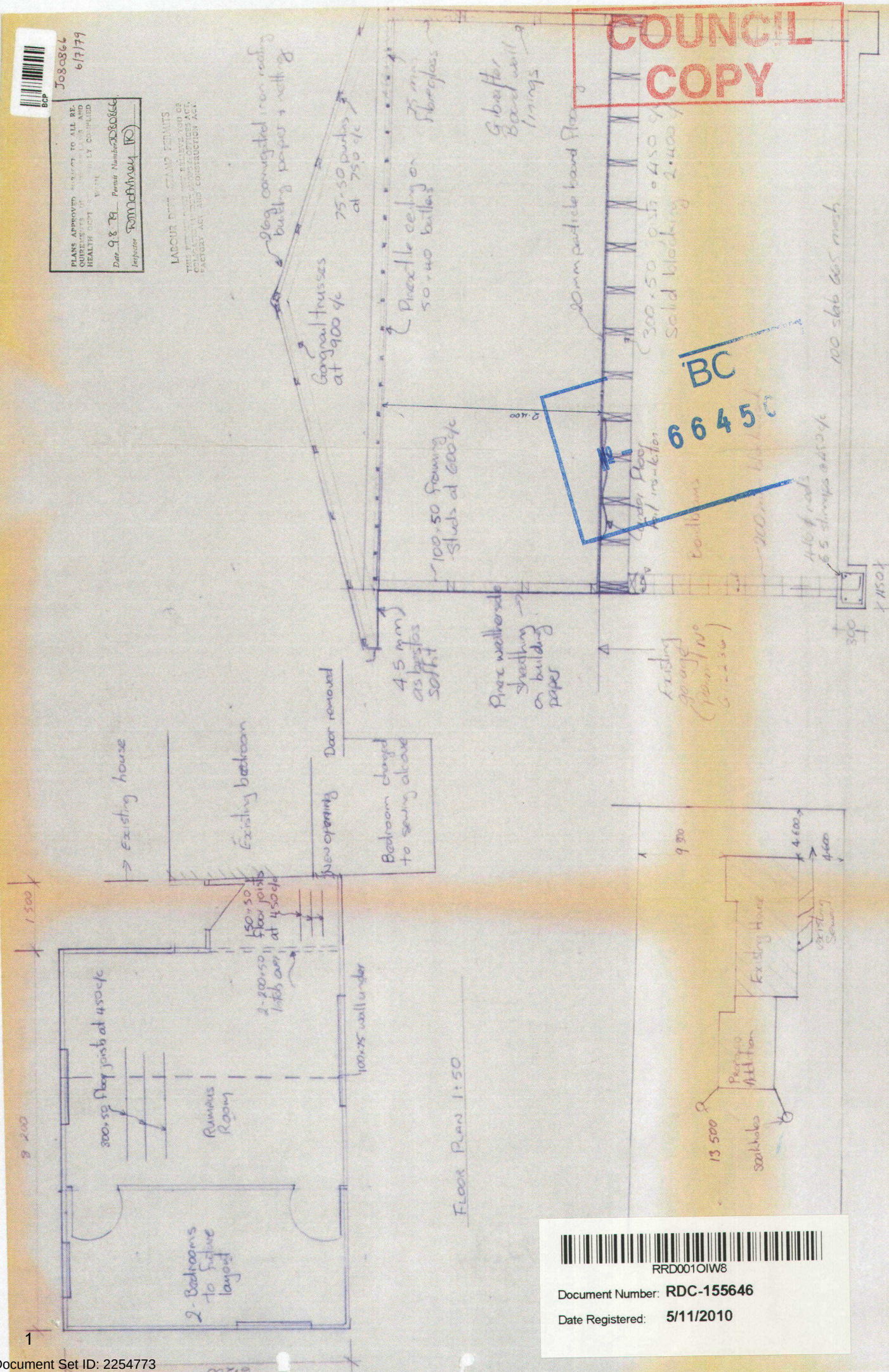




PLANS APPROVED SUBJECT TO ALL RE-
 QUIREMENTS OF THE BOARD AND
 HEALTH DEPT. FULLY COMPLIED

Date 9-8-79 Permit Number 150866
 Inspector Tom McInerney (P)

LABOUR DEPT. GRAND TERMINALS
THIS PERMIT IS VALID FOR BELLEVILLE 1980 OF
COLLECTIVE BARGAINING AGREEMENTS, OFFICES ACT,
FACTORY ACT AND CONSTRUCTION ACT.



SECTION 1-25

HOUSE EXTENSION 42 OXON STREET FUR T. DOWING

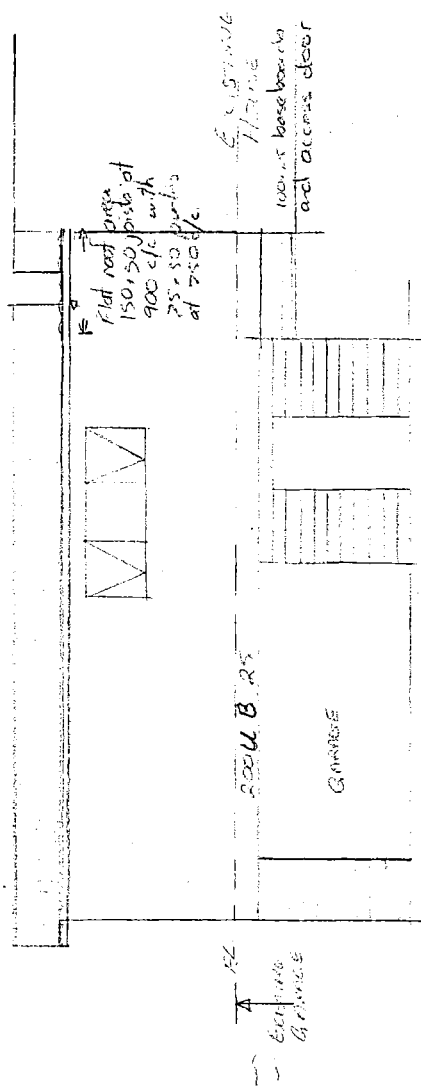
Sno Pass Lot 37 DPS 16972



RRD001OIWE

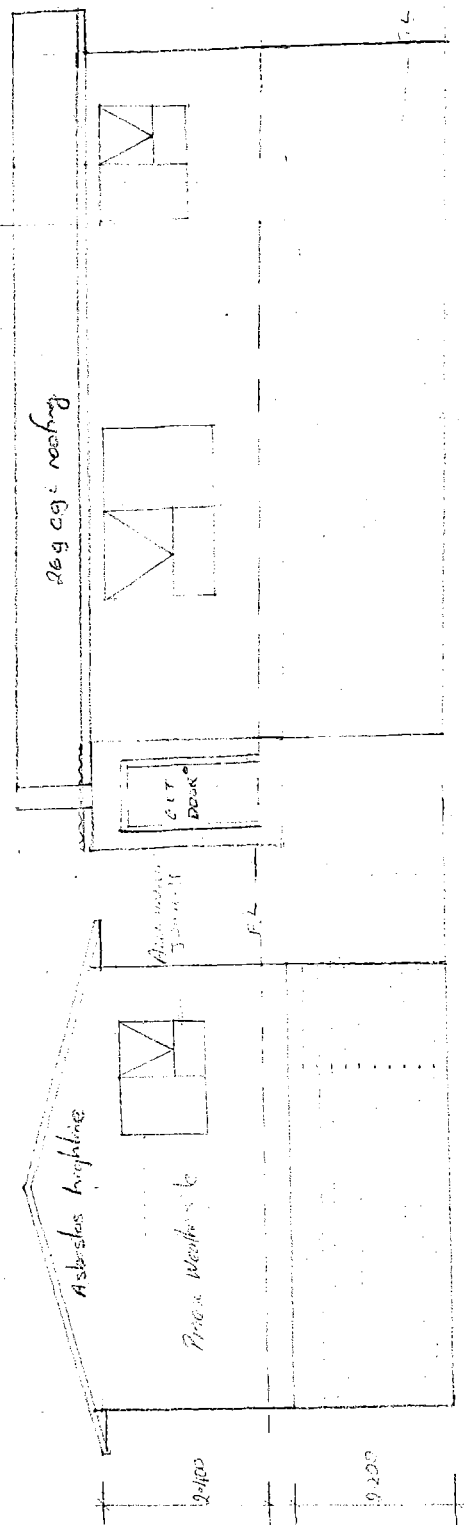
Document Number: **RDC-155646**

Date Registered: **5/11/2010**



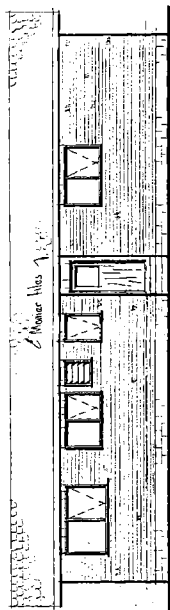
REAR ELEVATION 1:50

All framing to be borntreated
No 1 framing required.
Exterior walls to be board with pyle
only bracing.

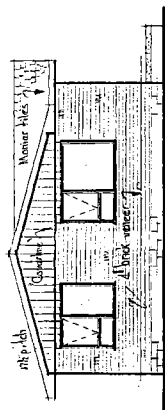


FRONT ELEVATION 1:50

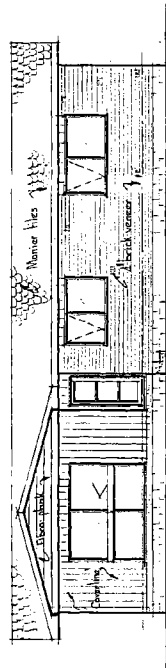
FRONT ELEVATION 1:50



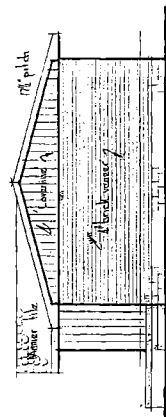
Elev. C



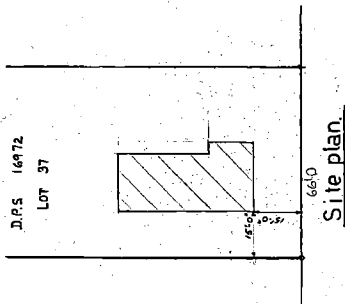
Elev. B



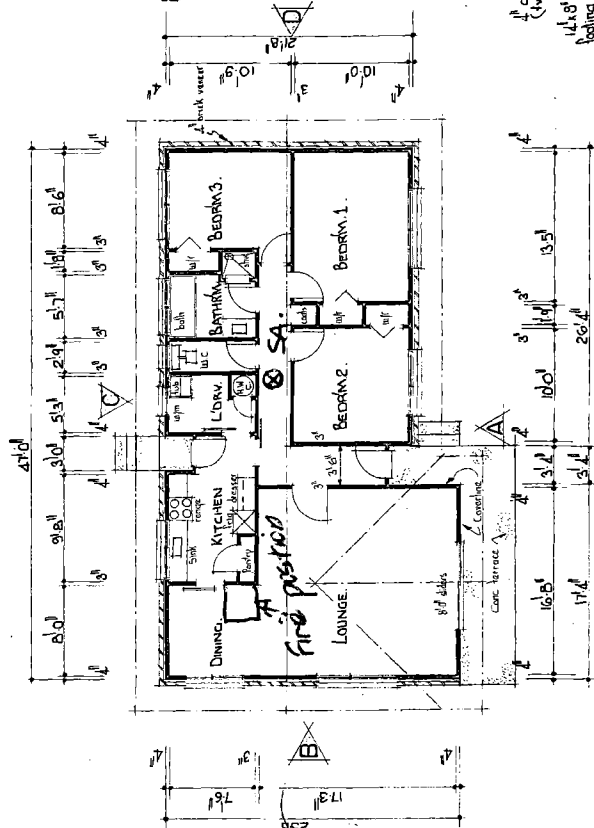
Elev. A



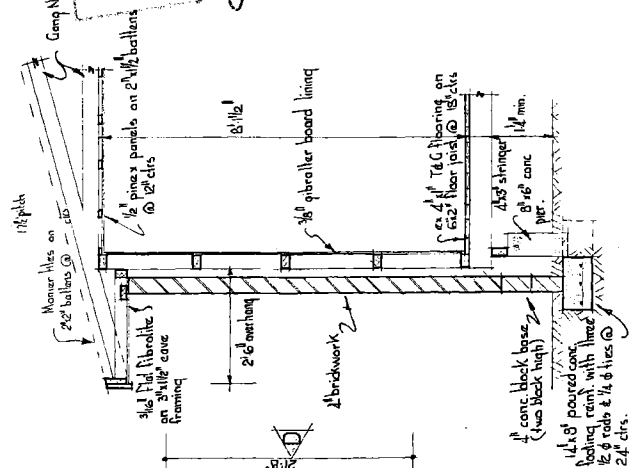
Elev. D



Site plan



Floor plan



Typical cross section

COUNCIL COPY

BC
PLANS APPROVED SUBJECT TO ALL
REQUIREMENTS OF 616 4050 IG
ACT 2004 BEING FULLY COMPLIED
WITH
DATE 3/11/10
OFFICER: H Ferguson

JOB No.

72
H-423

PROPOSED RESIDENCE for...
at...

Sheet 1 of 1
Scales
Floor plan (1/8" = 1'-0")
Elevations (1/8" = 1'-0")
Cross Section (1/4" = 1'-0")
Site plan (1/32" = 1'-0")

Date 24 Nov 12
Drawn L.S. PERRENT
Traced
Checked

STEPHENS & ASSOCIATES LTD.
VIEW ROAD, ROTORUA
PHONE 84-480

LA

COUNCIL
COPY

BC

Nº - 66450

SPECIFICATIONS

DIMENSIONS - FREESTANDING:

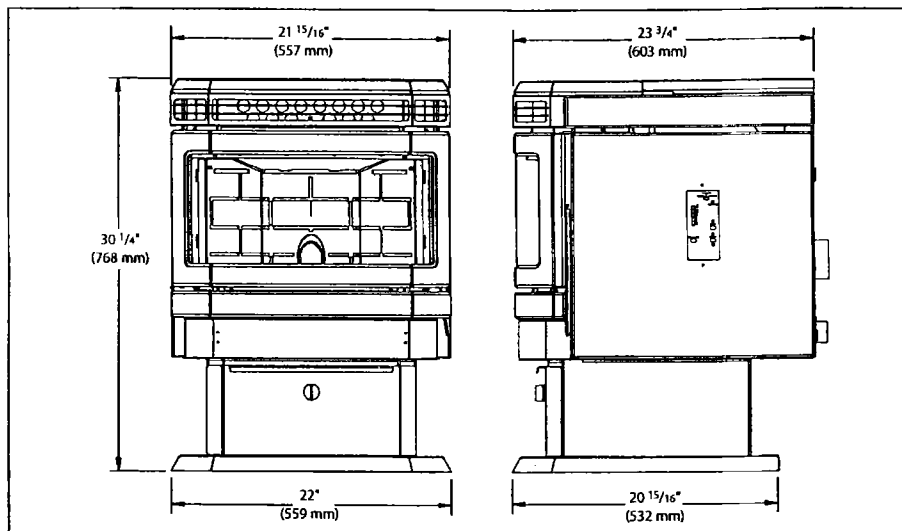


Figure 1: Dimensions of EF3 Bayview Freestanding.

DIMENSIONS - FIREPLACE INSERT AND BUILT-IN HEATER:

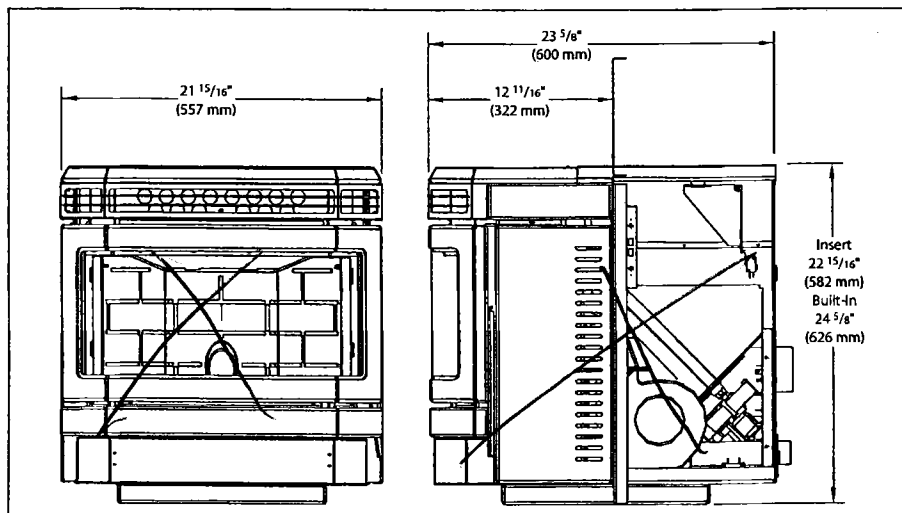


Figure 2: Dimensions of EF3 Bayview Fireplace Insert and Built-In Heater.

INSTALLATION

CLEARANCES TO COMBUSTIBLES - FREESTANDING:

When installing this unit on a combustible floor (for example linoleum, hardwood flooring) a non-combustible hearth pad must be under the unit. The pad must extend at least the width of the appliance [22" (558 mm)] and at least the depth of the appliance plus 6" (153 mm) in front of the appliance [29 3/4" (756 mm)].

Side wall to unit	- 6 inches	(15 cm)
Back wall to unit	- 1 inches	(2.5 cm)
Corner to unit	- 1 inches	(2.5 cm)
Door front to edge of floor protection	- 6 inches	(15 cm)

These dimensions are minimum clearances but it is recommended that you ensure sufficient room for servicing, routine cleaning and maintenance.

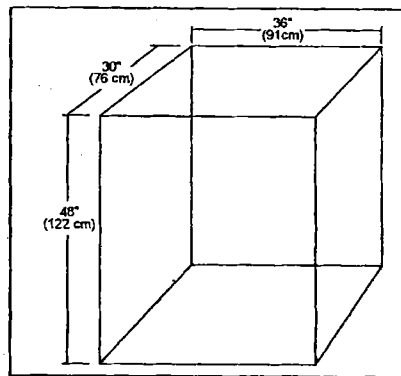


Figure 5: EF2 Classic Freestanding Minimum Alcove Size.

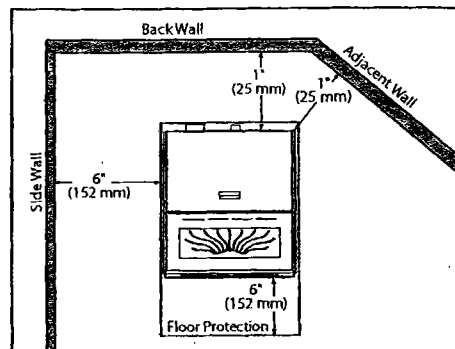


Figure 4: EF Freestanding Clearance to Combustibles.

Minimum Alcove width	- 36 inches	(91 cm)
Minimum Alcove height	- 48 inches	(122 cm)
Minimum Alcove depth	- 30 inches	(76 cm)

CLEARANCES TO COMBUSTIBLES - FIREPLACE INSERT:

Refer to Figure 6.

Side wall to unit	- 8 inches	(20.3 cm)
Mantel projection	- 10 inches	(25.4 cm)
Mantel to top of unit	- 8 inches	(20.3 cm)
Top facing to unit	- 8 inches	(20.3 cm)
Side facing to unit	- 6 inches	(15.2 cm)
Floor protection	- 6 inches	(15.2 cm)

on either side and to the front must be protected by non-combustible material.

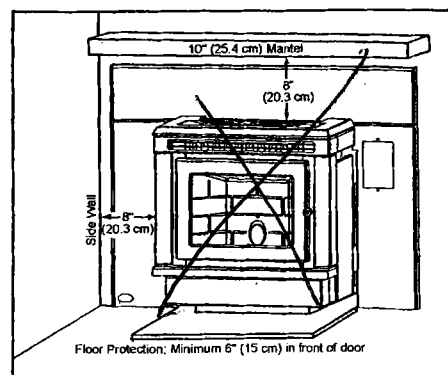


Figure 6: EF Fireplace Insert Clearance to Combustibles.

INSTALLATION

VENT TERMINATION REQUIREMENTS:

IT IS RECOMMENDED THAT YOUR PELLET STOVE BE INSTALLED BY AN AUTHORIZED DEALER/INSTALLER.

Table 1: Use in conjunction with Figure 11 for allowable exterior vent termination locations.

Letter	Minimum Clearance	Description
A	61cm (24 in)	Above grass, top of plants, wood, or any other combustible materials.
B	122 cm (48 in)	Beside/below any door or window that may be opened. (46 cm (18") if outside fresh air install.)
C	30 cm (12 in)	Above any door or window that may be opened. (23 cm (9") if outside fresh air install.)
D	61cm (24 in)	To any adjacent building, fences and protruding parts of the structure.
E	61cm (24 in)	Below any eave or roof overhang
F	30 cm (12 in)	To outside corner.
G	30 cm (12 in)	To inside corner, combustible wall (vertical and horizontal terminations).
H	91 cm (3 ft) within a height of 4.5 m (15 ft) above the meter/regulator assembly	To each side of center line extended above natural gas or propane meter/regulator assembly or mechanical vent.
I	91 cm (3 ft)	From any forced air intake of other appliance
J	30 cm (12 in)	Clearance to non-mechanical air supply inlet to building, or the combustion air inlet to any appliance.
K	61cm (24 in)	Clearance above roof line for vertical terminations.
L	2.13 m (7 ft)	Clearance above paved sidewalk or paved driveway located on public property.

1. Do not terminate the vent in any enclosed or semi-enclosed areas such as a carport, garage, attic, crawlspace, narrow walkway, closely fenced area, under a sundeck or porch, or any location that can build up a concentration of fumes such as stairwells, covered breezeway, etc.

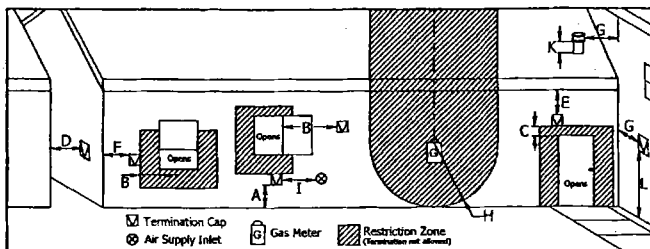


Figure 11: Use in conjunction with Table 1 for allowable exterior vent termination locations.

2. Vent surfaces can become hot enough to cause burns if touched by children. Non-combustible shielding or guards may be required.
3. Termination must exhaust above the inlet elevation. It is recommended that at least five feet of vertical pipe be installed outside when the appliance is vented directly through a wall, to create some natural draft to prevent the possibility of smoke or odor during appliance shut down or power failure. This will keep exhaust from causing a nuisance or hazard from exposing people or shrubs to high temperatures. In any case, the safest and preferred venting method is to extend the vent through the roof vertically.
4. Distance from the bottom of the termination and grade is 30 cm (12 in) minimum. This is conditional upon the plants and nature of grade surface. The exhaust gases are hot enough to ignite grass, plants and shrubs located in the vicinity of termination. The grade surface must not be lawn.
5. If the unit is incorrectly vented or the air to fuel mixture is out of balance, a slight discoloration of the exterior of the house might occur. Since these factors are beyond the control of Sherwood Industries Ltd, we grant no guarantee against such incidents.

NOTE: Venting terminals shall not be recessed into walls or siding.

INSTALLATION

INSIDE VERTICAL INSTALLATIONS - FREESTANDING:

1. Choose a stove location that is ideal. See the section "DECIDING WHERE TO LOCATE YOUR PELLET APPLIANCE."
2. Place a non-combustible hearth pad where necessary.
3. Place the unit on the hearth pad (if installed on a carpeted surface) and space the unit in a manner so when the pellet vent is installed vertically, it will be 100mm (4") away from a combustible wall.
4. Locate the center of the fresh air intake pipe on the unit. Match that center with the same point on the wall and cut a hole about 40mm (1 5/8") in diameter.
5. Install the fresh air intake pipe.
6. Install the tee with clean out.
7. Install the pellet vent upward from there. When you reach the ceiling, make sure that the vent goes through the ceiling fire stop. Maintain a 100mm (4") distance to combustibles and keep attic insulation away from the vent pipe. Maintain an effective vapor barrier.
8. Finally, extend the pellet vent to go through the roof flashing.
9. Ensure that the rain cap is approximately 900 mm (36") above the roof.

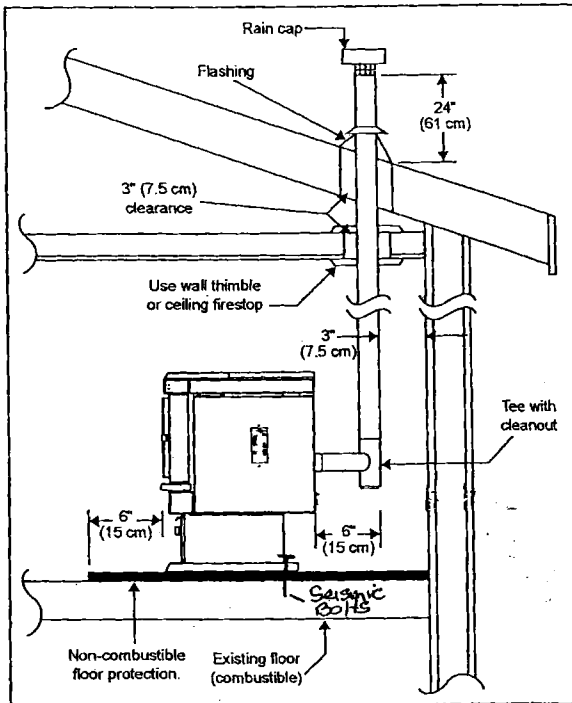


Figure 21: Inside Vertical Installation.

OUTSIDE VERTICAL INSTALLATIONS - FREESTANDING:

To accomplish a outside vertical pipe installation, follow steps 1 through 5 in the "INSIDE VERTICAL INSTALLATIONS - FREESTANDING" section and then finish it by performing the following (refer to Figure 22).

1. Install a tee with clean out on the outside of the house.
2. Install vent pipe upward from the tee. Make sure that you install support brackets to keep the vent straight and secure.
3. Install ceiling thimble and secure the flashing as you go through the roof.
4. Ensure that the rain cap is approximately 900 mm (36") above the roof.

Figure 53: Flashing for small pipes
Paragraphs 8.3.10, 8.4.17 a), 9.6.8.5 and 9.6.9.6

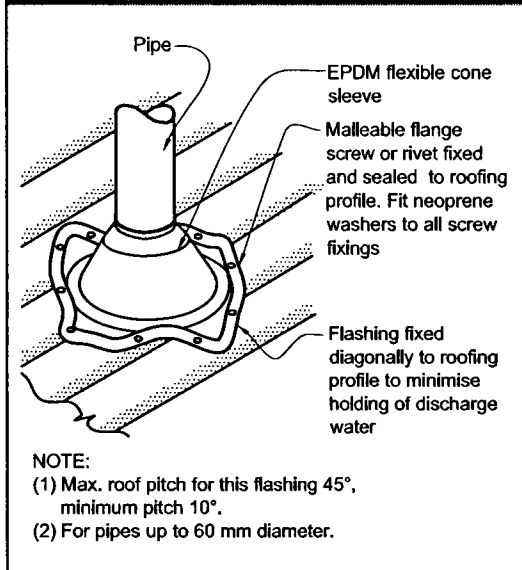
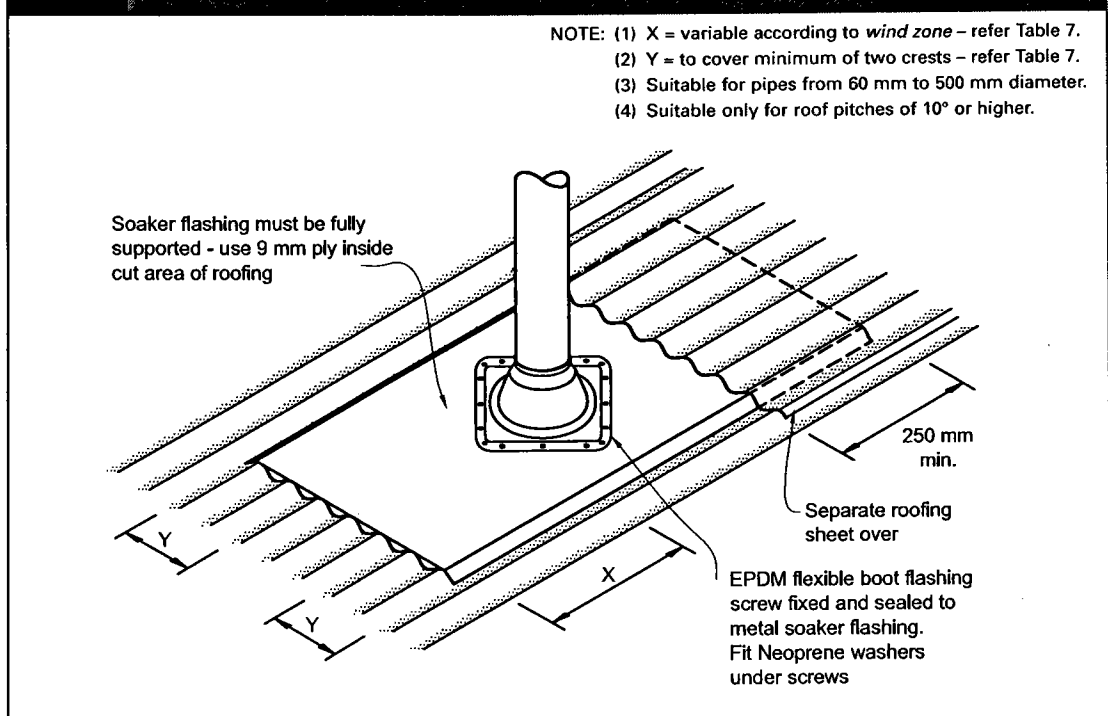


Figure 54: Soaker flashing for pipe penetrations
Paragraphs 8.3.10 and 8.4.17 b)



Amend 2
Jul 2005

Amend 2
Jul 2005

COUNCIL
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t r a d i t i o n a l r a n g e

Get comfortable with the bayview pellet fire

BC

#- 66450

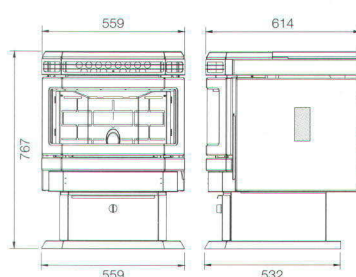


The bayview pellet fire is a particularly good choice for retrofitting a traditional home.

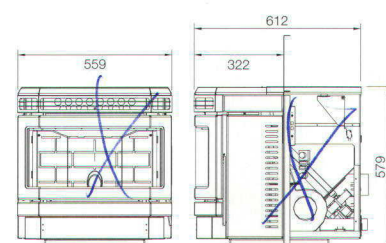
Its output will warm an average-sized family home with up to three bedrooms.



Free-standing



Insert



Unit dimensions

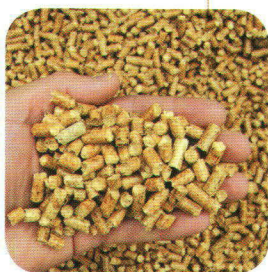
	Free-standing	Insert
Height	767mm	579mm
Width	559mm	559mm
Depth	614mm	612mm
Hopper capacity	20kg	20kg

Performance

	Free-standing	Insert
Efficiency	82%	79%
Maximum heat output	9.5kW	9.4kW
House type	up to 3 bedrooms	up to 3 bedrooms

Features

- free-standing and insert models
- automatic ignition and controls
- thermostatically compatible
- hidden door handle
- optional body trim kit in brushed nickel or gold



A pellet fire will use between 50 and 75 twenty-kilo bags of pellet fuel a year (1 to 1½ tonnes) to heat an average-sized family home. Costs will vary depending on location and the severity of the winter. Nature's Flame pellet fuel:

- is made from 100% New Zealand-grown pine
- is available nationwide
- is easy to store
- is dry, light, clean handling and pleasant smelling
- costs less than electricity or gas for equivalent heat output
- is made from waste wood
- creates low emissions and minimal ash residue

Dealer stamp



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Document Set ID: 2254773
Version: 1, Version Date: 05/11/2010

