 30% glazing)

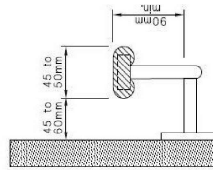
ELEMENT	R3-VALUE	MIN REQ.	COMPLYING	SCORE
ROOF	R3.2	R2.9	YES	0
WALLS	R2.2	R1.9	YES	2
- BRICK EXTERIOR	R2.2	R1.9	YES	1
- WEATHER BOARD	R2.2	R1.9	YES	5
- GARAGE INTERNAL	R2.2	R1.3	YES	1
FLOOR	R1.3	R0.3C	YES	0
GLAZING	R0.3C	R0.3C	YES	9



(b) Curved railway 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/Ae1 4.4



Stair Figure 1

Length 'Y' shall be no less than length 'X'

Handrail (can be either side)

Handrail

1000mm max.

EQ. ED.

1000mm max.

15 to 45 to 50mm

90mm

15 to 45 to 50mm

STAIRWAY HANDRAIL

17 LYON STREET

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



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