Code Compliance Certificate BC200204

Section 95, Building Act 2004

CENTRAL HAWKE'S BAY DISTRICT COUNCIL

Ruataniwha Street,
PO Box 127, Waipawa 4240
New Zealand

Phone: 06 857 8060
Fax: 06 857 7179

info@chbdc.govt.nz
www.chbdc.govt.nz

The Building	
Street address of building:	6A Symmans Lane
Legal description of land where building is located:	Lot 5 DP 348659
Building name:	N/A
Location of building within site/block number:	N/A
Level/unit number	N/A
Valuation number:	1092004700
Description of work:	Relocate New Dwelling
Current, lawfully established use:	Housing
Year first constructed:	2020

The Owner				
Name of owner:	V & K Graham			
Contact person:	V & K Graham			
Mailing address:	45 Higginson Street, Otane			
Phone numbers:	Landline: N/A		Mobile:	0277660629
	Daytime: N/A		After hours:	N/A
Facsimile number	N/A		Email address:	vikki.epic@xtra.co.nz
Website:	N/A			
First point of contact for communications with the council/building consent authority:	Owner as above			

Building Work	
Building Consent Number: 200204	**Issued by:** Central Hawke's Bay District Council

Code Compliance
The Building Consent Authority named below is satisfied, on reasonable grounds, that— • The building work complies with the building consent.

RLStanbra

Rachael Stanbra
Consents Support Officer
On behalf of Central Hawke's Bay District Council
Date: 12 October 2020

Sheet Index		Issue: **BC**
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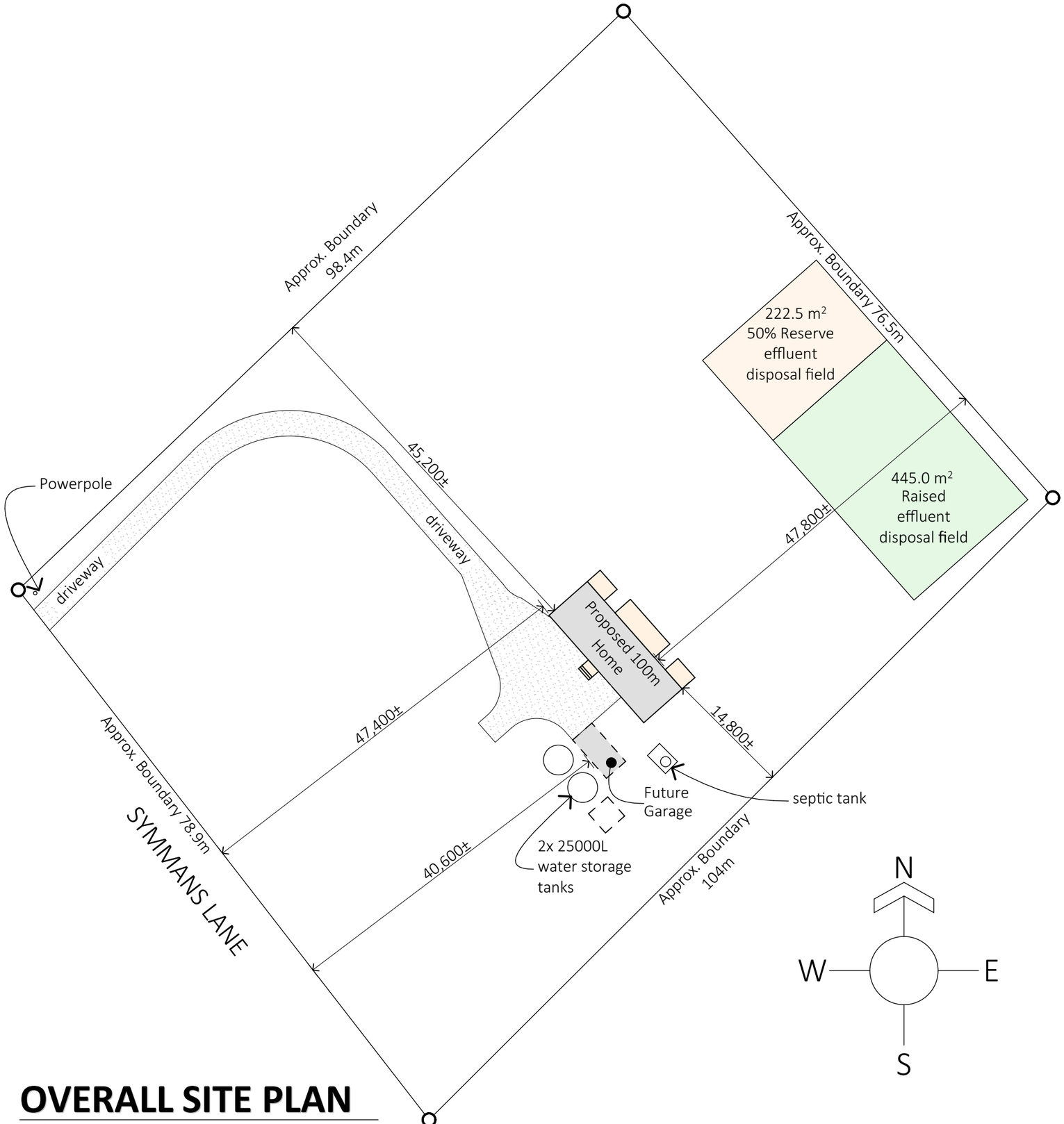
HAWKE'S BAY HOMES
BETTER LIVING NOW

NZCB New Zealand Certified Builders Association

Proposed 100m2 Home
Vikki Graham
6a Symmans Lane, Otane



OVERALL SITE PLAN

Scale 1:500

BUILDING SITE
6a Symmans Lane
Otane
Central Hawke's Bay

LOCATION PLAN

Scale NTS

SITE DETAILS

LEGAL DESCRIPTION

Lot:	5
DP:	348659
Area (m²):	7,808 m2

NOTE:

Final building orientation to be confirmed by Owner

SITE NOTES

- Site dimensions are to exterior of wall lines.
- Power and phone connection to be determined on site
- All surface finishes to rear deck to meet the requirements of NZBC D1/AS1 2.1.
  grip tread timber decking with grip up laid with profile across the direction of travel.
- All boundary measurement are approximate only and are to be confirmed with final Deposited Plan.
- Contractor will dilligently fulfill their obligations under the Health and Safety at Work Act 2015.
- Site Management Plan to be provided to BCA by main contractor prior to commencing construction.

Rev	Date	Issue	Ch	Change	Int
b	25/05/2020	BC			RH
a	31/03/2020	Concept			RA

Do Not Scale

Check All Dimensions

If In Doubt, ASK!

A3 Original

HAWKE'S BAY HOMES
BETTER LIVING NOW
1139 Maraekakaho RD
HASTINGS
hbhomes.nz
Ph: 06 870 8979

Drawing: Overall Site Plan

Client: Vikki Graham

Project: Proposed 100m2 Home
6a Symmans Lane, Otane

Designed: BM

Drawn: RH

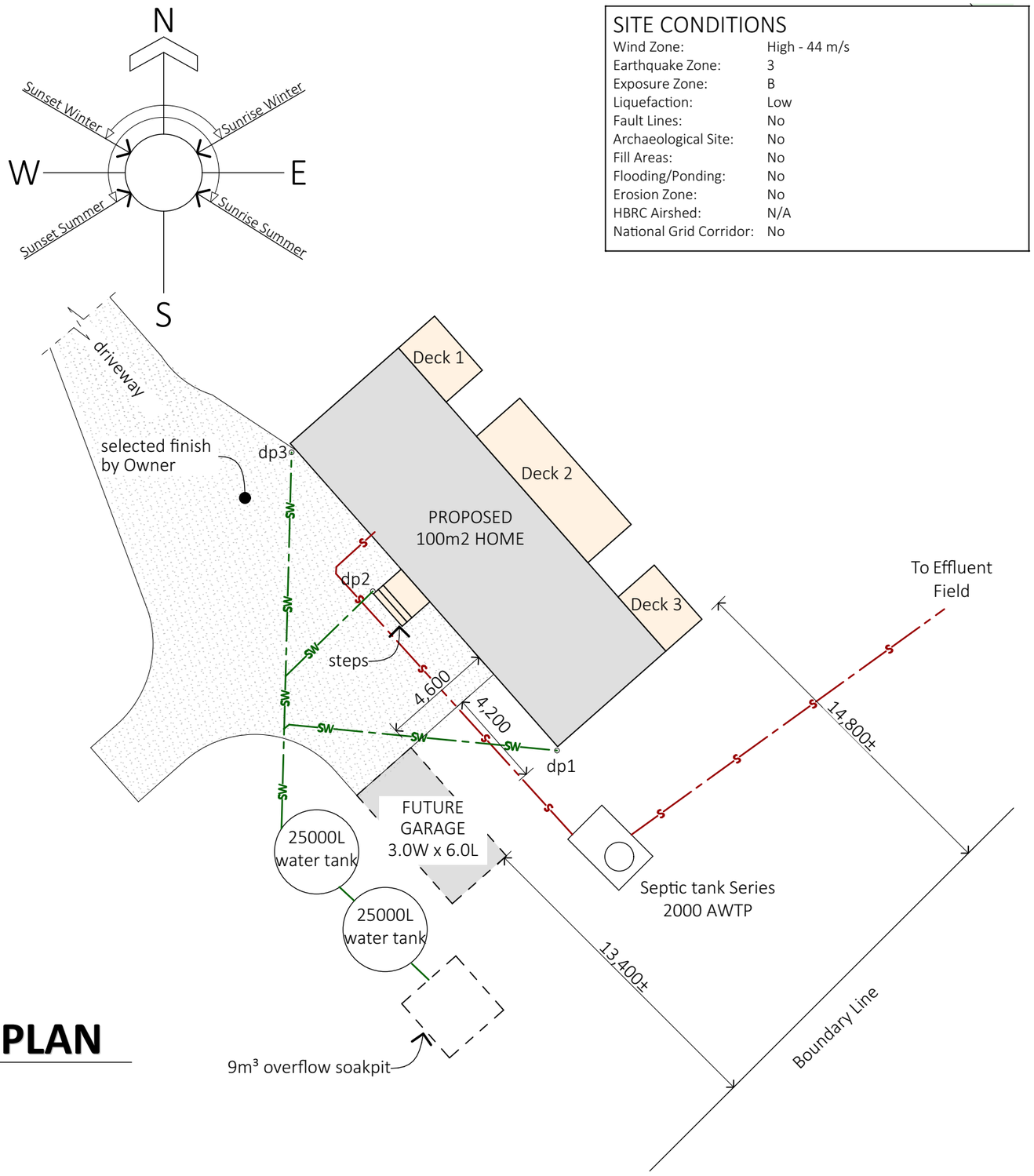
Printed Date: 16/06/2020

Job No.: 20-145

Sheet No.: 101

Sheet Revision: b

Issue Type: BC



SITE PLAN

Scale 1:200

SITE CONDITIONS

Wind Zone:	High - 44 m/s
Earthquake Zone:	3
Exposure Zone:	B
Liquefaction:	Low
Fault Lines:	No
Archaeological Site:	No
Fill Areas:	No
Flooding/Ponding:	No
Erosion Zone:	No
HBRC Airshed:	N/A
National Grid Corridor:	No

DISTRICT PLAN RULES

Territorial Authority -	Central Hawkes Bay District Council
Planning Zone -	Rural
Activity -	Residential
Activity Status -	Permitted
Building Coverage -	700m2 or 7%, which ever is greater
Site Area -	7808 m^2
Allowable Coverage -	700m^2
Maximum Height -	10.0m
Height in relation to Boundary -	2.0m & 45- refer to site plan & elevations
Front Yard -	5.0m
Other Yards -	5.0m
Fault Line Setback-	20m

GENERAL NOTES

- All work shall be in accordance with current NZS3604 and shall comply in all respects with the N.Z. Building Act.
- It is the contractors and his subcontractors responsibility to check all dimensions on the job before commencing any work.
- All materials to be installed in accordance with manufacturers instructions.
- Wall framing designed to kiln dried timber (NZS3604) design tables.
- This building is designed for a High - 44 m/s wind zone.
- Read drawings in conjunction with Specification.
- Lintels greater than 1.0 m are designed using Design IT, unless otherwise noted.
- All timber to be H1.2 (minimum) treated.
- Any variation from these drawings is to be redrawn & submitted to T.A. for approval before commencing work on said variation.
- Drawings are compiled from existing records and some on site measurements. Check all measurements and proposed set out and existing services information before commencing work.

SERVICES LEGEND

Stormwater Drains	SW
Sewer Drains	S

POTABLE WATER SUPPLY

- 2 x 25000L water storage connected to pump with 1 micron inline filter followed by an ultra violet sterilization unit or other approved means of treating.

WASTE WATER SYSTEM

- waste water treatment system and effluient field and soak pit as per HB wastewater management design refer to Appendix

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Ph: 06 870 8979

Drawing: Site Plan

Client: Vikki Graham

Project: Proposed 100m2 Home 6a Symmans Lane, Otane

Designed: BM

Drawn: RH

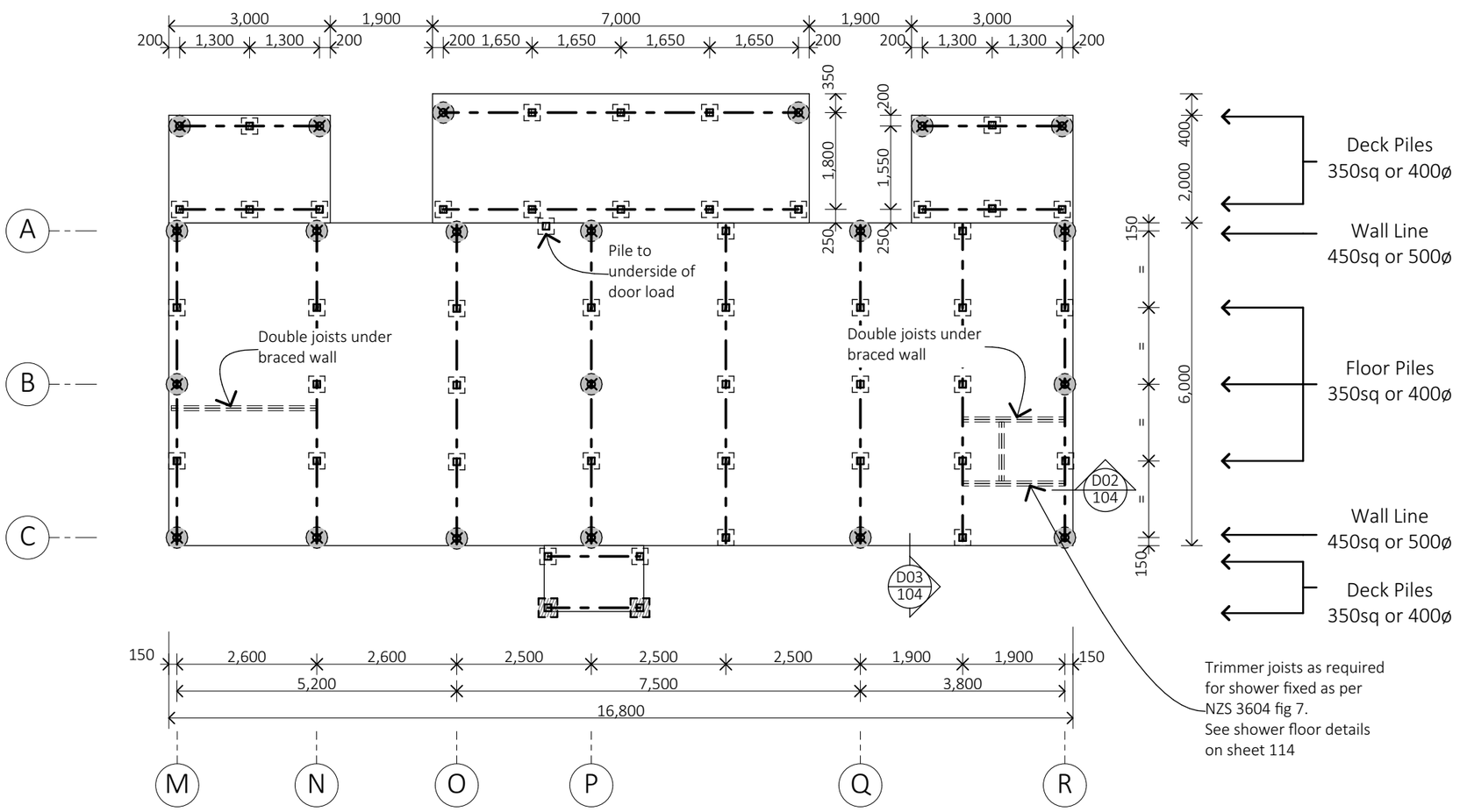
Printed Date: 16/06/2020

Job No.: 20-145

Sheet No.: 102

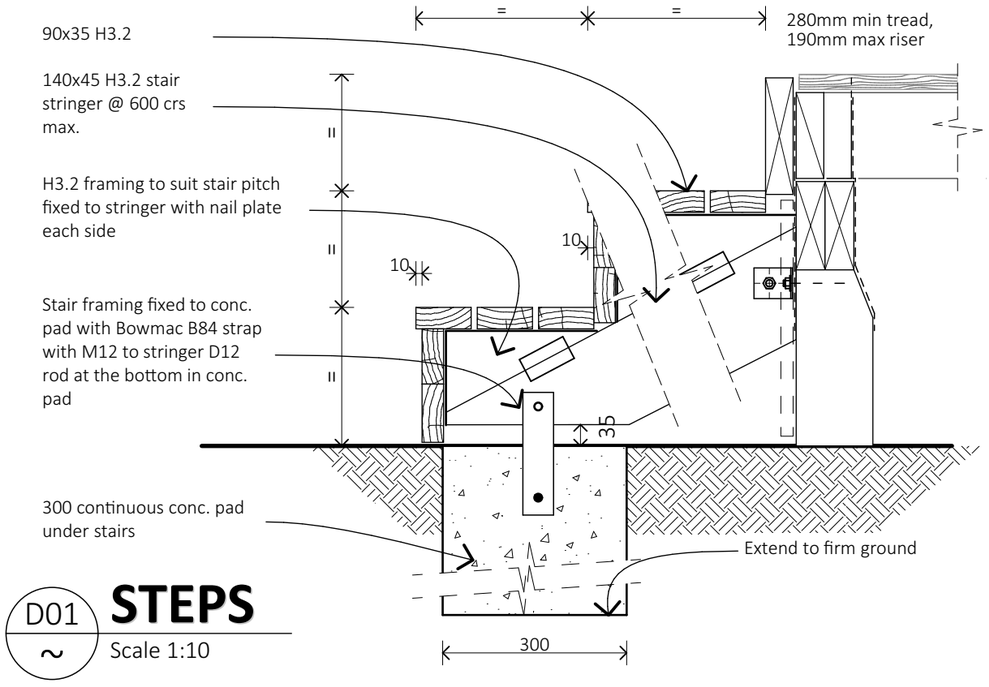
Sheet Revision: b

Issue Type: BC



FOUNDATION PLAN

Scale 1:100



D01 ~

STEPS

Scale 1:10

FOUNDATION NOTES

- install 150x25 RS H3.2 (20mm gap between) base board to perimeter of foundations.
- Allow for hinged access hatch into subfloor space from perimeter.
- Locate joints in bearers over ordinary piles

TIMBER FLOOR FOUNDATION LEGEND

Ordinary pile - fixing as per detail on sheet 104

Anchor pile - fixing as per detail on sheet 104

Post Pile - fixing as per detail on sheet 104

BOTTOM PLATE FIXING

Bottom plate to external and internal braced walls to be fixed with 3/90x3.15 power driven nails at 600mm c/c minimum as per NZS3604:2011 Table 8.19

Bottom plate to internal walls fixed with 1/90x3.15 power driven nail at 600mm c/c minimum as per NZS3604:2011 Table 8.19

NEW STEPS

Treads	2/140X45 (H3.2) P.R. tread grip up 280mm min wide
Risers	Equal risers at 190mm max each
Stringers	Ex 200x50 (H3.2) p.r. mounted in 1200x300 concrete base with Bowmac brackers all with galvanised fixings
Handrail's	140x45 (H3.2) P.R handrail (D4S shaped rail to shown side of steps at 900mm above step nosing

NOTES

Lateral Support of Floor Joists
- Provide solid blocking between joists at 1.8m crs
- a) over subfloor lines of horizontal support
- b) ends of joists

Joists under internal Load Bearing Walls
- Provide double joists under load bearing walls that run parallel with joists
- Loadbearing walls at right angles to joists to be within 200 mm of bearer line.

Non-Load Bearing Internal Walls not Containing wall braces
- Shall be within 150mm of a joist
- Where the spacing exceeds 150mm, provide 90x45 solid blocking at end of wall above, at each side of door openings and 1.2m crs.

Non-Load Bearing Internal Walls Containing wall braces
- Shall be over a joist or
- Be supported by 90x45 solid blocking at the end of the walls above and at 1.2m crs.

Trimming studs to the joinery openings to be located
- Within 300mm of the end of the double joist span
- to comply with 7.1.3.2 NZS3604:2011

Rev	Date	Issue	Ch	Change	Int
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Do Not Scale

Check All Dimensions

HAWKE'S BAY HOMES
BETTER LIVING NOW
1139 Maraekakaho RD
HASTINGS
hbhomes.nz
Ph: 06 870 8979

Drawing Foundation Plan

Client Vikki Graham

Project Proposed 100m2 Home
6a Symmans Lane, Otane

If In Doubt, ASK!

Designed BM

Drawn RH

Printed Date 16/06/2020

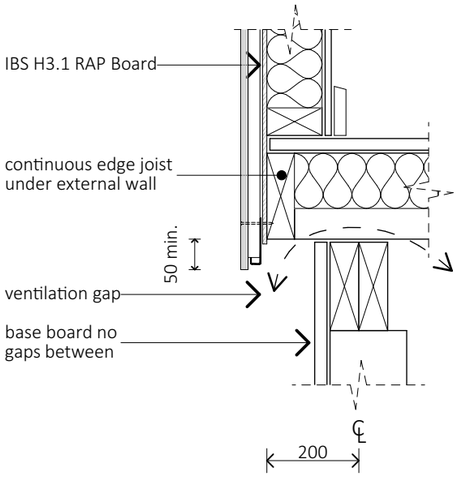
Job No. 20-145

Sheet No. 103

Sheet Revision b

Issue Type BC

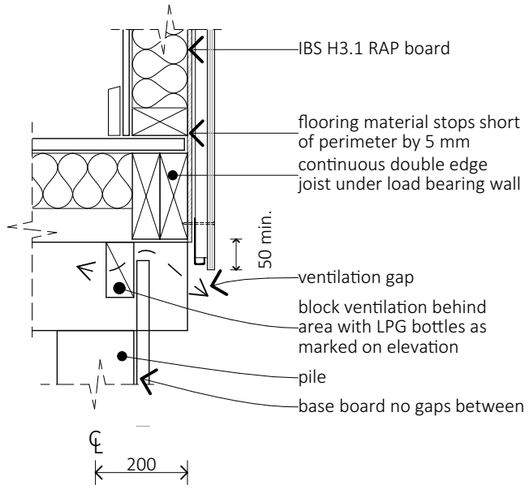
A3 Original



D02 / 103

EDGE 1 PLYWOOD

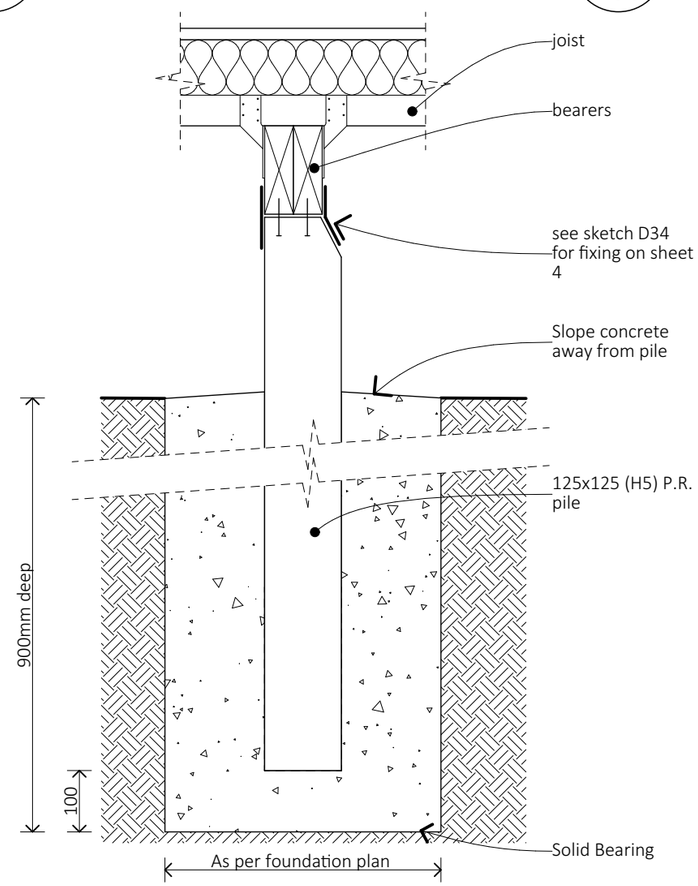
Scale 1:10



D03 / 103

EDGE 2 PLYWOOD

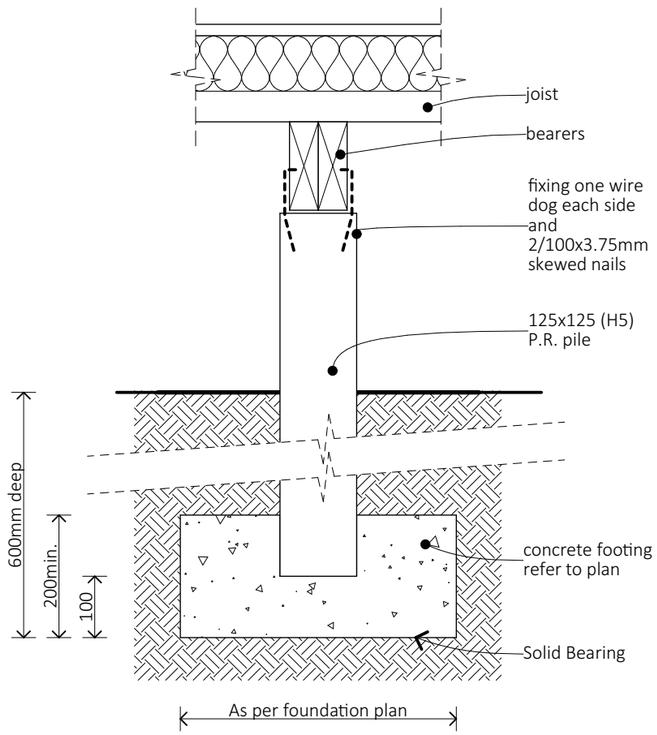
Scale 1:10



D05 / ~

ANCHOR PILE

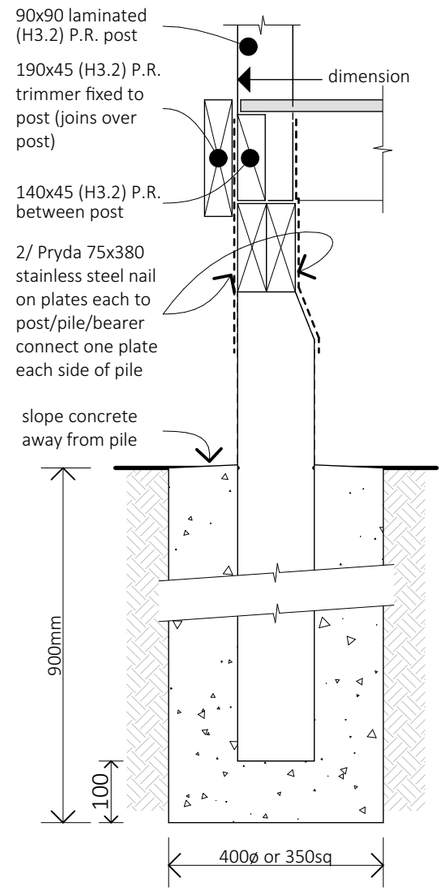
Scale 1:10



D04 / ~

ORDINARY PILE

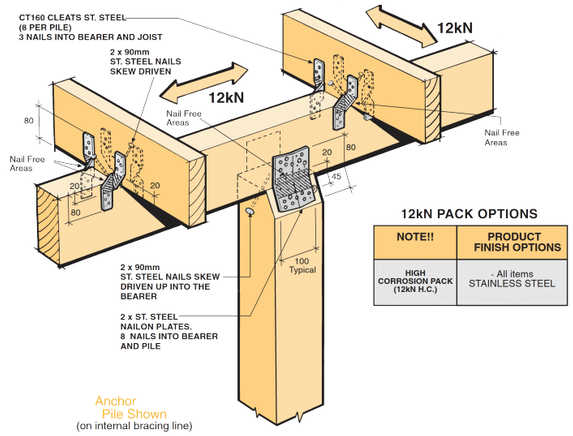
Scale 1:10



D07 / ~

DECK POST

Scale 1:10



D06 / ~

ANCHOR PILE FIXING

Scale 1:1

Rev	Date	Issue	Ch	Change	Int
b	25/05/2020	BC			RH

Do Not Scale

Check All Dimensions

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A3 Original

HAWKE'S BAY HOMES
BETTER LIVING NOW
1139 Maraekakaho RD
HASTINGS
hbhomes.nz
Ph: 06 870 8979

Drawing: Foundation Details

Client: Vikki Graham

Project: Proposed 100m2 Home 6a Symmans Lane, Otane

Designed: BM

Drawn: RH

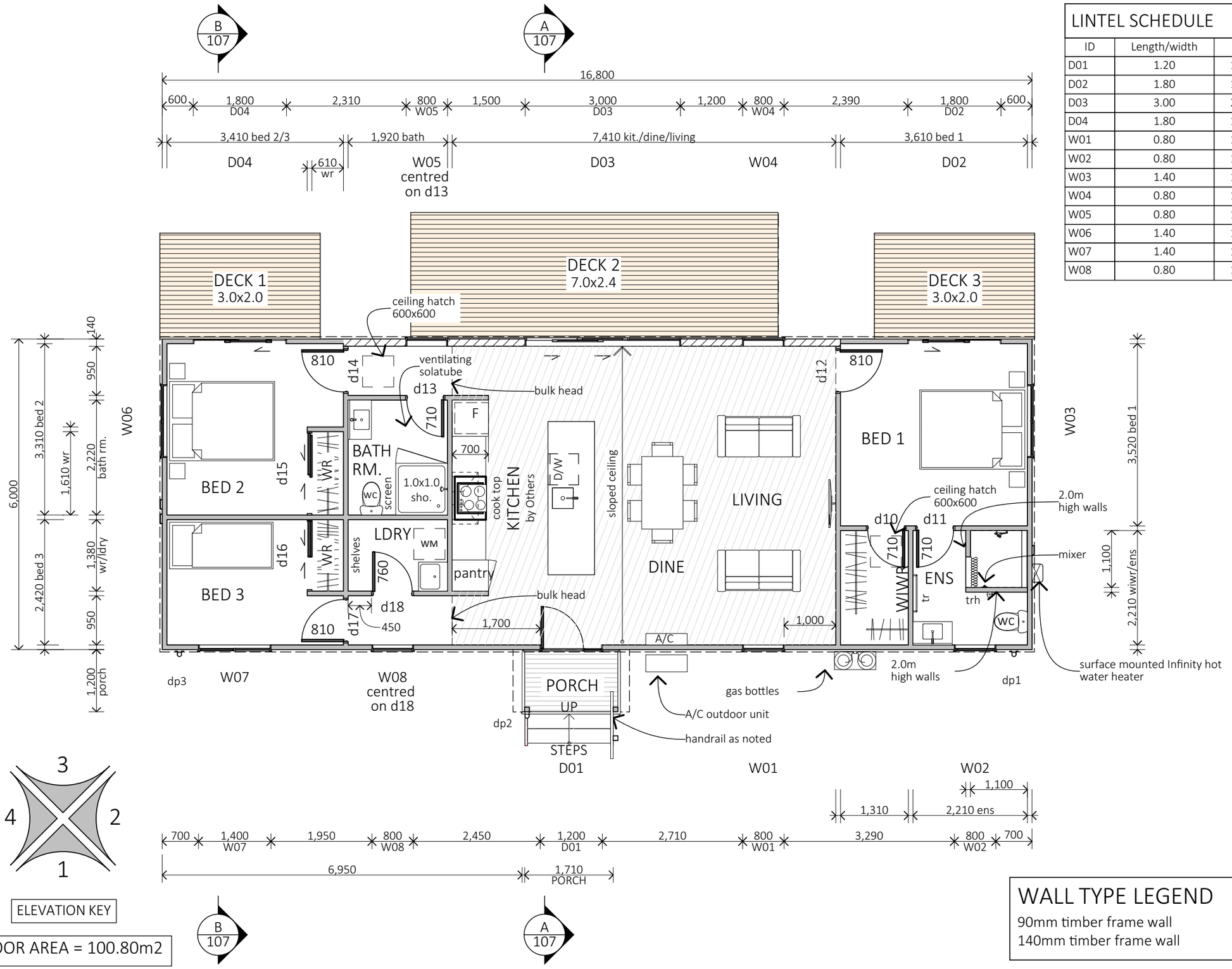
Printed Date: 16/06/2020

Job No.: 20-145

Sheet No.: 104

Sheet Revision: b

Issue Type: BC



ELEVATION KEY

FLOOR AREA = 100.80m2

FLOOR PLAN

Scale 1:75

LINTEL SCHEDULE

ID	Length/width	Lintel Type	Lintel Fixings
D01	1.20	150x90 hy90	OSB 7.5 kN
D02	1.80	150x90 hy90	OSB 7.5 kN
D03	3.00	200x90 hy90	OSB 7.5 kN
D04	1.80	150x90 hy90	OSB 7.5 kN
W01	0.80	150x90 hy90	OSB 7.5 kN
W02	0.80	150x90 hy90	OSB 7.5 kN
W03	1.40	150x90 hy90	OSB 7.5 kN
W04	0.80	150x90 hy90	OSB 7.5 kN
W05	0.80	150x90 hy90	OSB 7.5 kN
W06	1.40	150x90 hy90	OSB 7.5 kN
W07	1.40	150x90 hy90	OSB 7.5 kN
W08	0.80	150x90 hy90	OSB 7.5 kN

WALL TYPE LEGEND

90mm timber frame wall

140mm timber frame wall

LINTEL FIXINGS

IBS OS Brace RAP board installed as per manufacturer's instructions to give 7.5Kn strap fixing, Refer to Appendix of specification.

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A3 Original

HAWKE'S BAY HOMES
BETTER LIVING NOW
1139 Maraekakaho RD
HASTINGS
hbhomes.nz
Ph: 06 870 8979

Drawing: Floor Plan

Client: Vikki Graham

Project: Proposed 100m2 Home 6a Symmans Lane, Otane

Designed: BM

Drawn: RH

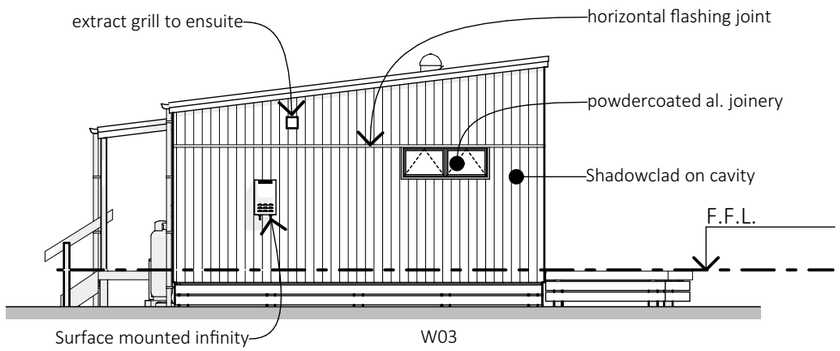
Printed Date: 16/06/2020

Job No.: 20-145

Sheet No.: 105

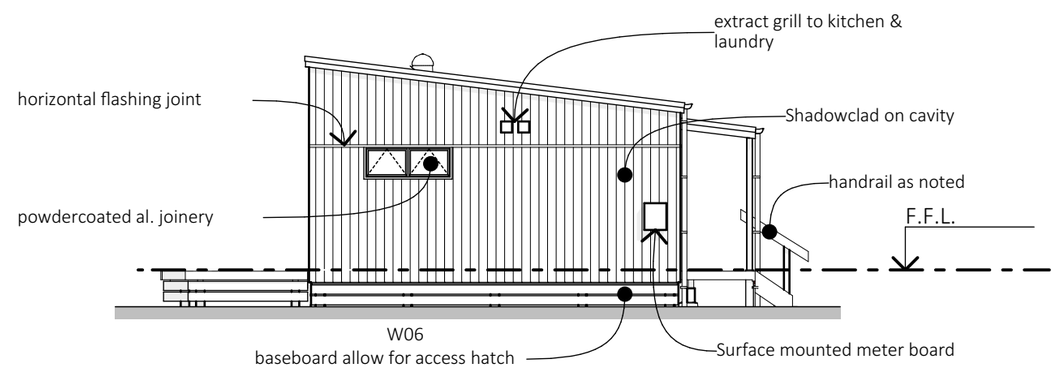
Sheet Revision: b

Issue Type: BC



ELEVATION 2

Scale 1:100

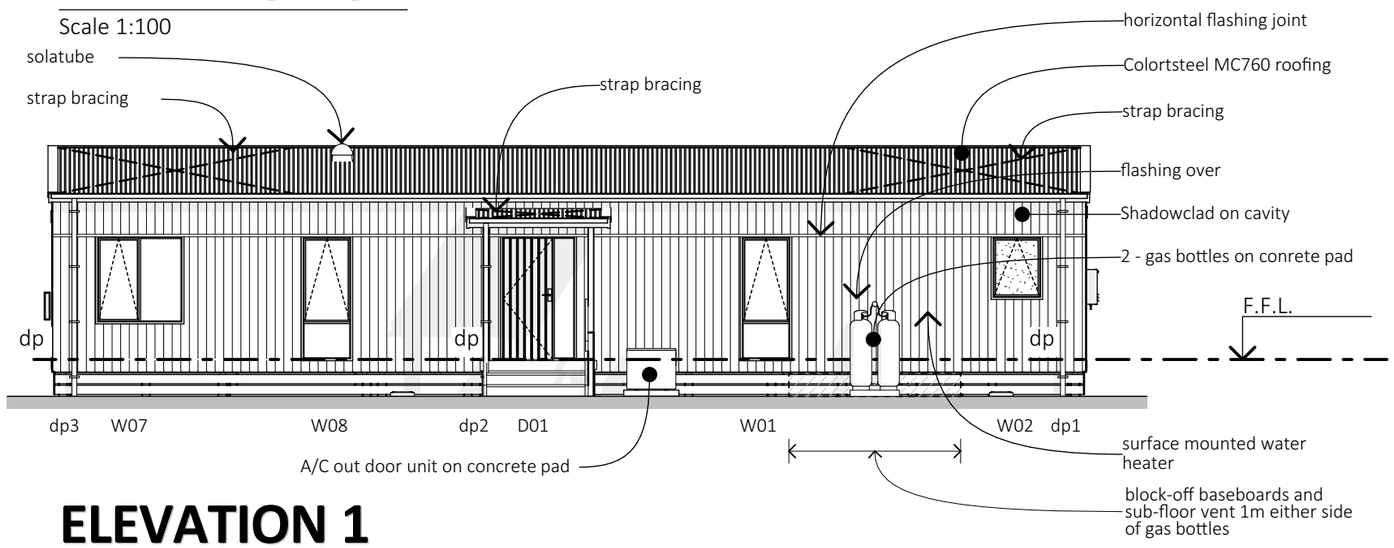


ELEVATION 4

Scale 1:100

ELEVATION 3

Scale 1:100



ELEVATION 1

Scale 1:100

GENERAL NOTES

- All work shall be in accordance with current NZS3604 and shall comply in all respects with the N.Z. Building Act.
- It is the contractors and his subcontractors responsibility to check all dimensions on the job before commencing any work.
- All materials to be installed in accordance with manufacturers instructions.
- Wall framing designed to kiln dried timber (NZS3604) design tables.
- This building is designed for a High - 44 m/s wind zone.
- Read drawings in conjunction with Specification.
- Lintels greater than 1.0 m are designed using Design IT, unless otherwise noted.
- All timber to be H1.2 (minimum) treated.
- Any variation from these drawings is to be redrawn & submitted to T.A. for approval before commencing work on said variation.
- Drawings are compiled from existing records and some on site measurements. Check all measurements and proposed set out and existing services information before commencing work.

GAS WATER HEATER CLEARANCE ZONES

● Appliance Type:	Rinnai VT24
● Appliance gas Consumption:	188 Mj/h
● Minimum clearances	
•below openable windows	- 1.5 m
•from eaves	- 0.3 m
•from wall or corner	- 0.3 m
•from down pipe	- 75 mm
•from ground	- 1.5m
•from electrical meter or fuse box	- 0.5m
•from doors & openable windows	- 0.5m
•from gas meter or bottles	- 1.0m

GAS CYLINDER NOTES

- Provide flashing over regulator
- Provide chain seismic restraints
- Provide concrete pad under bottles
- Block baseboard ventilation gaps behind gas cylinders and up to 1 m to either side of the cylinders

GAS CYLINDER CLEARANCE ZONES

● Minimum clearance to drains and openings	
•Door and Openable Window	- 1.0 m horizontally
	- 0.15 m below opening
•Air vent and openings	- 1.0 m
•Drain	- 1.0 m
● Minimum clearance to ignition sources	
•Meter box	- 1.5 m

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A3 Original

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Ph: 06 870 8979

Drawing Elevations

Client Vikki Graham

Project Proposed 100m2 Home 6a Symmans Lane, Otane

Designed BM

Drawn RH

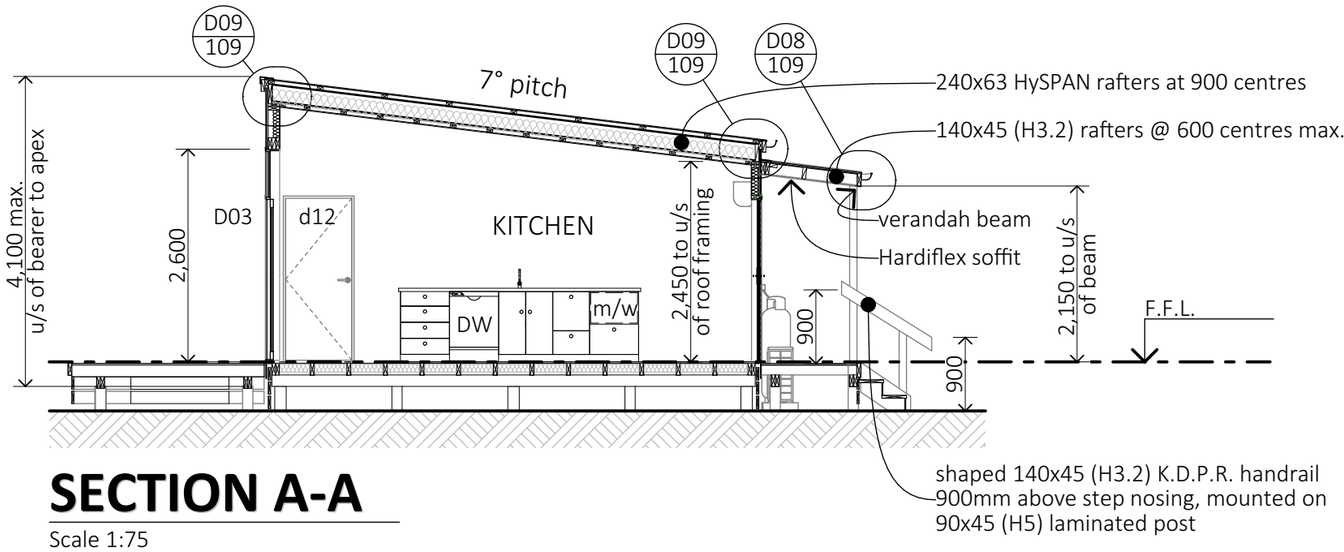
Printed Date 16/06/2020

Job No. 20-145

Sheet No. 106

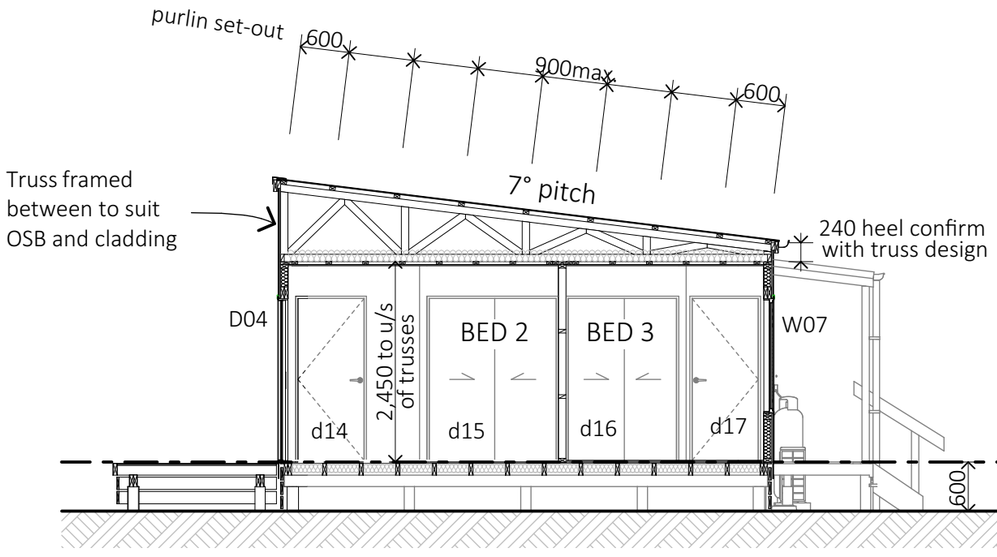
Sheet Revision b

Issue Type BC



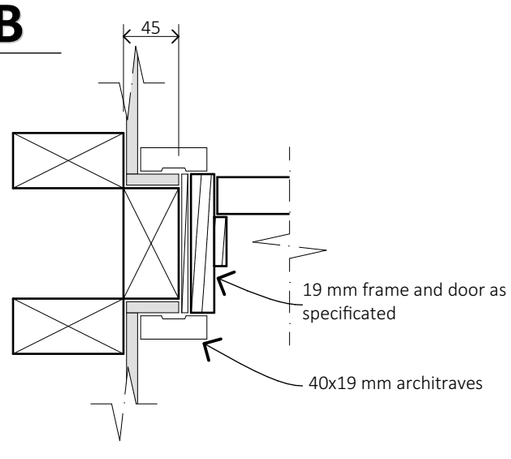
SECTION A-A

Scale 1:75



SECTION B-B

Scale 1:75



D58
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INTERNAL DOOR SETOUT

Scale 1:5

MAIN ROOF 7°

- 125 mm Colorsteel Endura quadrant Spouting(exposed brackets) on
- ex 150x30 (H3.1) preprimed fascia
- 0.40BMT Colorsteel MC760 roofing as per NZBC E2/AS1 Table 11, C2 fixing pattern hit 1, miss 1, hit 2, miss 2 and repeat... on
- DriSrud RU24 roof underlay on
- 70x45 (H1.2) K.D.P.R. purlins with 600 mm centres to each end and evenly spaced at 900 centres max to remainder on
- Prenailed K.D.P.R. timber trusses at 900 centres max., truss Manufacturer to supply truss design layout and producer statement or
- 240x63 H1.2 Hyspan rafters at 900crs max as per Design IT calculations two rows of blocking between.
- R3.6, 180 mm Pink fiberglass insulation.
- 70x35 mm K.D.P.R. (H1.2) ceiling battens at 450 mm centres max
- 10 mm standard GIB board
- 10 mm GIB Aqualine® to washroom and Ensuite

WALLS

- 12mm Shadowclad Ultra Groove plywood on
- 40x19 (H3. 1) KDPR vertical cavity system on
- IBS OSB H3.1 RAP board
- 90x45 (H1.2) K.D.P.R. framing with studs at 400 crs. to external wall and 600 centres to internal walls.
- 140x45 (H1.2) K.D.P.R. framing with studs at 400 crs.- refer to plan for location
- Dwangs at 800 mm centres to suit linings and fittings.
- R2.4 90 mm Pink Batts fiberglass insulation to all external walls
- 10mm Standard GIB board
- 10mm Aqualine® GIB board to Washroom and Ensuite
- Acrylic wall lining to Washroom shower
- 9mm Hardies Villaboard to Ensuite shower.

NOTE:

- Double plates to all walls, 90x45(H1.2) plus 140x35 (H1.2)
- All framing SG8 unless stated differently on drawings

FLOOR

- 20mm Kopine Ultralock flooring grade particle board with grooved sheet edges on
- 140x45 (H1.2) K.D.P.R. joist at 450 centres max. (all joists to be continuous over 2 or more spans
- 125x125 (H5) t.p.r piles
- 2/140 x 45 (H3.2) P.R. Bearers
- R1.8 100mm Autex Greenstuff underfloor insulation

PORCH ROOF 7°

- 125 mm Colorsteel Endura quadrant Spouting(exposed brackets) on
- 190x45 (H3.2) KD P.R. Verandah beam
- 0.40BMT Colorsteel MC760 roofing as per NZBC E2/AS1 Table 14, C2 fixing pattern hit 1, miss 1, and repeat... on
- DriSrud RU24 roof underlay on
- 6mm Hardiflex over
- 140 x45 (H3.2) KDPR rafters at 600 centres max.- solid blocking at mid-span

PORCH /DECKS

- 90x19 (H3.2) P.R. decking smooth side up (Grip Tread up to entry porch)
- 140x45 (H3.2) K.D.P.R. joist at 400 centres max. on
- 2/140 x 45 (H3.2) P.R. Bearers
- 125x125 (H5) t.p.r piles

ROOF FRAMING FIXINGS TABLE

No.	Member	Fixing
R1	240x63	CPC40 to either side of rafter (pair) 8kN fixing
Truss		CPC40 one side Refer to truss manufacturers design for truss fixings (as fixings may change)
Purlins	70x45	One BLUE SCREW one nail to every top of rafter/truss fixing type C 2.4kN

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A3 Original

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1139 Maraekakaho RD
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Ph: 06 870 8979

Drawing Sections

Client Vikki Graham

Project Proposed 100m2 Home
6a Symmans Lane, Otane

Designed BM

Drawn RH

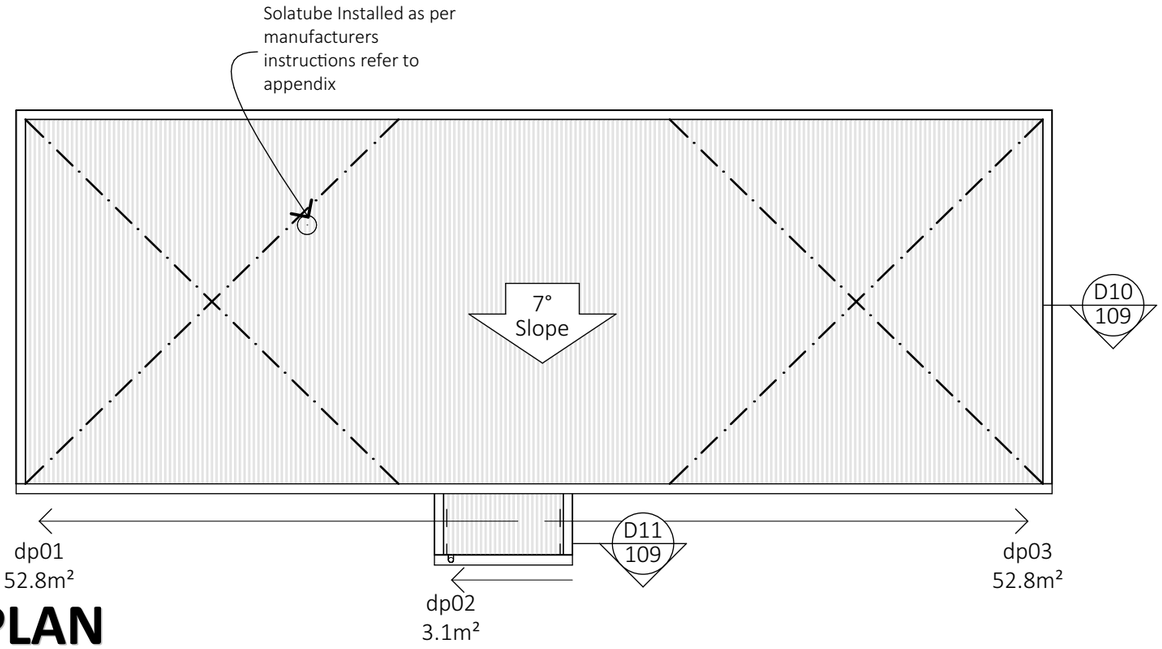
Printed Date 16/06/2020

Job No. 20-145

Sheet No. 107

Sheet Revision b

Issue Type BC



ROOF PLAN

Scale 1:100

ROOF STRAP BRACING

- 27 mm x 0.9 mm galvanised strap bracing and tensioners 6 nails per end two nails per truss as per Pryda instruction Specification.

GUTTER / DOWNPIPE CALCULATIONS

Roof Pitch:	7°
Fascia type:	150x30 Timber
Rainfall intensity:	85mm/hr (10 year period)
Gutter Type:	Colorsteel 125mm Quadrant spouting
Sectional Area:	6700mm²
Gutter capacity:	55m² (per gutter length)
Gutter Fall:	1 in 500
Downpipe size:	80mm
Downpipe capacity:	85m² (per downpipe)

- No run of gutter from high point to outlet should exceed 20m

Rev	Date	Issue	Ch	Change	Int
b	25/05/2020	BC			RH

Do Not Scale

Check All Dimensions

If In Doubt, ASK!

A3 Original

HAWKE'S BAY HOMES
BETTER LIVING NOW
1139 Maraekakaho RD
HASTINGS
hbhomes.nz
Ph: 06 870 8979

Drawing: Roof plans

Client: Vikki Graham

Project: Proposed 100m2 Home 6a Symmans Lane, Otane

Designed: BM

Drawn: RH

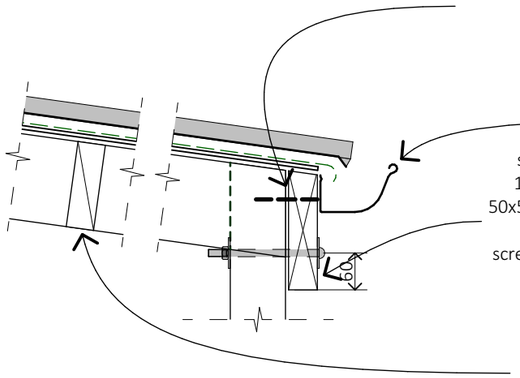
Printed Date: 16/06/2020

Job No.: 20-145

Sheet No.: 108

Sheet Revision: b

Issue Type: BC



rafter tied to beam with 4/100x3.75ø stainless steel nails and 25x0.9 mm stainless steel strap

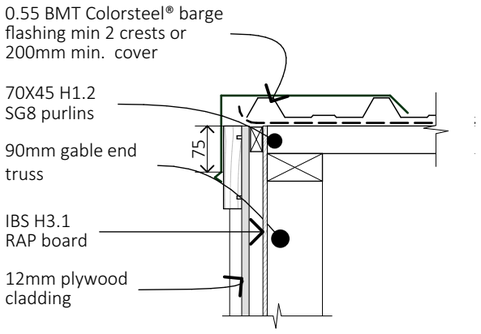
Colorsteel spouting

shaped 190x45 (H3.2) P.R. fixed with 1/M12 stainless steel coach bolt with 50x50x3 mm stainless steel washers and 1/100 mm self taping stainless steel screw behind spouting, cantilever beam past end post to pick up barge.

140x45 (H3.2) blocking at midspan of rafters

D08 / 107 PORCH EAVES

Scale 1:10



0.55 BMT Colorsteel® barge flashing min 2 crests or 200mm min. cover

70X45 H1.2 SG8 purlins

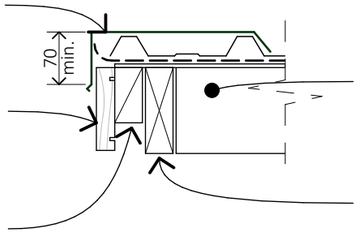
90mm gable end truss

IBS H3.1 RAP board

12mm plywood cladding

D10 / 108 BARGE

Scale 1:10



0.55 BMT Colorsteel® barge flashing min 2 crests cover

ex150x40 (H3.1) P.R. barge board

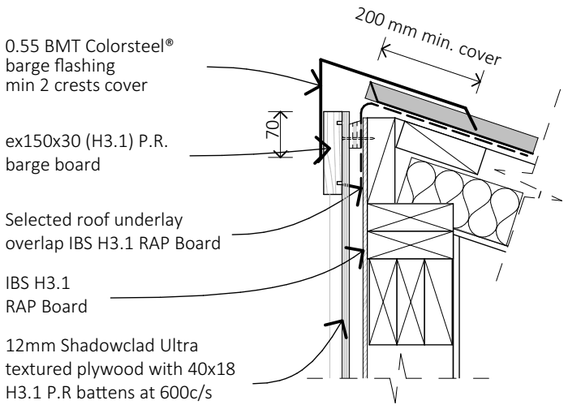
90x45 (H3.2) P.R. barge packer

blocking fixed to rafters with 4/50 x 3.75ø stainless steel nails & 25x0.9 mm stainless steel strap with 4 nails to each end & 2 to rafter

140x45 (H3.2) rafters

D11 / 108 PORCH BARGE

Scale 1:10



0.55 BMT Colorsteel® barge flashing min 2 crests cover

ex150x30 (H3.1) P.R. barge board

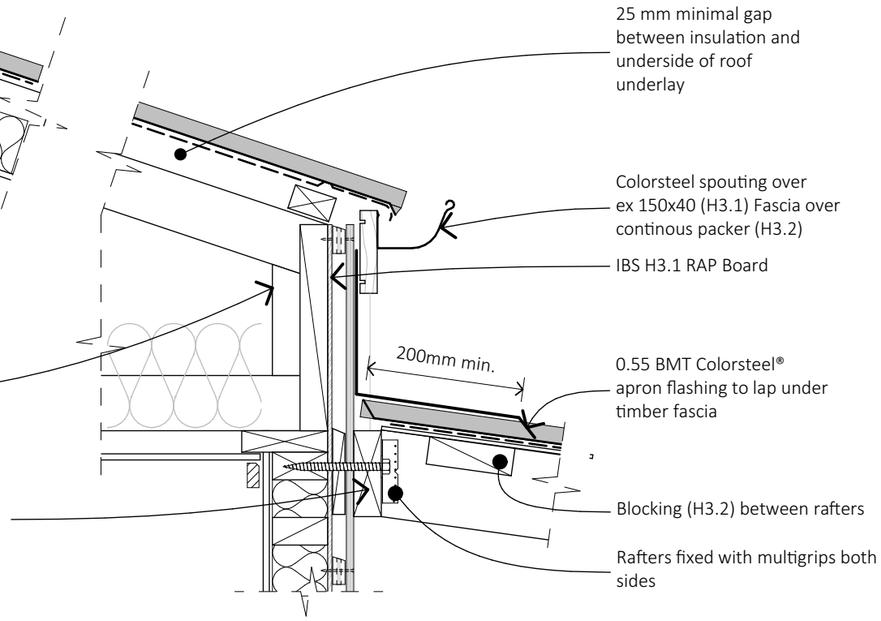
Selected roof underlay overlap IBS H3.1 RAP Board

IBS H3.1 RAP Board

12mm Shadowclad Ultra textured plywood with 40x18 H3.1 P.R battens at 600c/s over cavity

Heel height refer to truss design

140x45 (H3.2) P.R. ribbon plate over continous packer (H3.2) fixed with M12 stainless steel coach screws at 0.9m centers max with 50x50x3mm stainles steel washers. Cantilever Ribbon Plate each end to pick up barges



25 mm minimal gap between insulation and underside of roof underlay

Colorsteel spouting over ex 150x40 (H3.1) Fascia over continous packer (H3.2)

IBS H3.1 RAP Board

0.55 BMT Colorsteel® apron flashing to lap under timber fascia

Blocking (H3.2) between rafters

Rafters fixed with multigrips both sides

D09 / 107 EAVES

Scale 1:10

Rev	Date	Issue	Ch	Change	Int
b	25/05/2020	BC			RH

Do Not Scale

Check All Dimensions

If In Doubt, ASK!

A3 Original

HAWKE'S BAY HOMES
BETTER LIVING NOW
1139 Maraekakaho RD
HASTINGS
hbhomes.nz
Ph: 06 870 8979

Drawing Architectural Details

Client Vikki Graham

Project Proposed 100m2 Home 6a Symmans Lane, Otane

Designed BM

Drawn RH

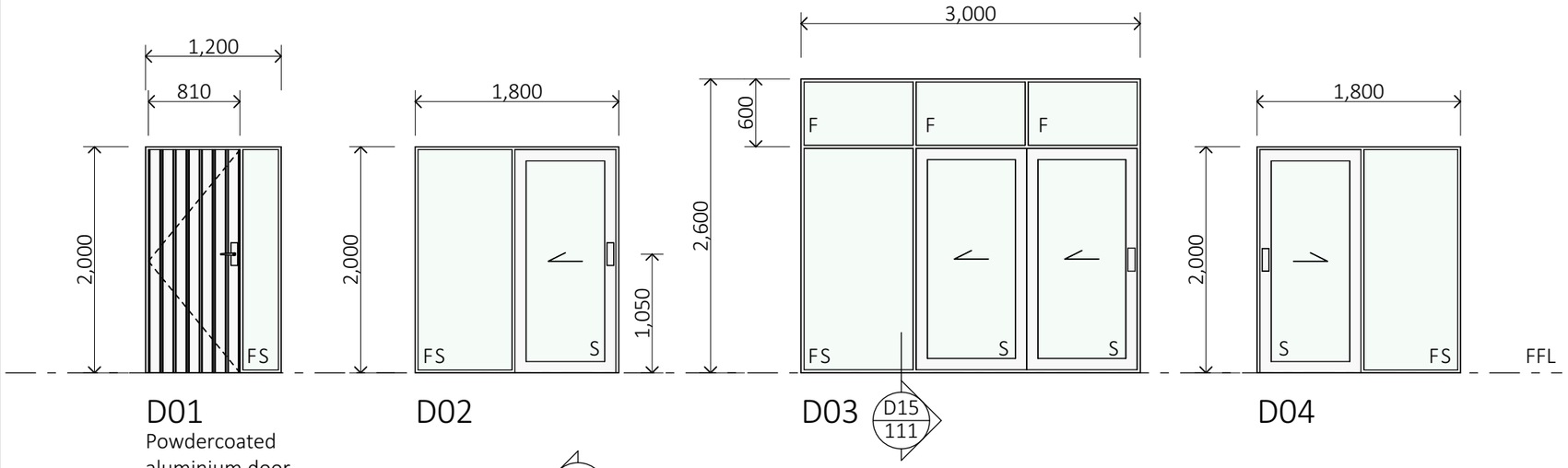
Printed Date 16/06/2020

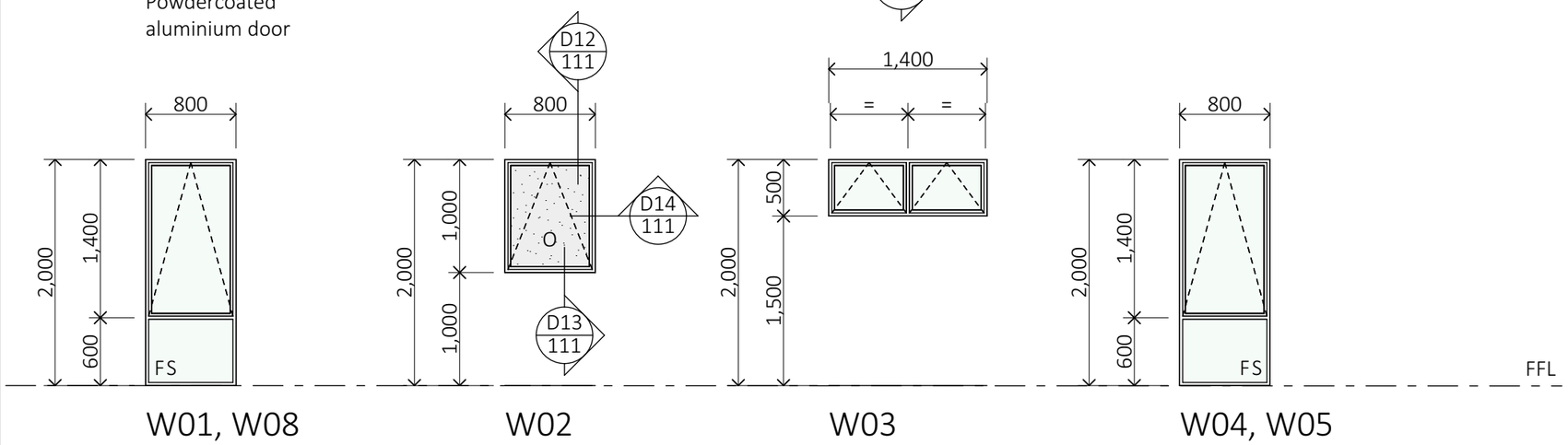
Job No. 20-145

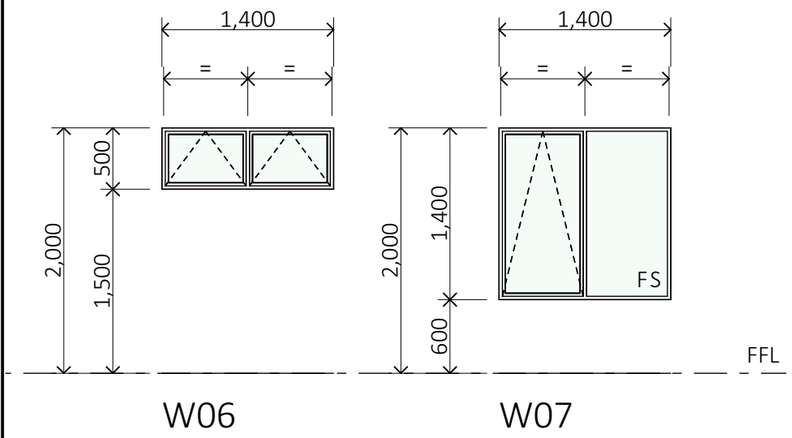
Sheet No. 109

Sheet Revision b

Issue Type BC







EXTERNAL DOOR & WINDOWS

Scale 1:50

DOOR & WINDOW KEY

^	door & window sash pivot line
F	fixed glass
O	obscure glass
S	safety glass

DOOR & WINDOW NOTES:

- Wind Zone - High - 44 m/s.
- To be read in conjunction with Specification.
- Read in conjunction with floor plan for opening directions.
- Joinery shown as viewed from the outside.
- Joiner to check and confirm all sizes before manufacture.
- Joinery to be Omega Residential suite, powder coated finish.
- Owner to confirm colour.
- All external glazing to be IGU (double glazed insulated glass units).
- All internal glazing to be single pane.
- All liners to be (H3.1) f.j.p.r. to take architraves.
- All glazing tint to comply with the requirements of NZS 4223.
- Door & window hardware & fasteners - Refer to Specification.
- Building wrap cut and dressed into opening and fixed to inside face of framing.
- Apply proprietary self adhesive flexible tape a continuous length along the sill returning up jambs 150mm, and to top corners of opening 150mm both ways.
- Install continuous compressible air seal backing rod and foam between jamb liners and framing opening.
- Install metal support angles to all doors and windows with a trim width exceeding 600mm.
- All head flashings to have stop-ends.
- Underside of external door and window lintels to be the same height of the internal door lintels
- Refer to cladding manufacturers technical literature in specification appendices for door & window details.
- Refer to Sheet 111 for door & window details.

Rev	Date	Issue	Ch	Change	Int
b	25/05/2020	BC			RH

Do Not Scale

Check All Dimensions

If In Doubt, ASK!

A3 Original

HAWKE'S BAY HOMES
BETTER LIVING NOW
1139 Maraekakaho RD
HASTINGS
hbhomes.nz
Ph: 06 870 8979

Drawing Exterior Joinery elevations

Client Vikki Graham

Project Proposed 100m2 Home
6a Symmans Lane, Otane

Designed BM

Drawn RH

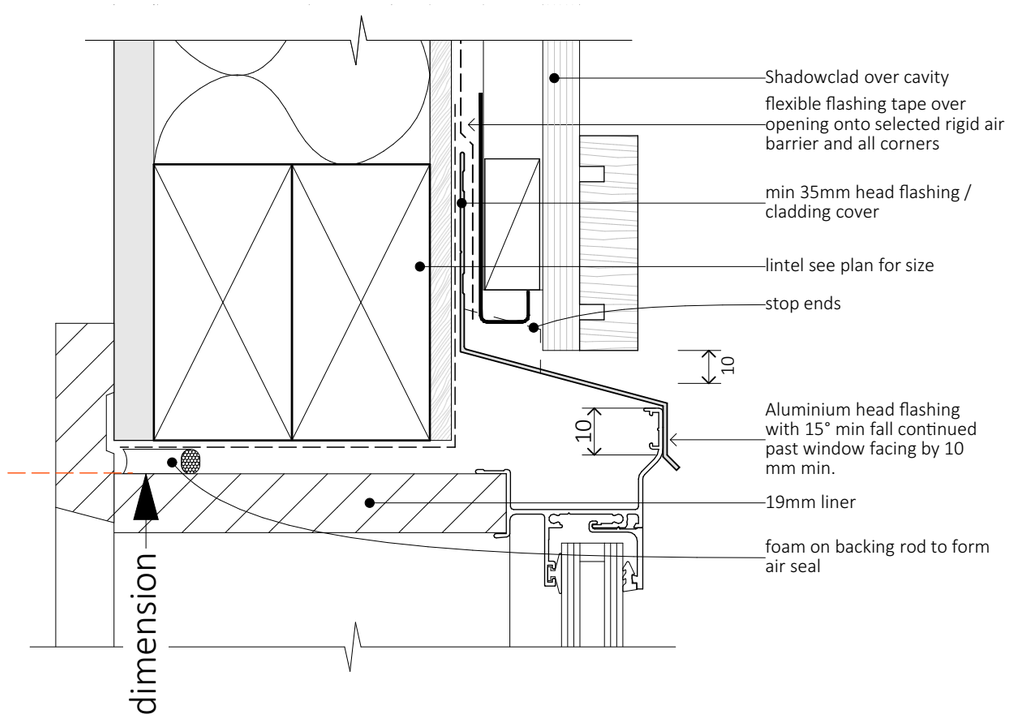
Printed Date 16/06/2020

Job No. 20-145

Sheet No. 110

Sheet Revision b

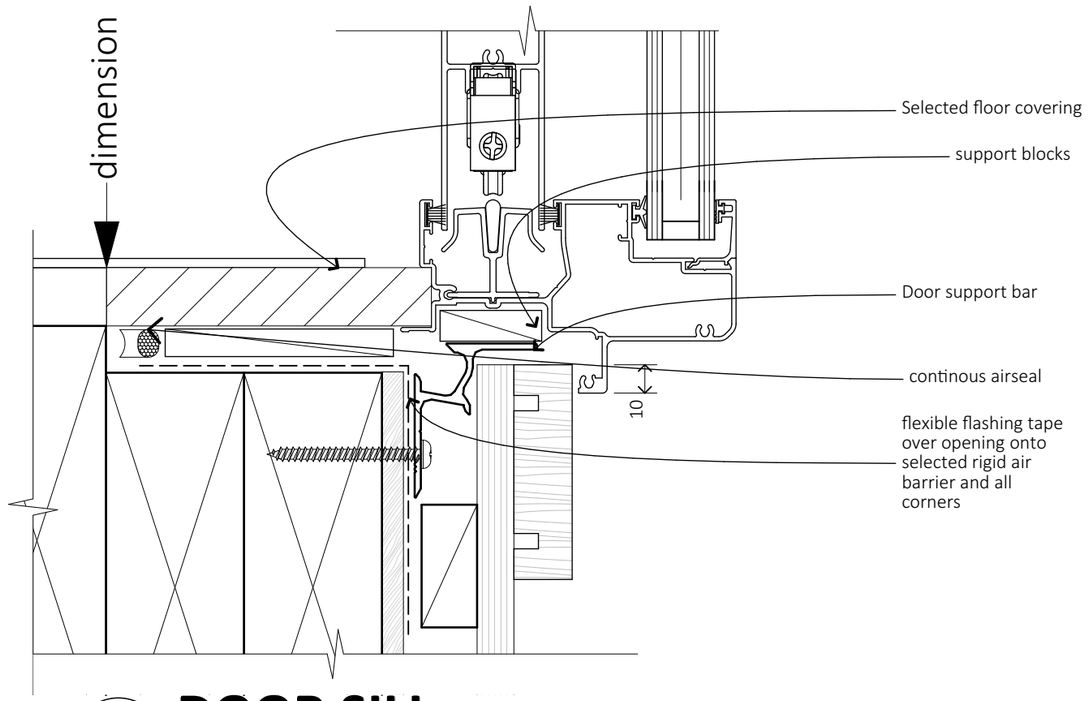
Issue Type BC



D12 / 110

WINDOW HEAD

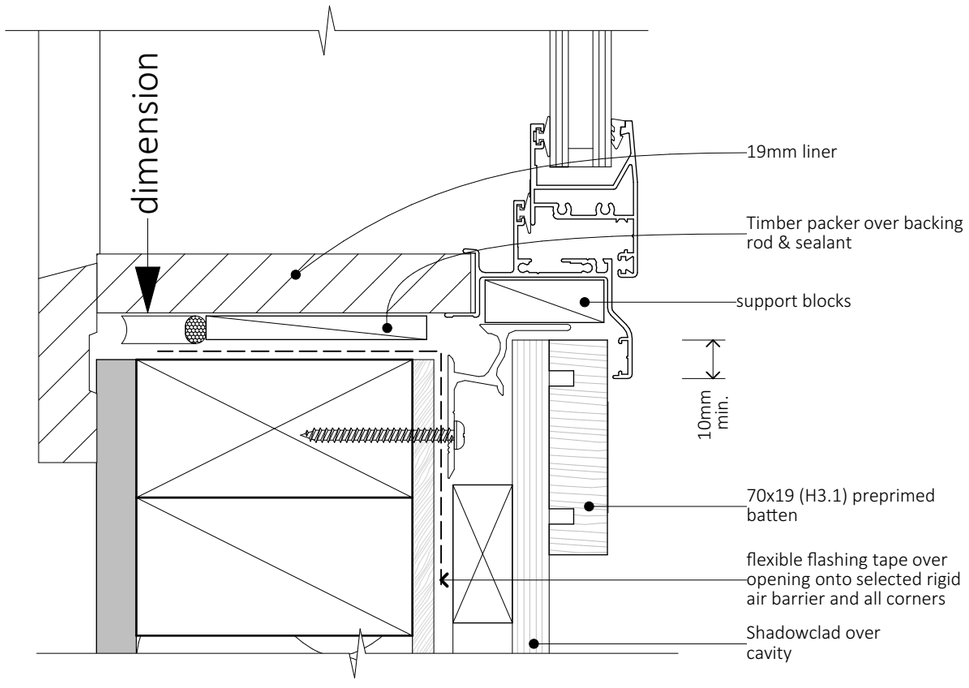
Scale 1:2



D15 / 110

DOOR SILL

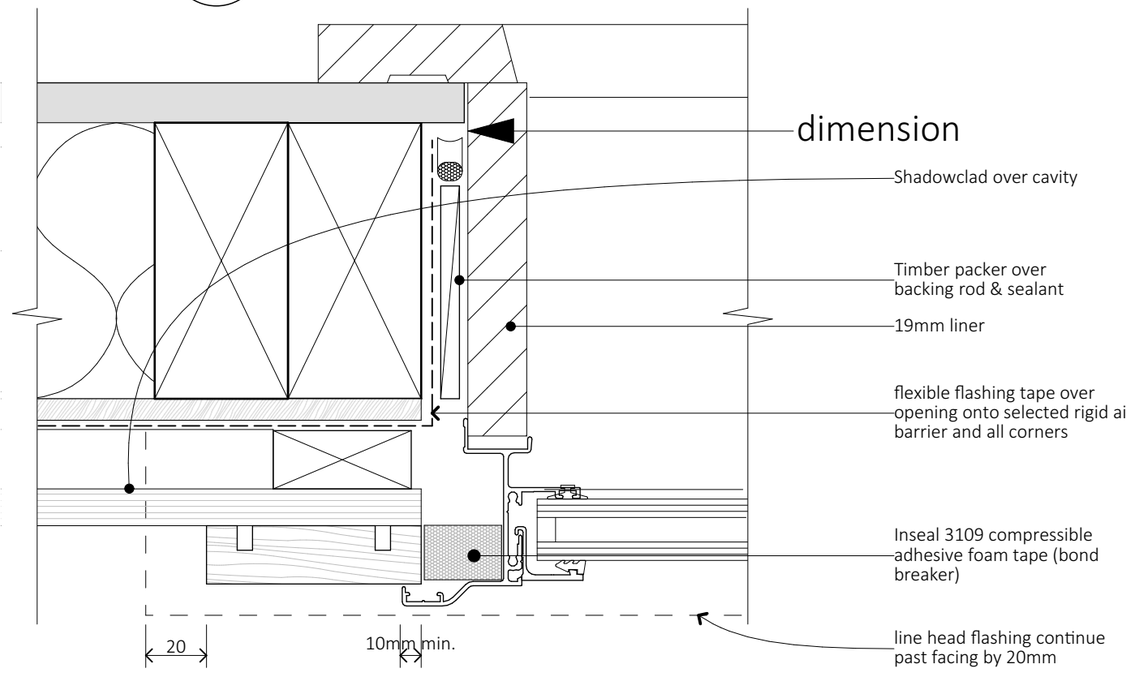
Scale 1:2



D13 / 110

WINDOW SILL

Scale 1:2



D14 / 110

WINDOW JAMB

Scale 1:2

Rev	Date	Issue	Ch	Change	Int
b	25/05/2020	BC			RH

Do Not Scale

Check All Dimensions

If In Doubt, ASK!

A3 Original

HAWKE'S BAY HOMES

BETTER LIVING NOW

1139 Maraekakaho RD
HASTINGS
hbhomes.nz
Ph: 06 870 8979

Drawing: Joinery Details

Client: Vikki Graham

Project: Proposed 100m2 Home
6a Symmans Lane, Otane

Designed: BM

Drawn: RH

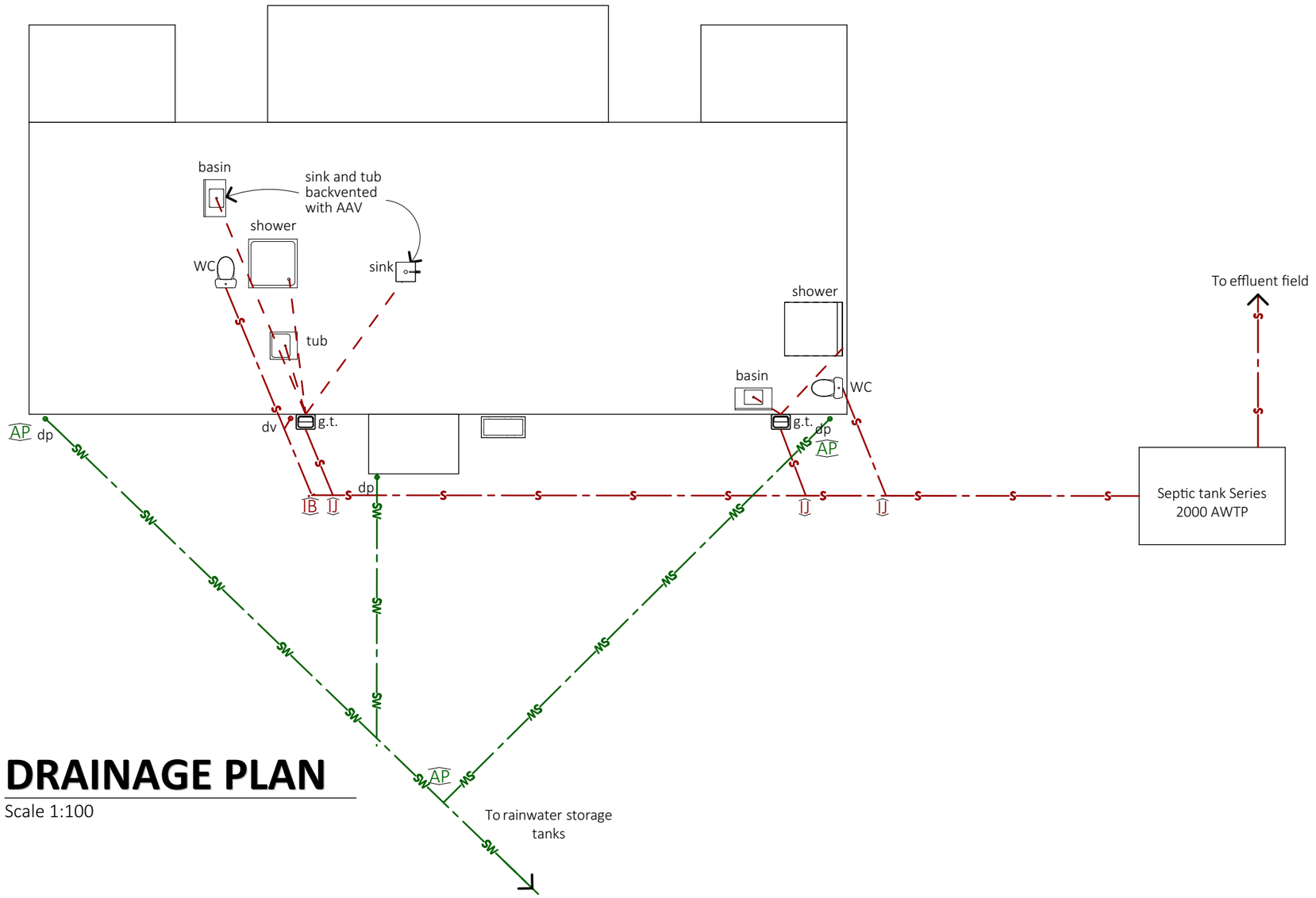
Printed Date: 16/06/2020

Job No.: 20-145

Sheet No.: 111

Sheet Revision: b

Issue Type: BC



DRAINAGE PLAN

Scale 1:100

SEWER DRAINAGE NZBC G13/AS1

SANITARY PLUMBING

Fixture Type	Abrev.	Min. Pipe Diameter	Discharge Units	Min. Gradient
Basin	B	40	1	1 in 40
Bath	Bth	40	4	1 in 40
Clothes washing machine	CWM	40	5	1 in 30
Dishwashing machine	DWM	40	3	1 in 40
Shower	Shr			
- Single		40	2	1 in 40
Sink	S	40	3	1 in 40
Trough - Laundry	T	40	5	1 in 30
Water Closet Pan	WC	100	4 (cist.)	1 in 60

SEWER/STORMWATER DRAINS

- Sewer drains - 100mmø uPVC @ 1:120 min. as per NZBC/G13 AS2
- Drain Vent Pipe (DV)- 80mmø
- Stormwater drains - 100mmø upvc at 1:100 min. as per NZBC E1/AS1

SERVICES LEGEND

Stormwater Drains	SW
Sewer Drains	S
Sewer Waste Pipes	
AP	Access Point
IB	Inspection Bend
IJ	Inspection Junction

Rev	Date	Issue	Ch	Change	Int
b	25/05/2020	BC			RH

Do Not Scale

Check All Dimensions

If In Doubt, ASK!

A3 Original

HAWKE'S BAY HOMES
BETTER LIVING NOW
1139 Maraekakaho RD
HASTINGS
hbhomes.nz
Ph: 06 870 8979

Drawing: Plumbing plan

Client: Vikki Graham

Project: Proposed 100m2 Home 6a Symmans Lane, Otane

Designed: BM

Drawn: RH

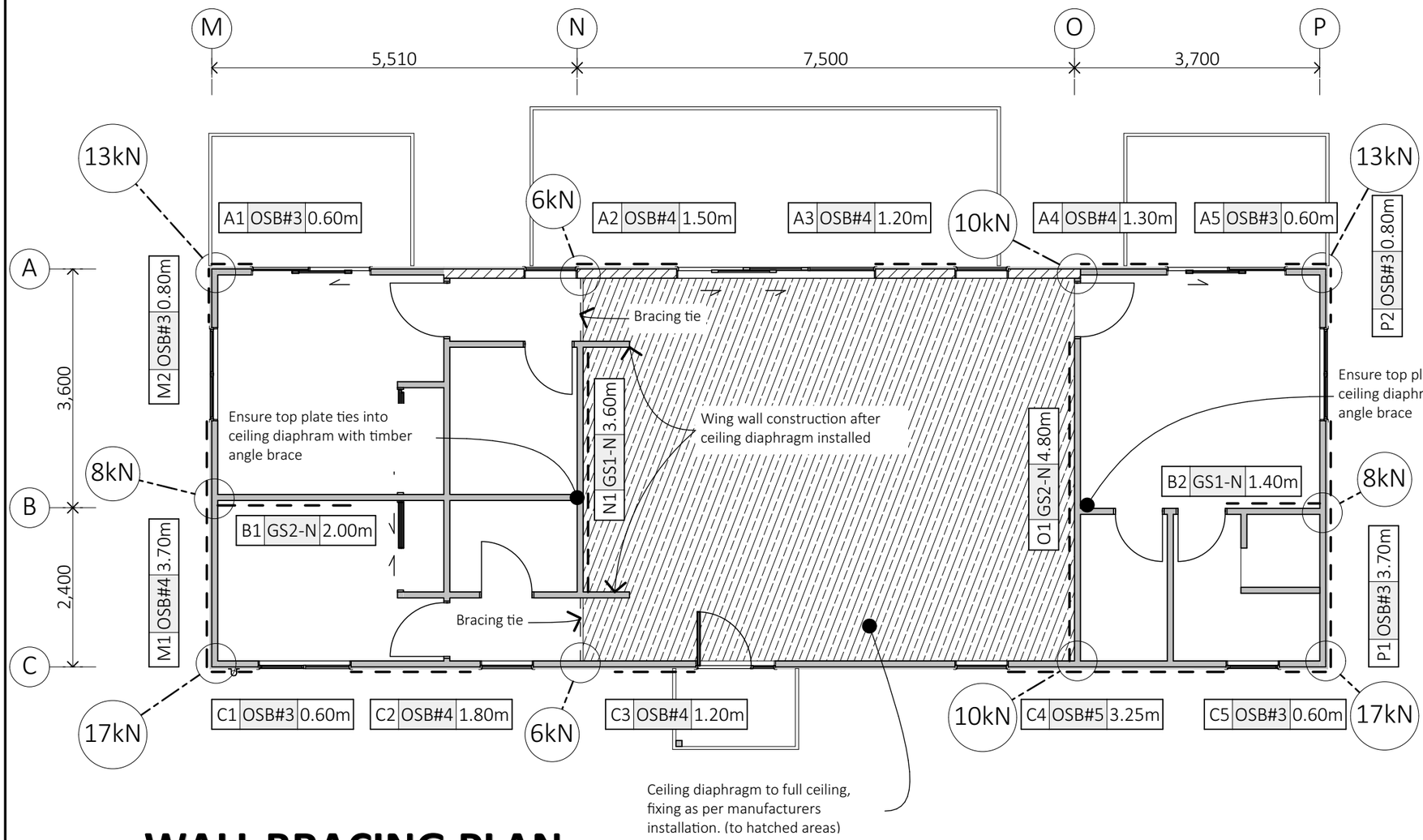
Printed Date: 16/06/2020

Job No.: 20-145

Sheet No.: 112

Sheet Revision: b

Issue Type: BC



WALL BRACING PLAN

Scale 1:75

WALL BRACING LEGEND

Wall Bracing Element — A1 GS1-N 2.40m (element No. | brace type | brace length)

Wall Brace Location

Bracing Line — M

Top Plate Fixing Requirement — 6kN

TOP PLATE CONNECTION REQUIREMENT

WALLS AT RIGHT ANGLES

For each wall containing wall bracing elements with a total bracing capacity of not more than 125 bracing units:	At least one external wall with a fixing of 6.0kN capacity.
For each wall containing wall bracing elements with a total bracing capacity of not more than 250 bracing units:	At least two external walls fixing of 6.0kN capacity.
For each wall containing wall bracing elements with a total bracing capacity of more than 250 bracing units:	At least two external walls with a fixing of 2.4kN capacity per 100 bracing units.

NOTES

- Wind Zone: High - 44 m/s.
- Earthquake Zone: 3.
- All braces to be constructed and fixed in strict accordance with manufacturers instructions

WALL BRACING SCHEDULE

TYPE	LINING REQUIREMENTS	ADDITIONAL REQUIREMENTS
GS1-N	Standard 10mm GIB plasterboard one face, fixed horizontal or vertical.	N/A
GS2-N	Standard 10mm GIB plasterboard both faces, fixed horizontal or vertical.	N/A
OSB#3	Egger OS'BRACERAP® on one side fixed vertical	GIB HandiBrac hold-downs
OSB#4	Egger OS'BRACERAP® on one side fixed vertical	GIB HandiBrac hold-downs
OSB#5	Egger OS'BRACERAP® on one side fixed vertical	GIB HandiBrac hold-downs

Rev	Date	Issue	Ch	Change	Int
b	25/05/2020	BC			RH

Do Not Scale

HAWKE'S BAY HOMES
BETTER LIVING NOW
1139 Maraekakaho RD
HASTINGS
hbhomes.nz
Ph: 06 870 8979

Check All Dimensions

Drawing Bracing plan

Client Vikki Graham

Project Proposed 100m2 Home
6a Symmans Lane, Otane

If In Doubt, ASK!

Designed BM

Drawn RH

Printed Date 16/06/2020

Job No. 20-145

Sheet No. 113

Sheet Revision b

Issue Type BC

A3 Original

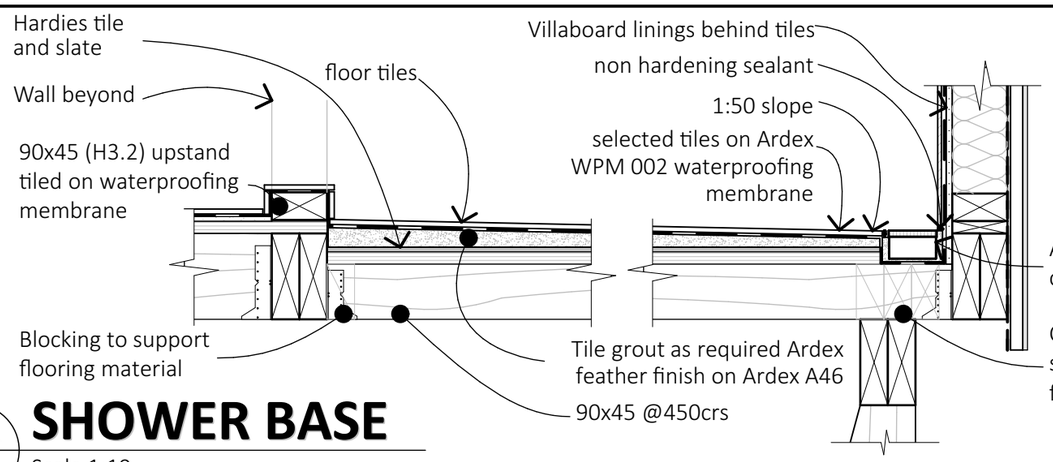
FLOOR FINISHES LEGEND

(All to be confirmed by Owner)

Selected Carpet Floor Finish

Selected Tile Floor Finish on water proofing on tile and slate underlay

Selected Vinyl Floor Finish

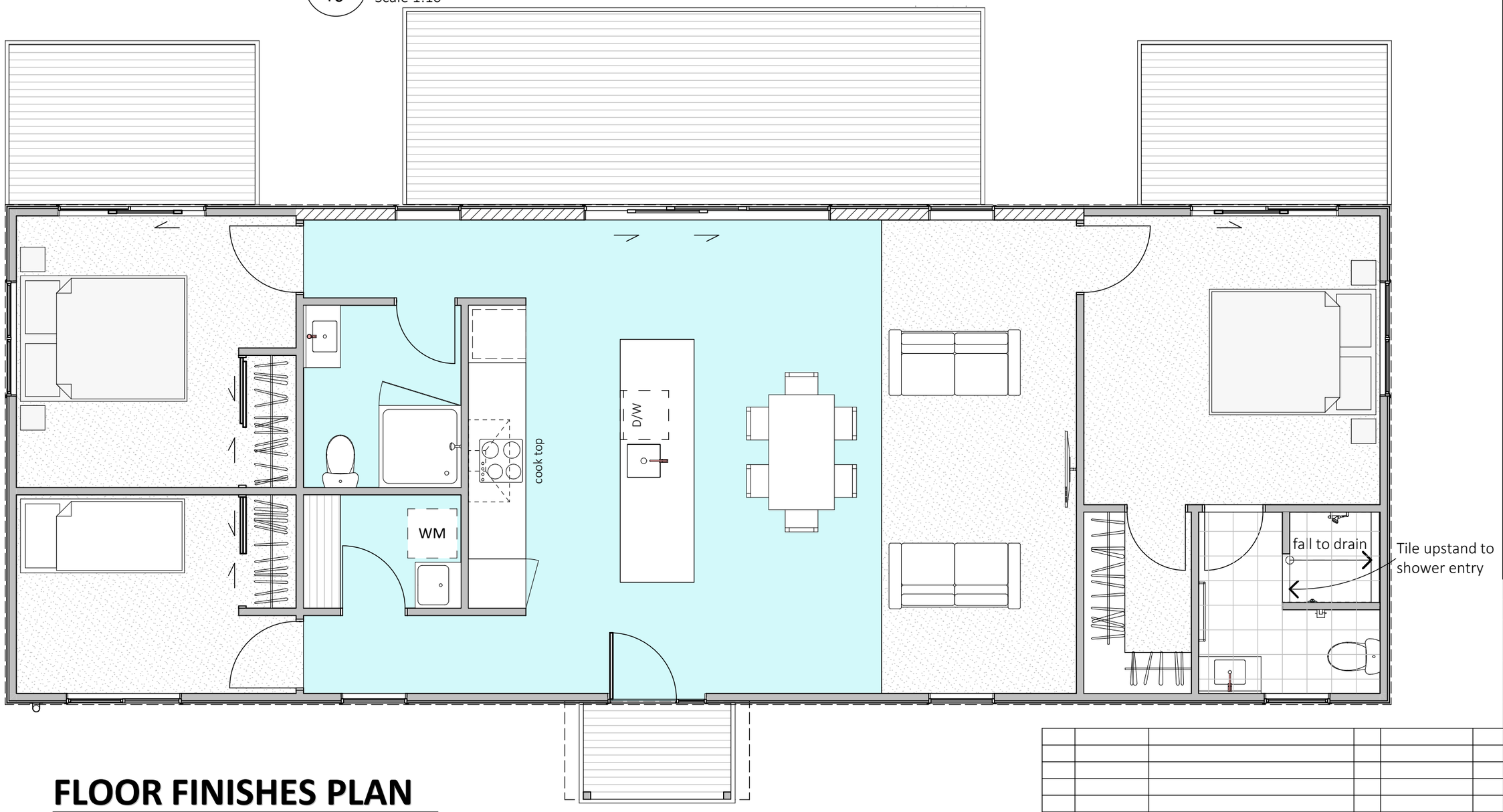


Trimmer shall be fixed to trimmer joists and curtailed joist fixed to trimmer joists all as per NZS 3604:2011 Fig. 7.7

D62

SHOWER BASE

Scale 1:10



FLOOR FINISHES PLAN

Scale 1:50

Rev	Date	Issue	Ch	Change	Int
b	25/05/2020	BC			RH

Do Not Scale

Check All Dimensions

If In Doubt, ASK!

A3 Original

HAWKE'S BAY HOMES
BETTER LIVING NOW
1139 Maraekakaho RD
HASTINGS
hbhomes.nz
Ph: 06 870 8979

Drawing: Floor Coverings Plan

Client: Vikki Graham

Project: Proposed 100m2 Home 6a Symmans Lane, Otane

Designed: BM

Drawn: RH

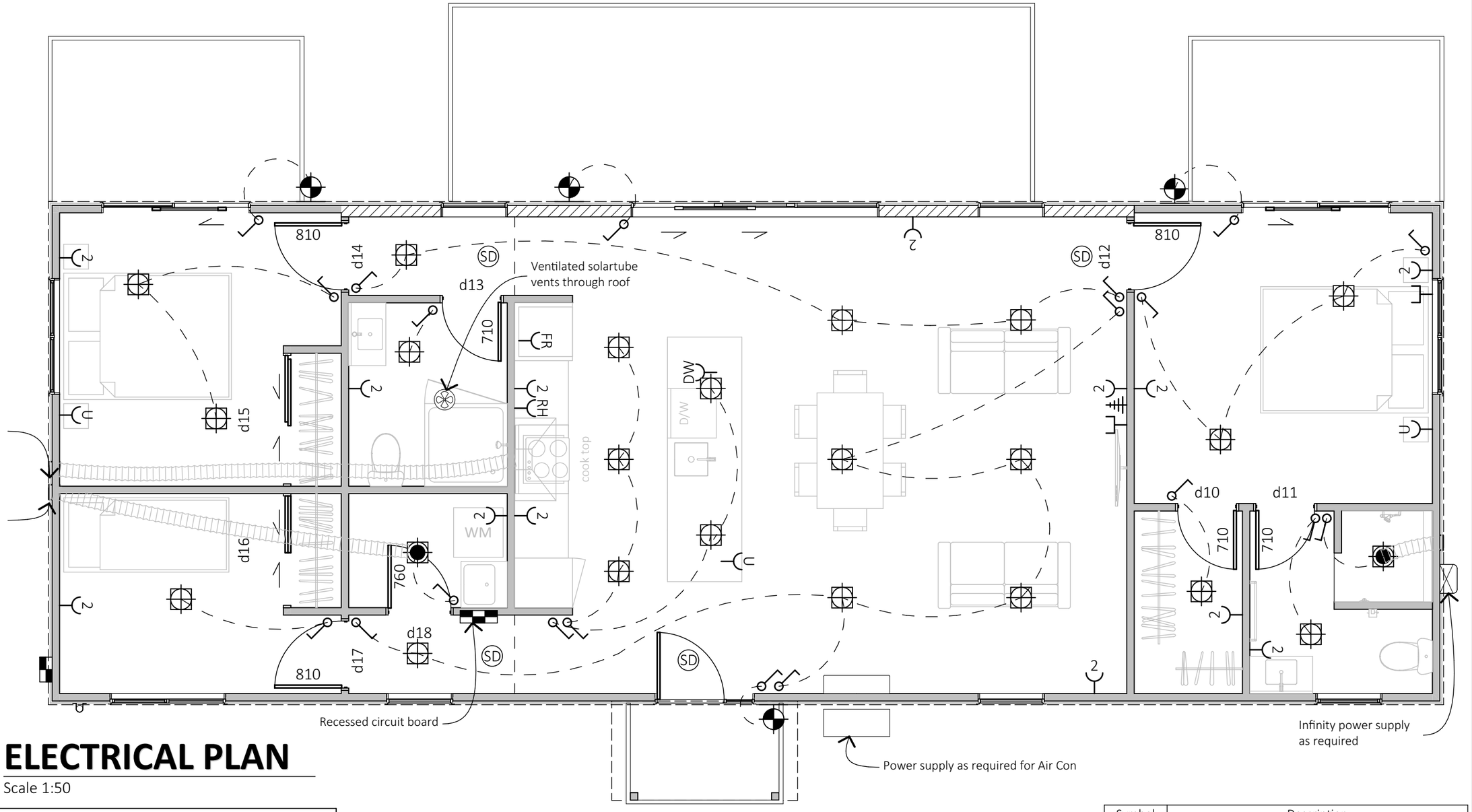
Printed Date: 16/06/2020

Job No.: 20-145

Sheet No.: 114

Sheet Revision: b

Issue Type: BC



ELECTRICAL PLAN

Scale 1:50

ELECTRICAL LEGEND

Symbol	Description	Symbol	Description
	Double Data Outlet		Power point Double - with USB
	Light - External - wall mounted		Recessed distribution board
	Light - Internal - recessed		Solatube 160DS with ventilation add on kit - Vented thru roof
	Light switch		Surface mounted meter board
	Manrose 150 light and extract fan - vent to outside		
DW	Power point - dishwasher		
2	Power point - double		
FR	Power point - freezer		
RH	Power point - rangehood		

ELECTRICAL NOTES

- All electrical work to comply with the (New Zealand Electrical Code of Practice) NZECP 51:2004.
- All recessed light fittings to be CA 135-rated (Closed/Abutted) and installed to NZECP 54:2001.
- Artificial lighting to be provided throughout the building to enable safe movement through the building.
- Read in conjunction with specification.
- Confirm with owner on site and before commencing work, exact location and height of all outlets and fittings.

Symbol	Description
SD	Smoke detector comply with NZBC F7/AS1

FIRE SAFETY NOTES -RESIDENTIAL

- Smoke detectors shall comply with the requirements of NZBC F7. New smoke detectors are to be manufactured to at least one of: AS 3786, ISO 12239 or BS EN 14604. They are to include a hush facility.
  1 smoke detector shall be located within 3.0 m of every sleeping space door (along the escape route) and 1 at the dwelling entry as per NZBC F7/ AS1.
  The placement shall be in accordance with NZS 4514 and installed as per the manufacturers information.

Rev	Date	Issue	Ch	Change	Int
b	25/05/2020	BC			RH

Do Not Scale

Check All Dimensions

If In Doubt, ASK!

HAWKE'S BAY HOMES
BETTER LIVING NOW
1139 Maraekakaho RD
HASTINGS
hbhomes.nz
Ph: 06 870 8979

Drawing: Electrical Plan

Client: Vikki Graham

Project: Proposed 100m2 Home
6a Symmans Lane, Otane

Designed: BM

Drawn: RH

Printed Date: 16/06/2020

Job No.: 20-145

Sheet No.: 115

Sheet Revision: b

Issue Type: BC

A3 Original

Combined Certificate of Compliance and Electrical Safety Certificate

Unique ID: ~~ABA~~ BC 200204

Note: If you are using this form to provide only an Electrical Safety Certificate, then only complete sections 1, 3 and 5

1. Customer Information

Customer Name: VICKI GRONAM

Customer Phone / Email: 027 660629

Location of Installation: 6A Symmans Lane OTANE

2. Certifier Information

Certifier Name: Tony Lucy Registration / Practising Licence Number: E17246

Organisation: BAYWIDE ELECTRICAL Telephone Number: 0274974772

Email: baywideelectaxtra.co.nz

Name and Registration Number of person(s) involved in work and supervised by certifier:

3. Details of work to which certificate applies

The work is: ☑ an entire installation ☐ a specific part of an installation

The work is: ☐ High Risk ☑ General ☐ Low Risk (Certificate of Compliance not required)

Indicate the number of each item installed or altered:

Number of lighting outlets: 28

Number of socket outlets: 26

Number of ~~ranges~~: 1 OVEN

Number of water heaters:

1 HEAT PUMP

1 SOLAR TUBE POINT

2 EXHAUST FAN/LIGHT

General Description of Work: CARRY OUT THE ELECTRICAL INSTALLATION TO THE NEW HOUSE INSTALL NEW UNDERGROUND SERVICE MAIN, NEW MAIN SWITCHBOARD (ON HOUSE) & INSTALL NEW MAIN EARTH.

Tick (✓) if work includes:

- ☑ Mains
- ☑ MEN switchboard closest to point of supply
- ☑ Main Earthing System
- ☐ Electric Lines

PLEASE NOTE, MESSER CHECKS + POLARITY (WITH TEST LEAD AT WORK SWBD ALL OK I WILL DO FINAL CHECKS AFTER PWR ON TUES

Period within / Date on which the work was done: 28 - 9 - 2020

The work is safe to be connected to: ☑ 230/400V MEN System ☐ Other (specify) _____

4. Certificate of Compliance

I am satisfied that the work to which this Certificate of Compliance applies has been done lawfully and safely and the information in this certificate is correct. The work:

- ☐ complies with Part 1 of AS/NZ 3000 ☑ complies with Part 2 of AS/NZ 3000
- ☐ complies with the following standard(s): _____
- ☑ has been installed in accordance with a certified design (attach or reference*)
- ☑ has an earthing system that is correctly rated
- ☐ contains fittings which are safe to connect to a power supply
- ☐ relies on supplier's Declaration of Conformity (attach or reference*)
- ☑ relies on manufacturer's instructions (attach or reference*)
- ☑ has been satisfactorily tested in accordance with Electricity (Safety) Regulations 2010
- ☐ is safe to connect

Test Results:		
MAINS	Electrical Worker	Inspector
Polarity (independent earth):		
Insulation resistance: >200MΩ		
Earth continuity:		
Bonding:		
Other (specify):		

MAIN EARTH LEAD - 0.55Ω

Electronic reference: WWW.TORRUSSELL.CO.NZ

Certifier's Signature: [signature] Date: 28-9-2020

** If it is impractical to attach a copy of any relevant certified design, manufacturer's instruction or supplier declaration of conformity, provide a reference to where the documents can be found, in a readily accessible format, through electronic means.*

5. Electrical Safety Certificate

Date on which the connection was done: 2-10-2020

I am satisfied that the work to which this Electrical Safety Certificate applies is connected to a power supply and is safe to use

Name: Tony Lucy Registration / Practising License Number: E17246

Signature of Connector: [signature] Date: 2-10-2020

GASFITTING CERTIFICATE OF COMPLIANCE – GAS SAFETY CERTIFICATE

Certificate of Compliance:

Client Name: Vikki & Kelly Graham

Reference / Job #: 15627 **ICP (if known):**

Address of work: 6a Symmans Lane, Otane, ,

Site Name HBH/Graham **Town / City:** Central Hawkes Bay

Description of gasfitting work: (If different gasfitting work was done by different people, state who did what gasfitting.)

New LPG installation with 2x45kg cylinders and autochange regulator with test point and condense drip trap.
25mm reifeng multilayer gas pipe from regulator position into wall and under house, then up to Rinnai A26 199mj.
(6m)25mm to 20mm t for Fisher and Paykel bench mounted hob 30.5mj (12m).
Pipework test to 50kpa and 7kpa, installation test 3kpa, working pressure test 2.2.75kpa.

Gas supply pressure 2,8 kPa **Risk classification** (tick one) ☐ Low-Risk ☑ General ☐ High-risk

Gas type (tick one) ☐ Natural gas ☑ LPG ☐ Biogas ☐ Other (specify)

The work has been done in accordance with a certified design: ☐ Yes ☐ No

If yes – identify the certified design including name, date and version. Also attach a copy of the certified design to this certificate.
(Or provide reference to readily accessible electronic format, eg Internet link.)

Identify:
Link:

The work relies on manufacturer's instructions: ☐ No ☑ Yes:

If yes – identify the instruction manual including name, date and version. Also attach a copy of manufacturer's instructions to this certificate.
(Or provide reference to readily accessible electronic format, eg Internet link.)

Identify: Rinnai A26 serial number 20.061109274 , Fisher and Paykel serial number DPG240772
Link:

The work has been done in accordance with means of compliance (specify):

☑ Yes – AS/NZS 5601.1 sections 3 to 6 ☐ Yes – AS/NZS 5601.2 sections 3 to 9 ☐ No

Were any other standards or gas code of practice required for compliance?

☐ Yes (specify) ☑ No

Parts of the gas installation to which this certificate relates that are safe to connect to a gas supply?

☑ All ☐ Parts (specify)

Date(s) on which the work was done: 06/10/2020

Name and registration number of anyone who carried out work under supervision:

By signing this document I confirm that I am satisfied that the work described in this certificate of compliance has been done lawfully and safely, and that the information on this certificate is correct.

Certifier name: Stewart Gully **Registration number:** 16643

Certifier Signature: **Date:** 06/10/2020

Gas Safety Certificate:

By signing this document I confirm that the work described in this Gas Safety Certificate, and the installation or part installation, is connected to a gas supply and is safe to use.

Name of person authorised to certify the connection: Stewart Gully

Registration number: 16643 **Date of completion or connection** 06/10/2020

Certifier Signature: **Date:** 06/10/2020

This Gas Safety Certificate confirms that the gasfitting work complies with the building code for the purposes of Section 19(1)(e) of the Building Act 2004.

HAWKES BAY WASTEWATER MANAGEMENT LTD
525 SPRINGFIELD ROAD
PO BOX 3094
NAPIER
Phone : 06 8444780
Email : office@hbwm.co.nz
Website : www.hawkesbaywastewater.co.nz

Oasis Clearwater ENVIRONMENTAL SYSTEMS

HAWKE'S BAY REGIONAL COUNCIL — HAWKE'S BAY REGIONAL COUNCIL — APPROVED — INSTALLER & SERVICE PROVIDER — OASIS — Domestic on-site wastewater treatment systems

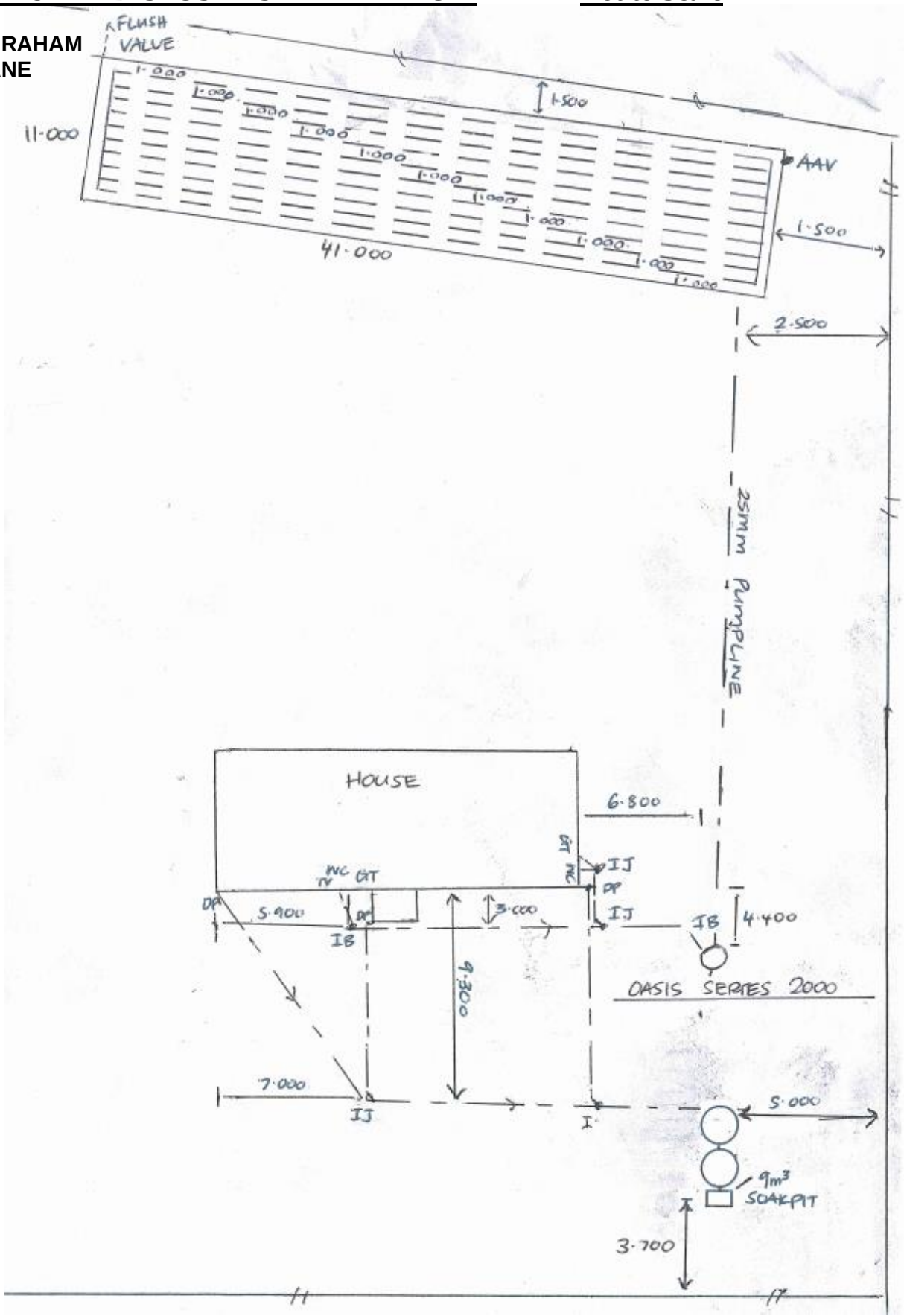
AS BUILT EFFLUENT DISPOSAL SITE PLAN FOR

Not to Scale

VIKKI & KELLY GRAHAM
6A SYMMANS LANE
OTANE
CHB DISTRICT

Consent No:

BC200204
AUTH-125745-01
APP-125442



HAWKES BAY WASTEWATER MANAGEMENT LTD
525 SPRINGFIELD ROAD
PO BOX 3094
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Phone : 06 8444780
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Website : www.hawkesbaywastewater.co.nz

Central Hawkes Bay District Council
Consents Officers

Please find enclosed the design criteria for –

SERIES 2000 AERATED WASTEWATER TREATMENT SYSTEM FOR –

VIKKI & KELLY GRAHAM
6A SYMMANS LANE
OTANE
CHB DISTRICT

Consent No – BC

If you have any queries or require more information please do not hesitate to contact me on the above numbers

Yours Sincerely
Terry Christison

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SPECIFICATION FOR SERIES 2000 AERATED WASTEWATER TREATMENT SYSTEM

VIKKI & KELLY GRAHAM
6A SYMMANS LANE
OTANE
CHB DISTRICT

DESIGN CRITERIA

Soil Type -	Topsoil / light clay below
Drainage Class -	Class 5
Design -	Based on AS/NZS 1547 a flow design rate of 200L per day per person has been selected for this installation. Water supply is by rainwater supply and full water reduction facilities are to be installed, therefore 200L has been selected as a conservative long term loading rate.
Design Volume -	200 litres per day / per person x 3 = 1200L per day discharge. 1200L per day divided by 2.7mm per day loading rate = 445m^2 of disposal area will be required for this installation.
Disposal System -	This system incorporates the use of Compensating Effluent Dripline installed 100mm above ground level. Air Admittance and manual flushing valves shall be installed at nominated points and finished with protective valve boxes.
Management -	As with the Councils policy a service contract will be entered into with the owner to ensure the system is serviced and maintained at no less than 6 monthly intervals.
Producer Statement -	The system will be installed by Hawkes Bay Wastewater Management in accordance with Oasis Clearwater/Austin Bluewater Industries and Netafim Raam guidelines

This field design has been prepared using information supplied and calculations from AS/NZS 1547 and TP58. The system will be installed in accordance with best trade practices and intentions, however HBWM Ltd takes no responsibility for disposal failure due to weather conditions, runoff, damage by stock, hydraulic failure due to overloading or clogging of the drippers and failure by the owner to ensure the system is maintained and looked after in a proper manner outside the design parameters of AS/NZS 1547:2012 and TP58.

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TABLE M1
RECOMMENDED DESIGN IRRIGATION RATE (DIR) FOR IRRIGATION SYSTEMS

Soil Category (see Note 1)	Soil texture	Structure	Indicative permeability (K_{sat}) (m/d)	Design irrigation rate (DIR) (mm/day)		
				Drip irrigation	Spray irrigation	LPED irrigation
1	Gravels and sands	Structureless (massive)	> 3.0	5 (see Note 2)	5	(see Note 3)
2	Sandy loams	Weakly structured massive	> 3.0			4
			1.4 – 3.0			
3	Loams	High/ moderate structured	1.5 – 3.0	4 (see Note 1)	4	3.5
		Weakly structured or massive	0.5 – 1.5			
4	Clay loams	High/ moderate structured	0.5 – 1.5	3.5 (see Note 1)	3.5	3
		Weakly structured	0.12 – 0.5			
		Massive	0.06 – 0.12			
5	Light clays	Strongly structured	0.12 – 0.5	3 (see Note 1) 2.7	3	2.5 (see Note 4)
		Moderately structured	0.06 – 0.12			
		Weakly structured or massive	< 0.06			
6	Medium to heavy clays	Strongly structured	0.06 – 0.5	2 (see Note 2)	2	(see Note 3)
		Moderately structured	< 0.06			
		Weakly structured or massive	< 0.06			

NOTES:

1 For Category 3 to 5 soils (loams to light clays), the drip irrigation system needs to be installed in an adequate depth of topsoil (in the order of 150 – 250 mm of *in situ* or imported good quality topsoil) to slow the soakage and assist with nutrient reduction.

2 For Category 1, 2, and 6 soils, the drip irrigation system has a depth of 100 – 150 mm in good quality topsoil (see CM1 and M3.1).

3 LPED irrigation is not advised for Category 1 or Category 6 soils – drip irrigation of secondary effluent is the preferred irrigation method.

4 LPED irrigation for Category 5 soils needs a minimum depth of 250 mm of good quality topsoil (see M5 and CM7.1).

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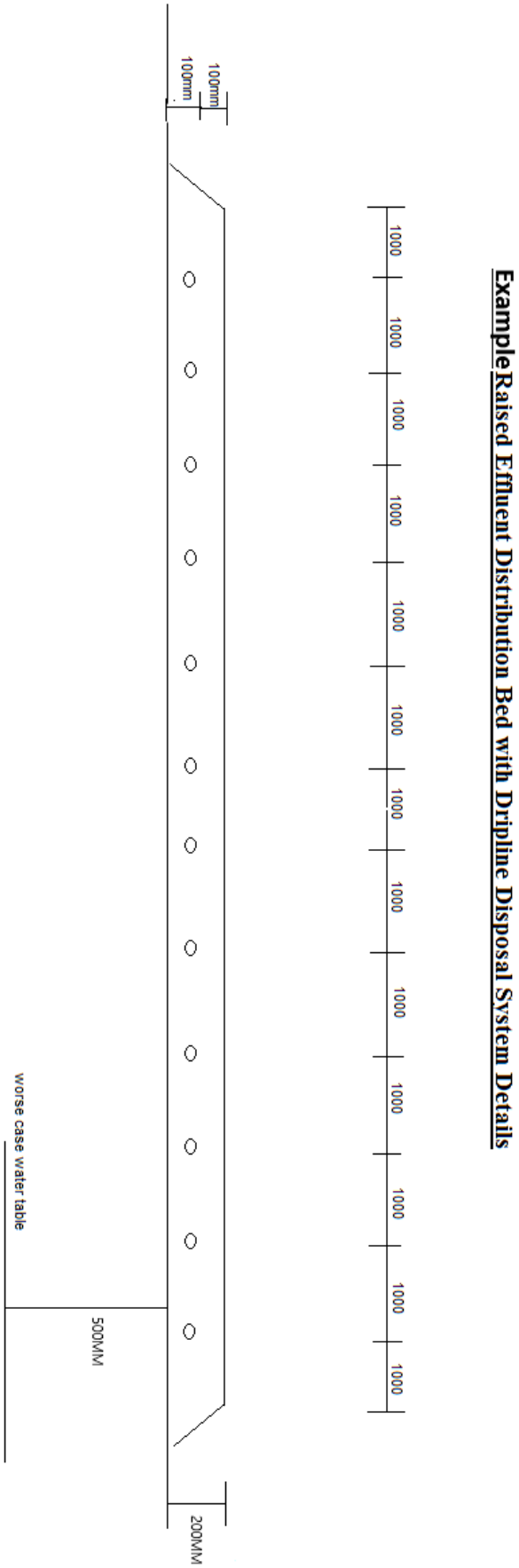
Example Raised Effluent Distribution Bed with Dripline Disposal System Details



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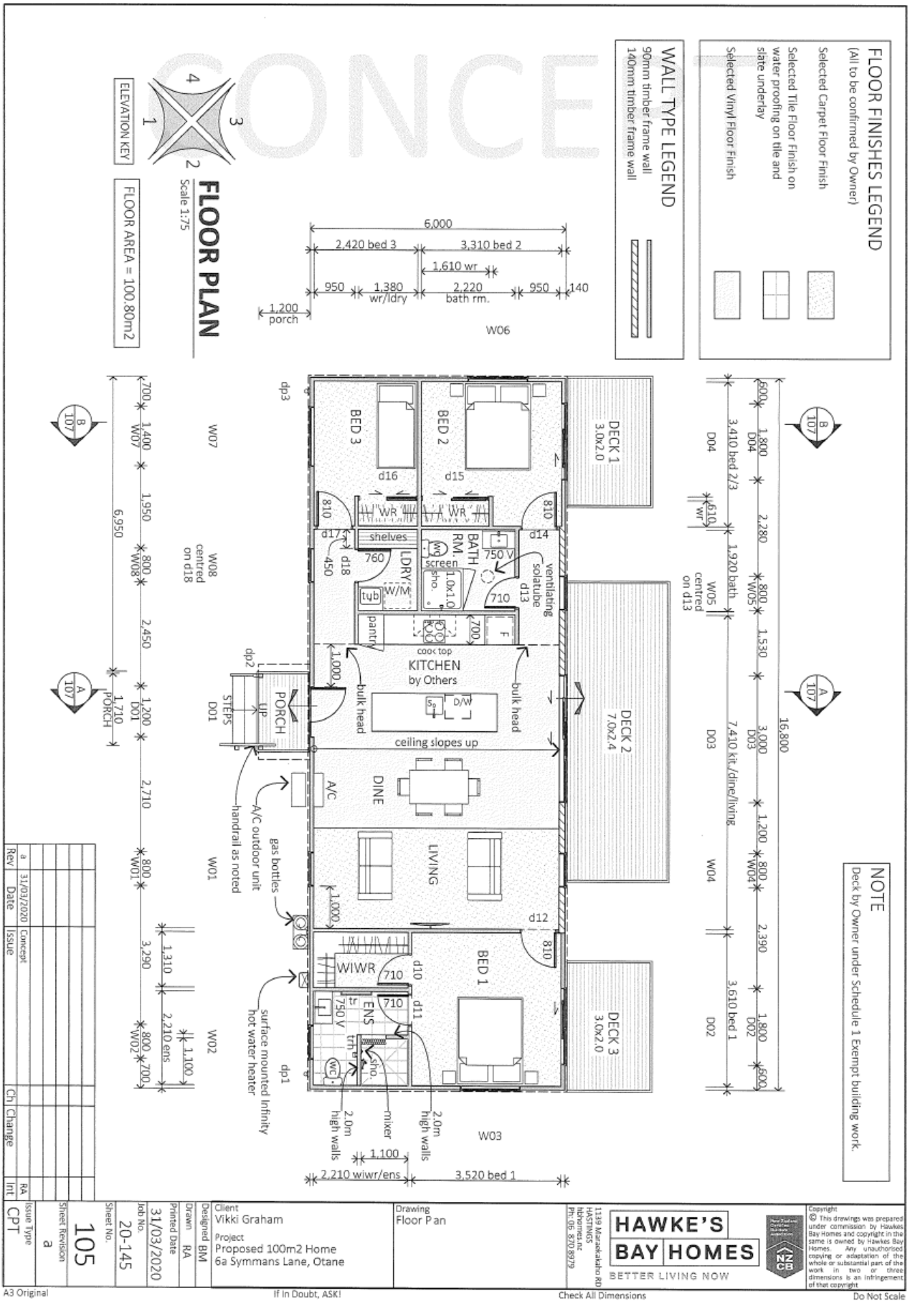

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