

# Approved Building Consent Documents

**Please Note: A copy of the stamped  
approved documents must be  
available on site for all inspections.**



APPROVED  
**NAPIER**  
BC180584  
16/07/2018  
Page 2 of 21  
Napier City Council

IN THE MATTER of Land Transfer Plan 505578

AND

IN THE MATTER of subdivision consent pursuant to sections 104, 105 and 108 of the Resource Management Act 1991.

**CONSENT NOTICE PURSUANT TO SECTION 221**  
**RESOURCE MANAGEMENT ACT 1991**

Pursuant to sections 108 and 221 of the Resource Management Act 1991 **THE NAPIER CITY COUNCIL**, by resolution passed on 8<sup>th</sup> of April 2016 imposed the following conditions of consent on the subdivision of Lot 2 DP 503709 (Scheme Plan Number RMS15019 Stages 2 and 3), for the Napier City Council, at Pelorus Avenue and Benmore Place, Napier.

**Condition:**

*All buildings on Lots 139 to 155 and Lots 159 to 177 must have a minimum finished floor level of RL 11.55m (Hawkes Bay Local Authority Datum 1972).*

Dated at Napier this 11<sup>th</sup> day of April 2017.

Authorised Officer

NAPIER CITY COUNCIL

See attached Consent  
Notice for minimum  
floor levels.

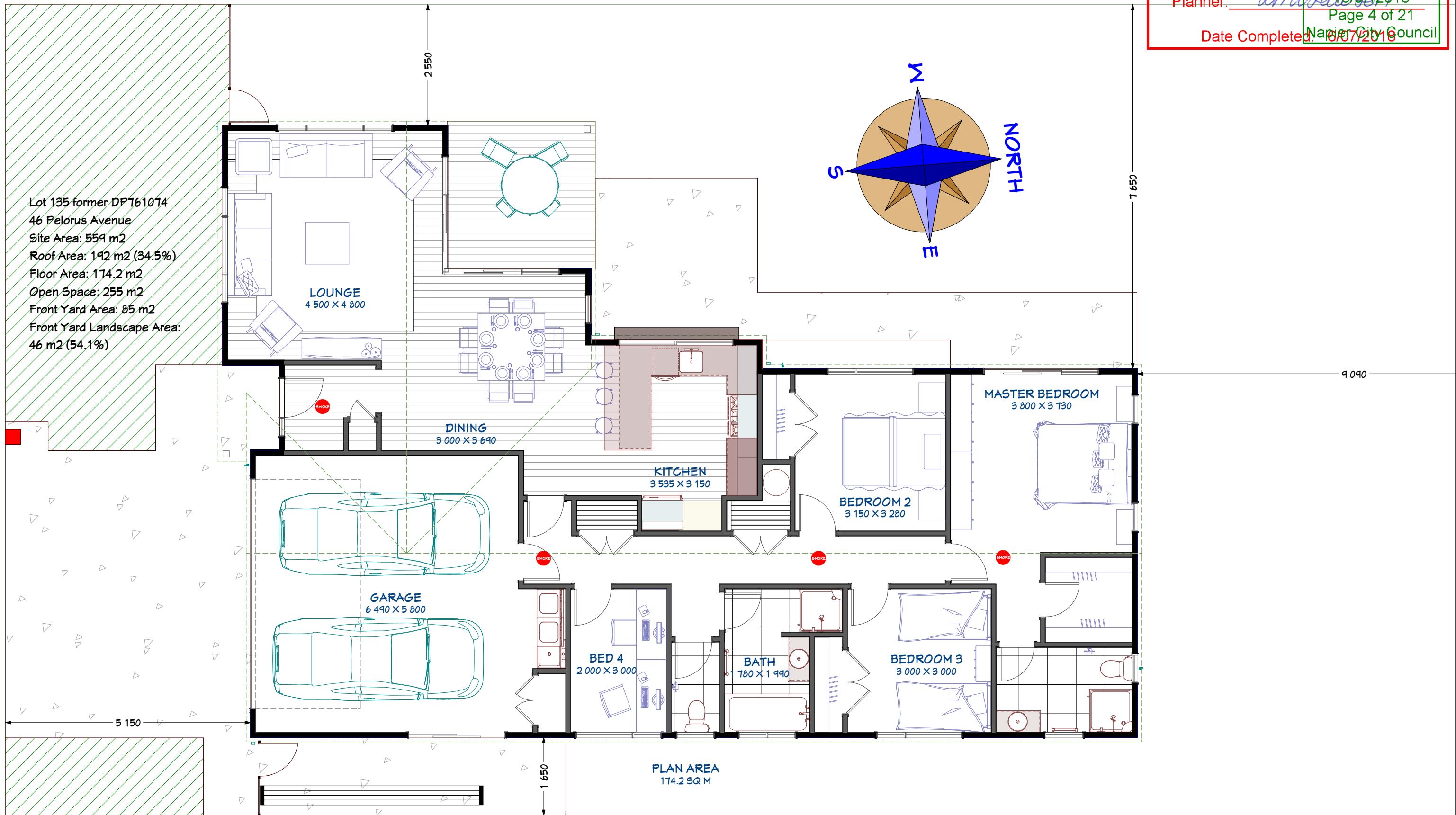
G R Thorp  
Services Engineer  
9/7/2018

PLANNING APPROVED DC K  
BC180584  
Planner: LNU 16/07/2018  
Page 3 of 21  
Date Completed: Napier City Council 07/07/2018

# Dan and Candice Sanson



PLANNING APPROVED  
BC180584  
Planner: *LMS* 16/07/2018  
Page 4 of 21  
Date Completed: 07/07/2018  
Napier City Council



**Homeworkox**  
New homes design and build

Daniel and Candice Sanson  
46 Pelorus Avenue (Lot 135)  
Parklands  
Napier

Drawing Title: Site Plan  
Drawing Scale: 1:75  
Designed by Gordon Sanson  
LBP 117656

Notes:

Dimensions to framing

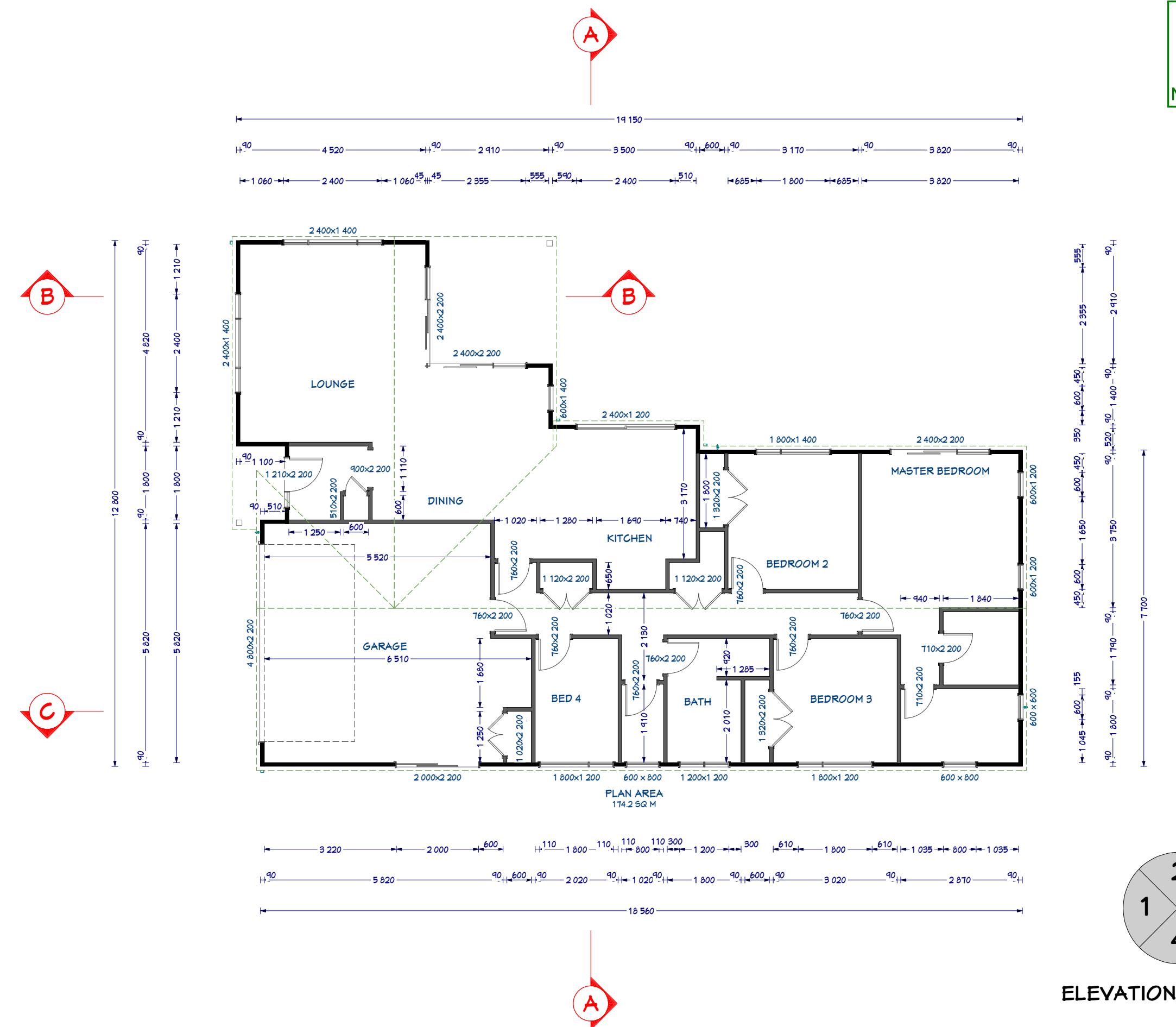
Date Drawing Printed:  
Sunday, June 17, 2018

2

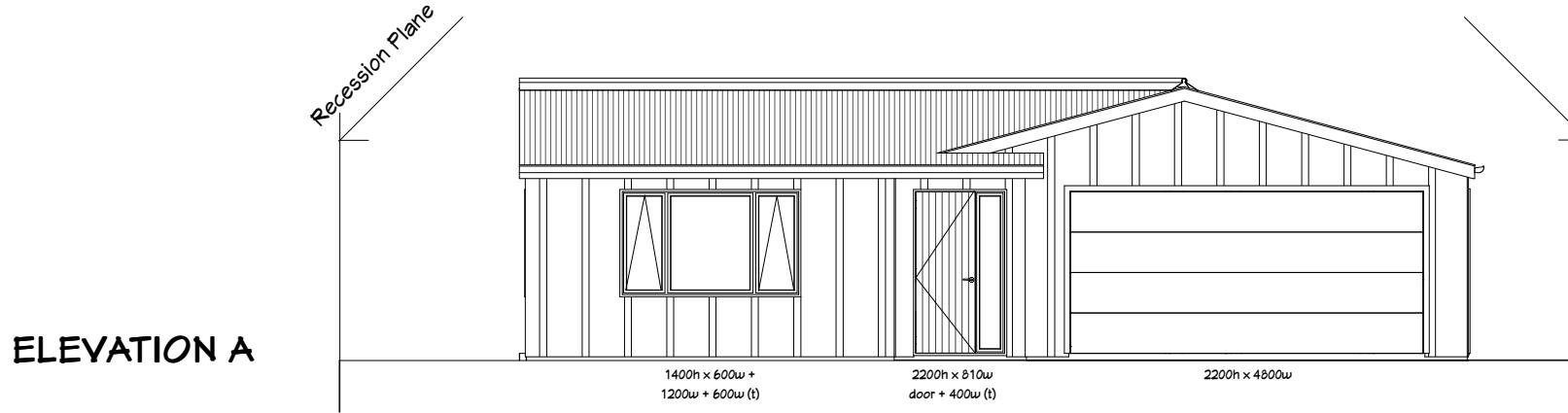
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**TIMBER SCHEDULE (High Wind Zone)**  
All timber to comply with NZS3602 and grades to me SG8 unless otherwise stated.

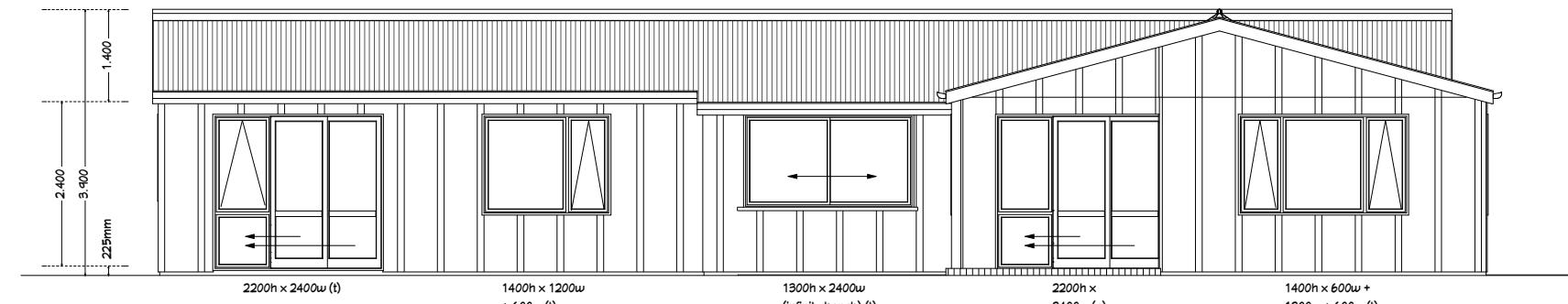
**TIMBER TREATMENTS**  
Bottom plate: 90 x 45 H1.2  
Studs: 90 x 45 @ 600 crs, dwangs @ 800 crs, 2.400 stud height  
Top plate: Double 90 x 45 H1.2  
Trusses: Per truss design and layout @ 900 crs, H1.2  
Purlins: 70 x 45, H1.2 on flat (over trusses, blocking between rafters)  
Fascia: 240 x 18 H3.1  
Deck posts: Prolam 135 x 135 H5  
Veranda rafters: 140 x 45 H1.2 rafters @ 600 crs  
Veranda beam: PLVL8: 200100 H3.2  
Cladding: H3.2 18mm BD Ply. Seal all cuts edges and facings 150mm past cuts. Seal all edges plus 150mm min of back of ply sheet.  
Battens: ex 75 x 25 H3.2 battens



P L A N N I N G C O D E C K  
APPROVED BC180584  
Planner: LMHaworth 16/07/2018  
Page 6 of 21  
Date Completed: 06/07/2018  
Napier City Council



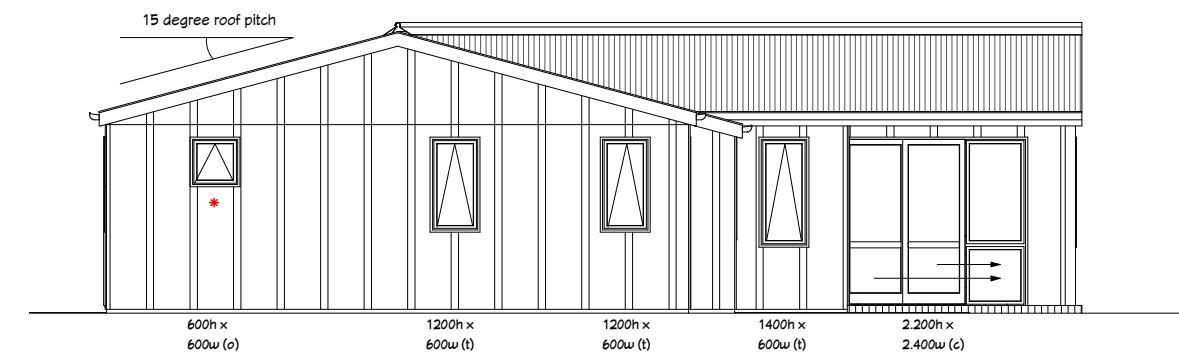
ELEVATION A



ELEVATION B

ELEVATION MATRIX	ALL ELEVATIONS
Wind Zone	High 1
Number of Storeys	Single-Low 0
Roof/Wall Intersection	Medium 1
Eaves Width	101 - 450 2
Envelope Complexity	Low 0
Deck Design	None 0
Total	4

ELEVATION C



Colorsteel corrugate roof

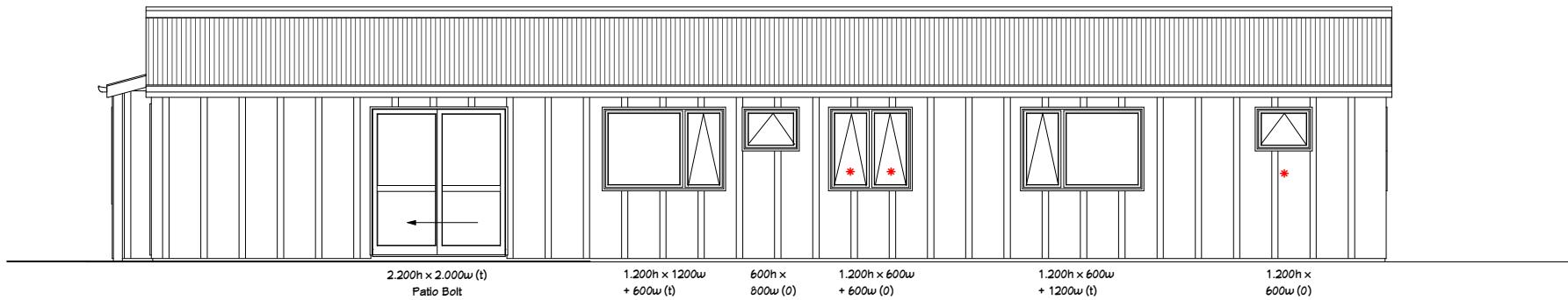
Colorsteel gutter on timber fascia to PVC downpipes

ex 75 x 25 battons @ 600crs over 18mm BD grade H3 plywood

Double glazed powder coated aluminium joinery

Reinforced and insulated concrete floor

ELEVATION D



t = grey tint  
c = clear  
o = stippolite obscure  
\* = safety glass



Homeworx  
New homes design and build

Daniel and Candice Sanson

46 Pelorus Avenue (Lot 135)  
Parklands  
Napier

Drawing Title:  
Drawing Scale:

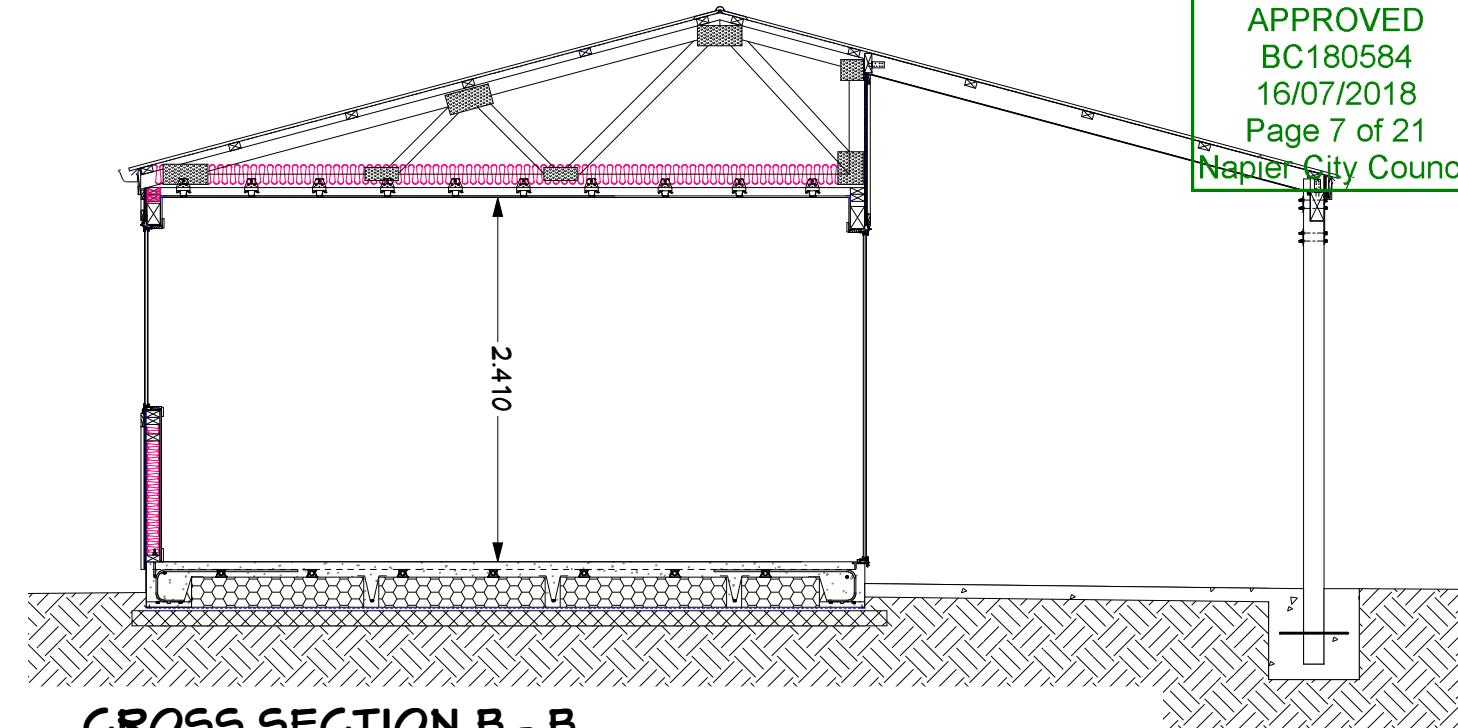
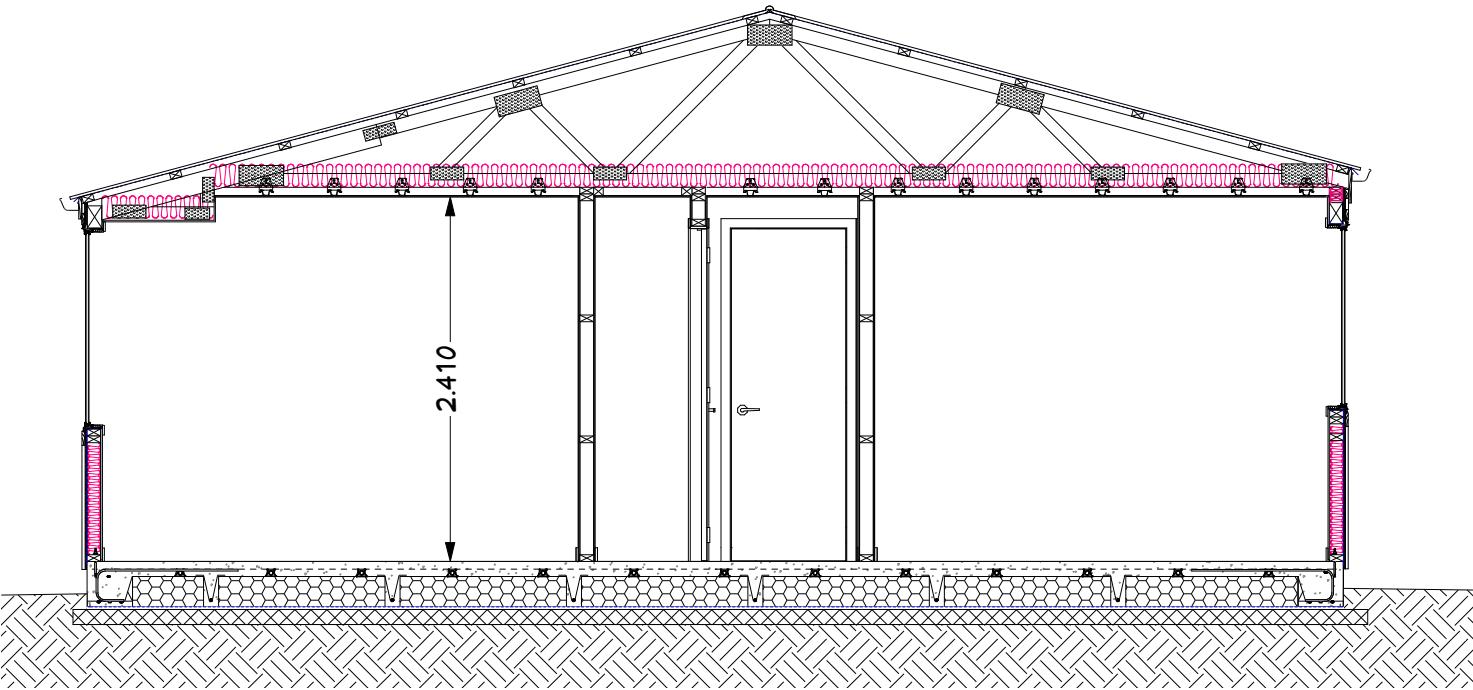
Designed by Gordon Sanson  
LBP 117656

Notes:  
Windows to NZS4211:2008; Glazing to NZS4223:1999  
All exterior joinery (including garage) to be standard IGU double glazing  
Safety glazing to comply with NZS4229:1999 part 3 as modified by NZBC acceptable solution F2/AS1

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4

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## CROSS SECTION A - A

Scale 1:50

**ROOF:** Corrugate colorsteel roof on self supporting building underlay on purlins over trusses per truss design and layout. (Refer to Technical Specifications for roof flashing and junction details.)

**EAVES:** 135 continuous colorsteel gutter on timber fascia to PVC down pipes.

**CEILINGS:** 10mm gib ultraline ceilings on 35mm Rondo battens @ max 450 crs fixed to truss bottom chord and nogging with Rondo clips. R3.6 batt ceiling insulation. Square stopped scotia to house including garage. 30mm bevel MDF scotia to wardrobes and cupboards

**WINDOWS:** Powder coated aluminium joinery, double glazed with glass type per elevations. 18mm pine reveals with 60mm bevel edge architraves

## CROSS SECTION B - B

Scale 1:50

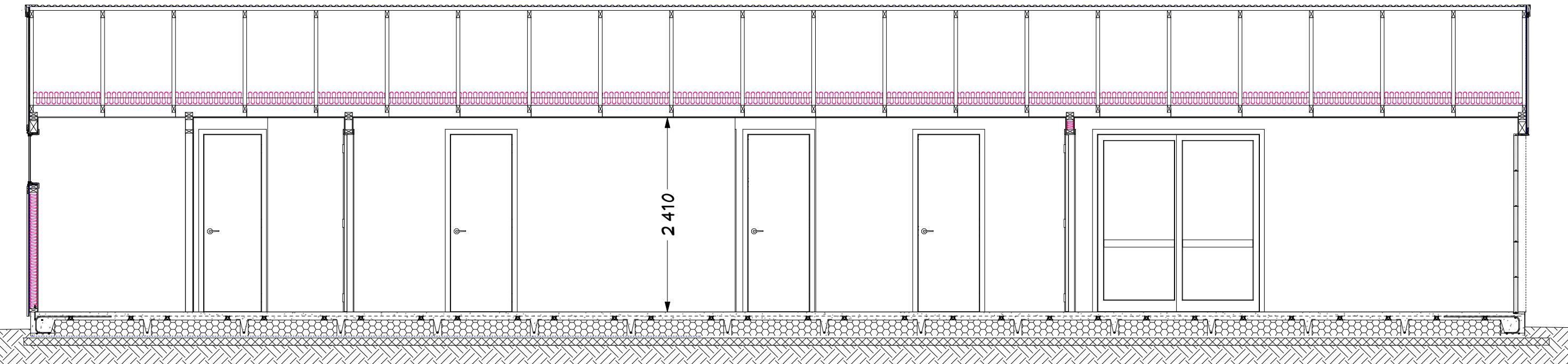
**WALLS:** 90 x 45 H1.2 Studs at 600 crs max external, 600 crs internal non-load bearing. Dwangs 800 crs. 10mm Gib interior linings stopped to level 4 and paint finish. 85mm bevel edge skirting. R2.6 Ultra wall bats

**CLADDING:** 18mm BD grade H3 ply with ex 75 x 25 battens @ 600 crs over building wrap.

**DOORS:** Hollow core interior doors with 18mm pine reveals and 60mm bevel edge architraves

**FLOOR:** Engineered concrete floor slab as per engineers design.

**NOTE:** Refer to engineer drawings for full extent of Engineered Floor



## CROSS SECTION C - C



**Homeworx**  
New homes design and build

Daniel and Candice Sanson

46 Pelorus Avenue (Lot 135)  
Parklands  
Napier

Drawing Title: Cross Sections

Drawing Scale:

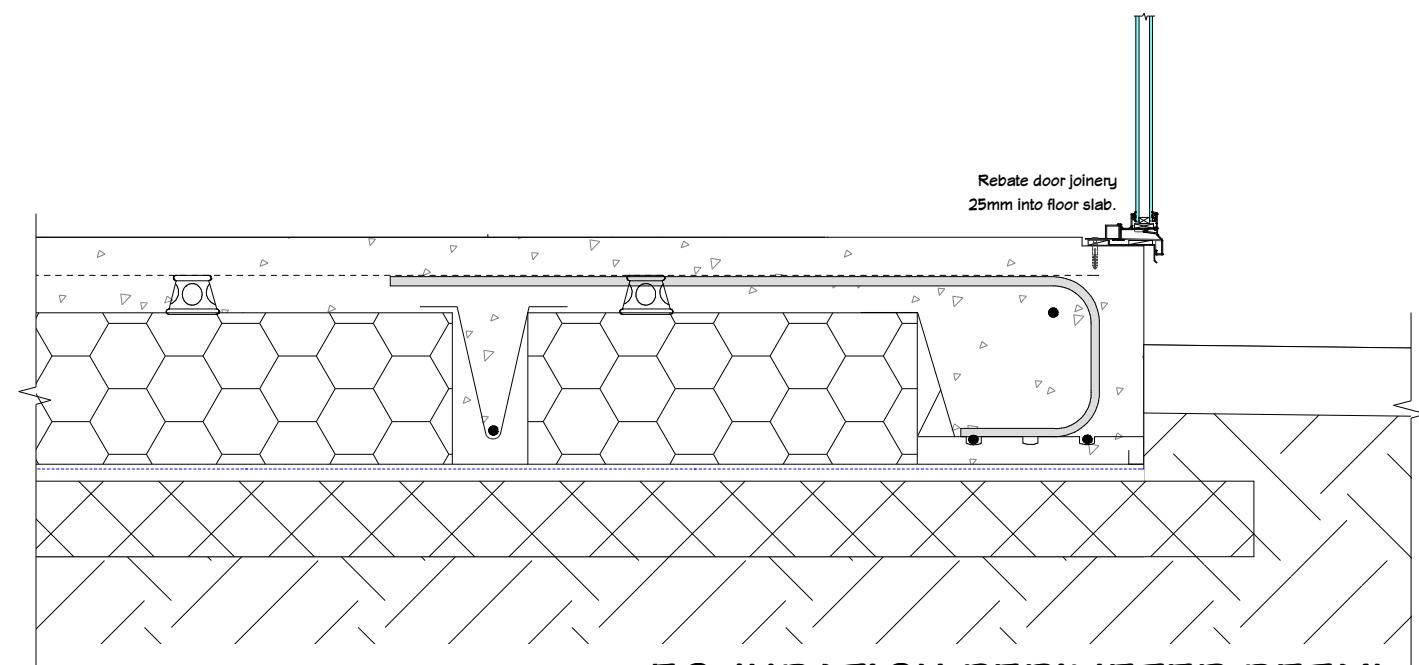
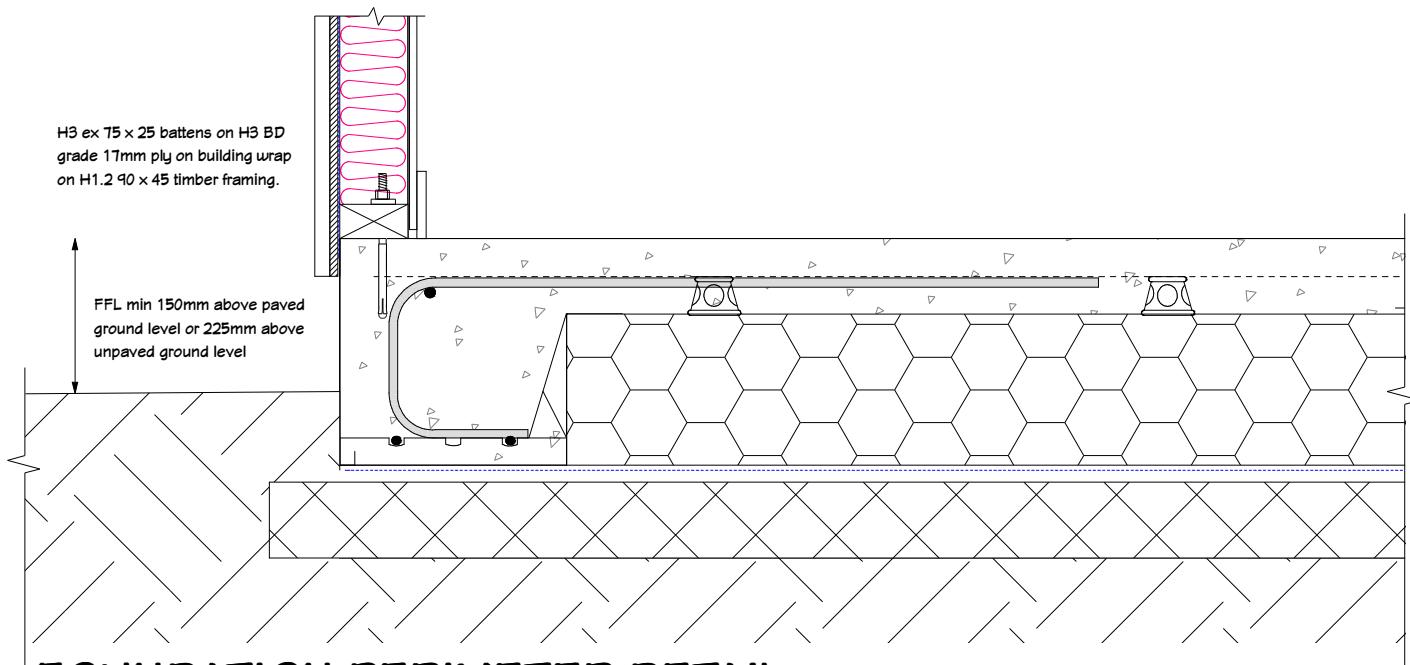
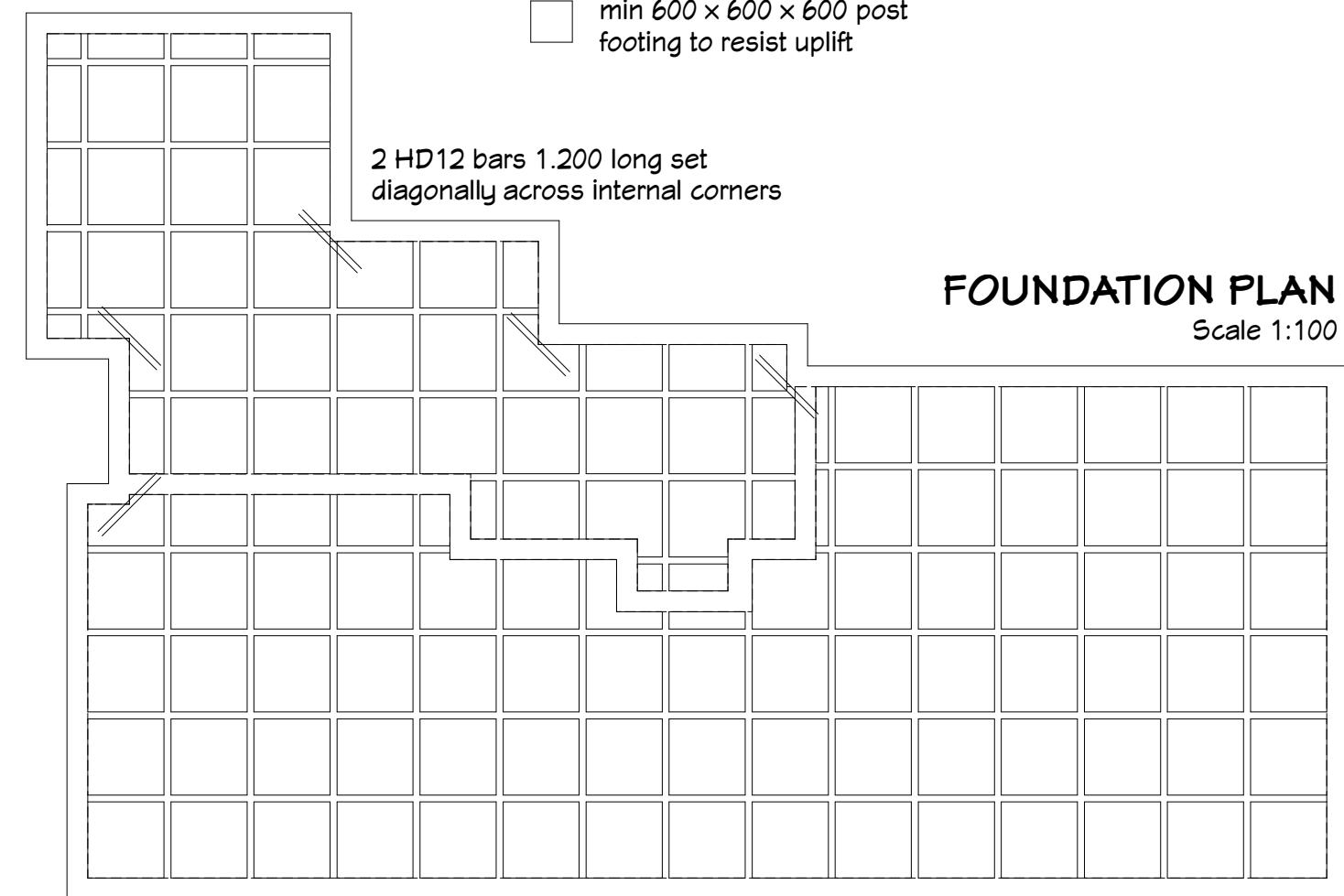
Designed by Gordon Sanson  
LBP 117656

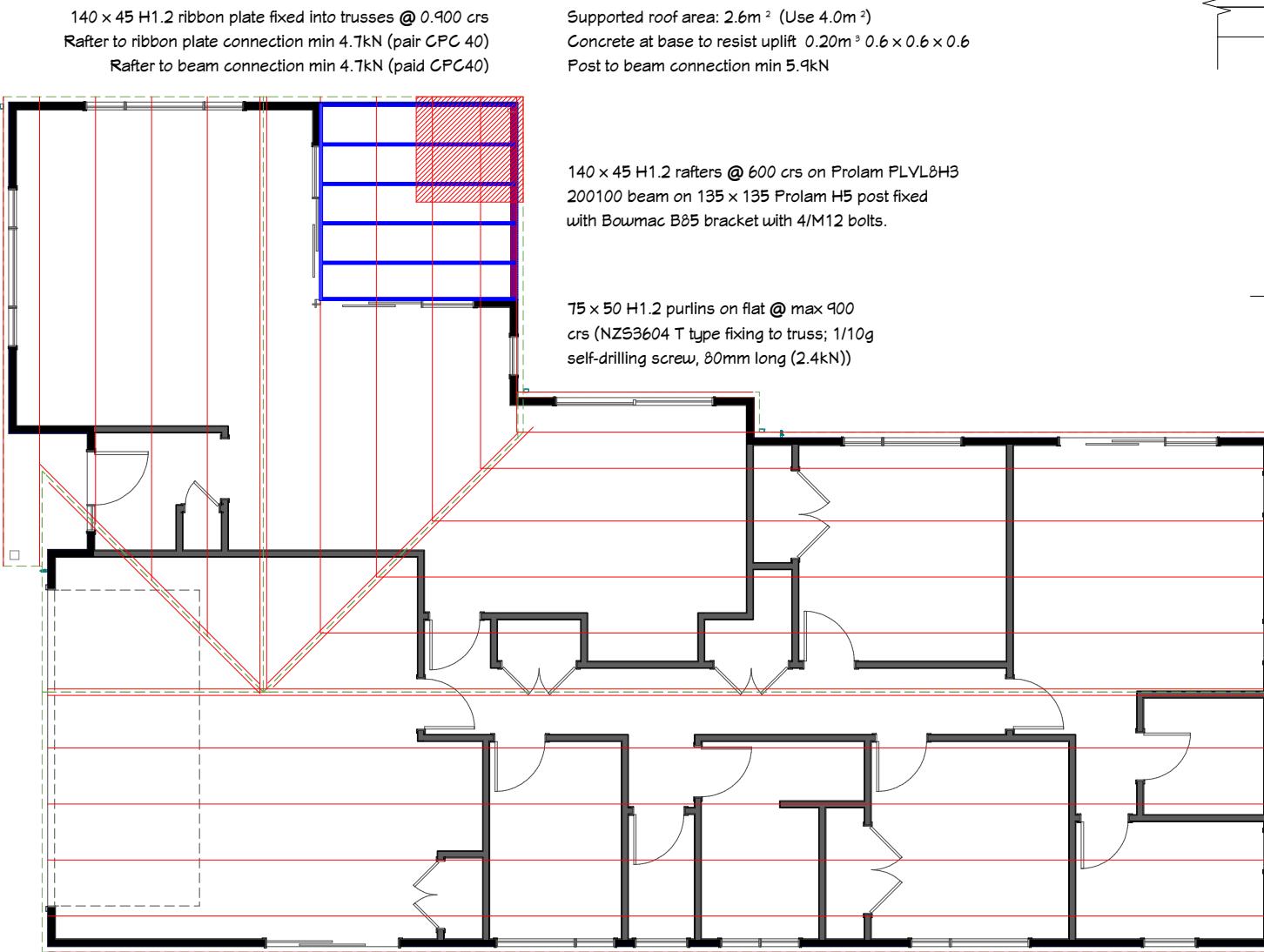
Date Drawing Printed:

Sunday, June 17, 2018

5

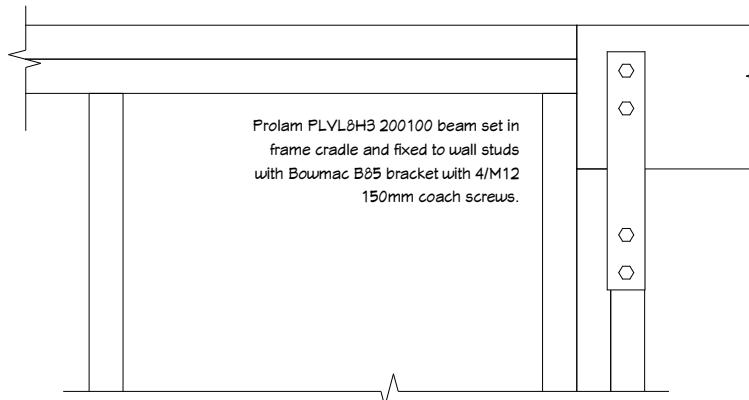
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## RIBBON PLATE RAFTER DETAIL

Scale 1:10



## POST BEAM RAFTER DETAIL

Scale 1:10

## BEAM TO WALL DETAIL

Scale 1:10



## POST FOOTING DETAIL

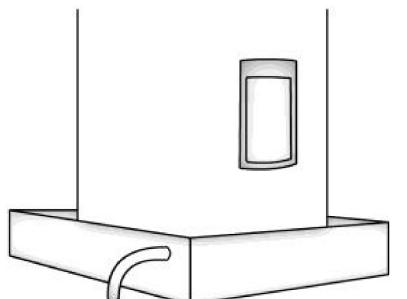
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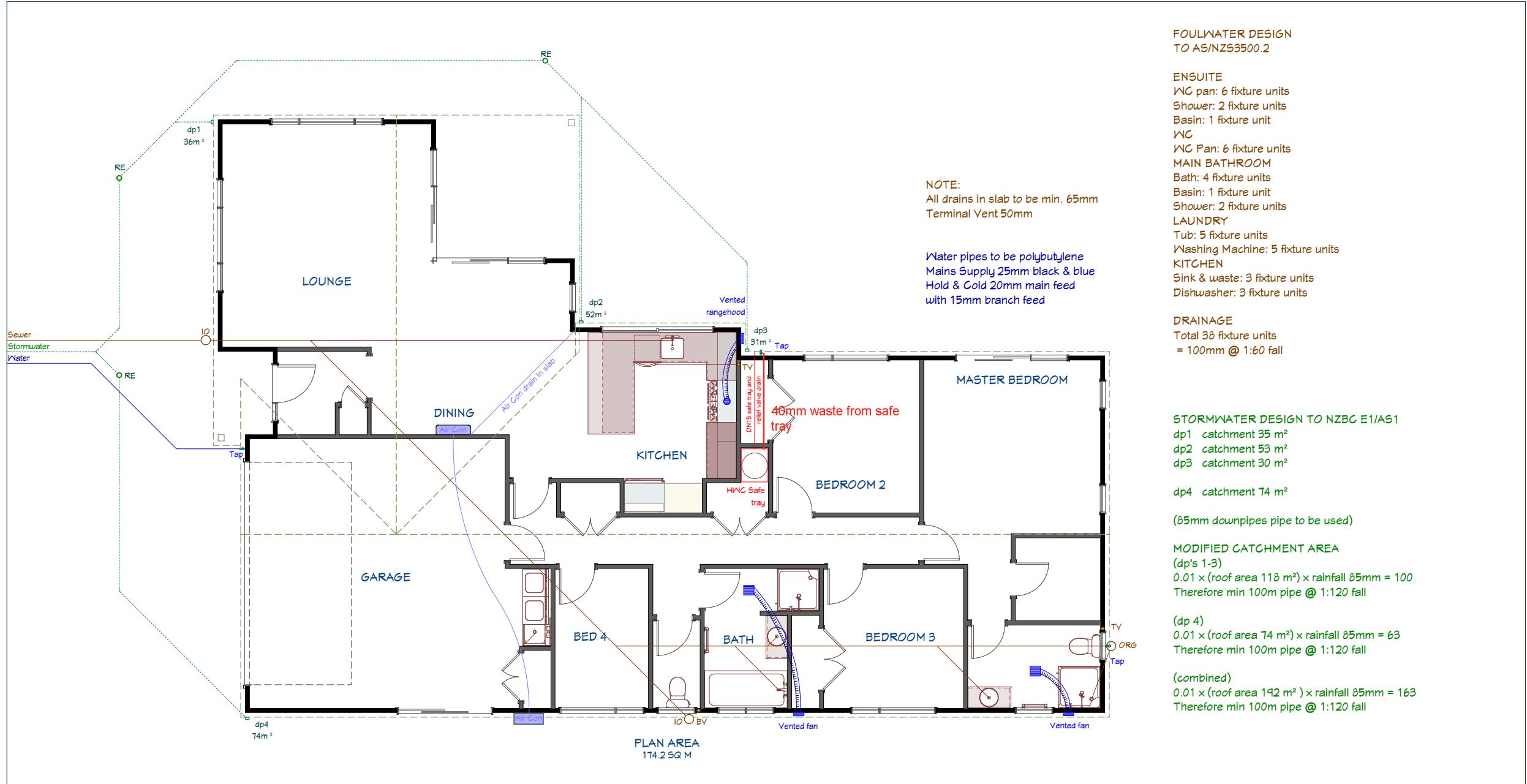
APPROVED  
BC180584

**RELIEF VALVE DRAIN**  
DN15 copper drain lines must be fitted to the temperature pressure relief valve and expansion control valve (if one is installed) to carry the discharge clear of the water heater. Connect the drain lines to the valves using disconnection unions. The drain line from the valve to the point of discharge should be as short as possible, have a continuous fall all the way from the water heater to the discharge outlet and have no tap, valves or other restrictions in the pipe work. A drain line from a relief valve must comply with the requirements of AS/NZS 3500.4. or G12 NZ Building Code

**SAFE TRAY**  
It is a requirement of AS/NZS 3500.4 that for a new installation, a water heater be installed in a safe tray where in the event of a leak, property may otherwise be damaged. Construction, installation and draining of a safe tray must comply with the abovementioned Standard.



Typical Safe Tray



**Homeworkx**  
New homes design and build

Daniel and Candice Sanson

46 Pelorus Avenue (Lot 135)  
Parklands  
Napier

Drawing Title: Plumbing  
Drawing Scale: 1:100

Designed by Gordon Sanson  
LBP 117656

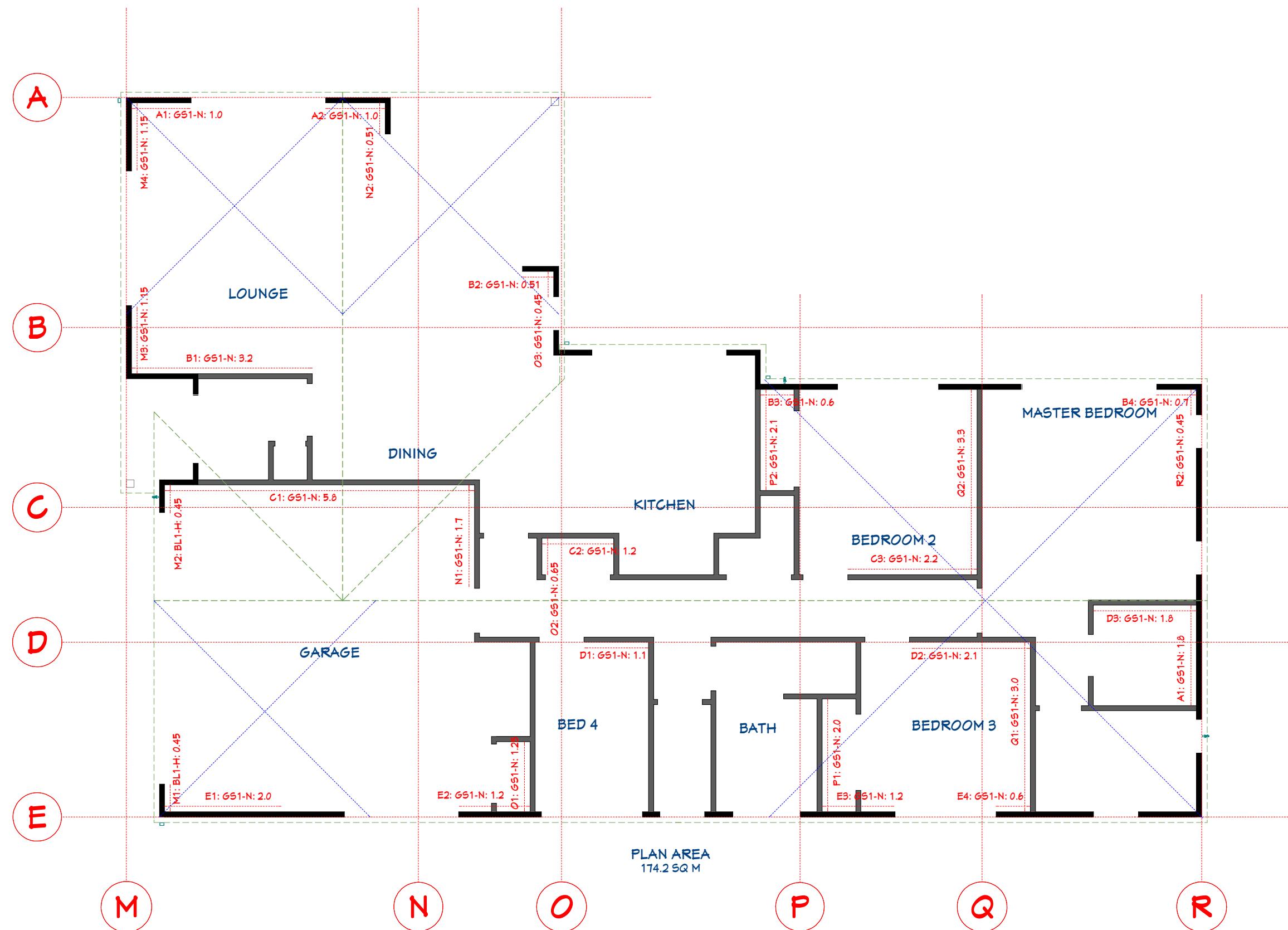
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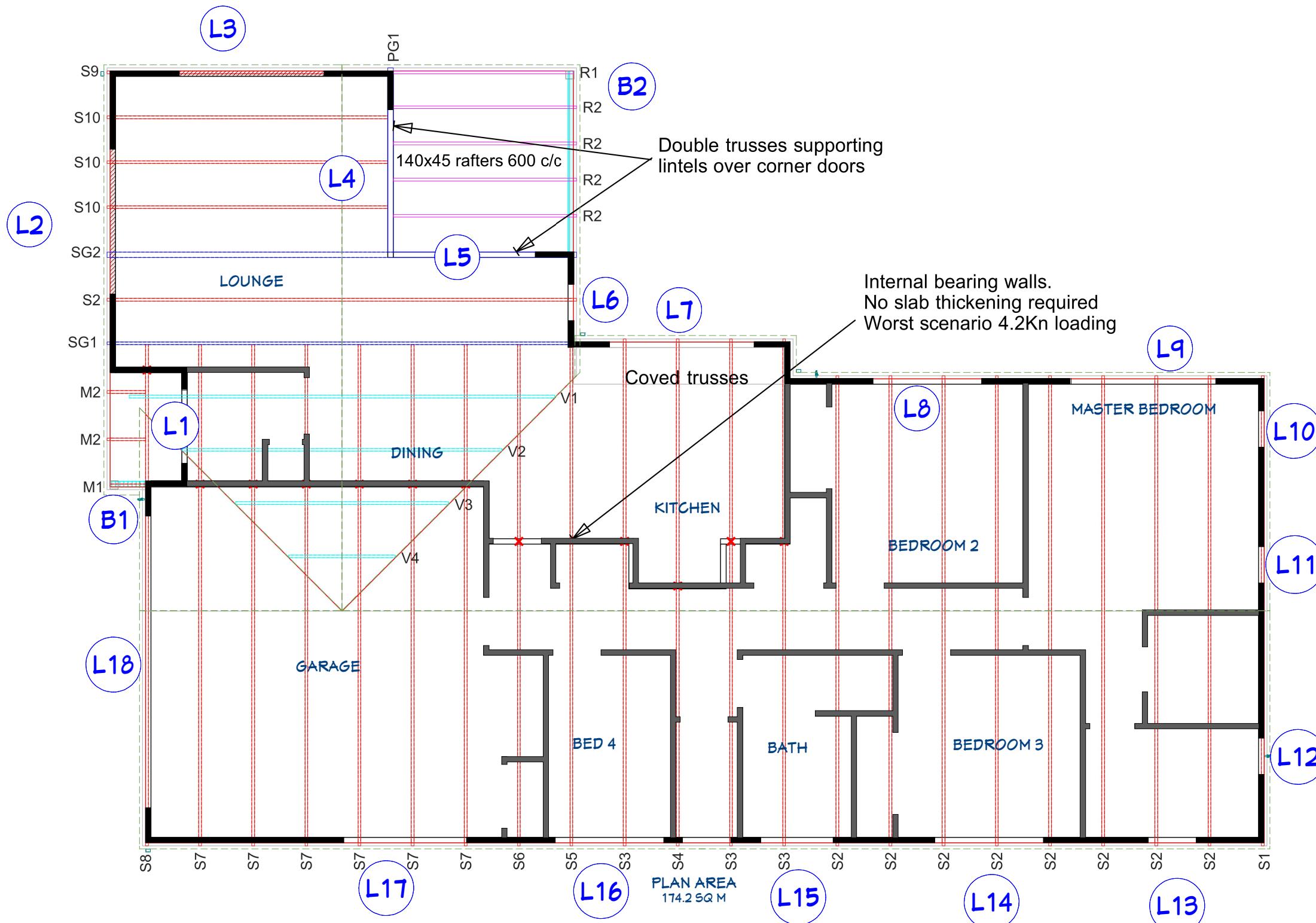
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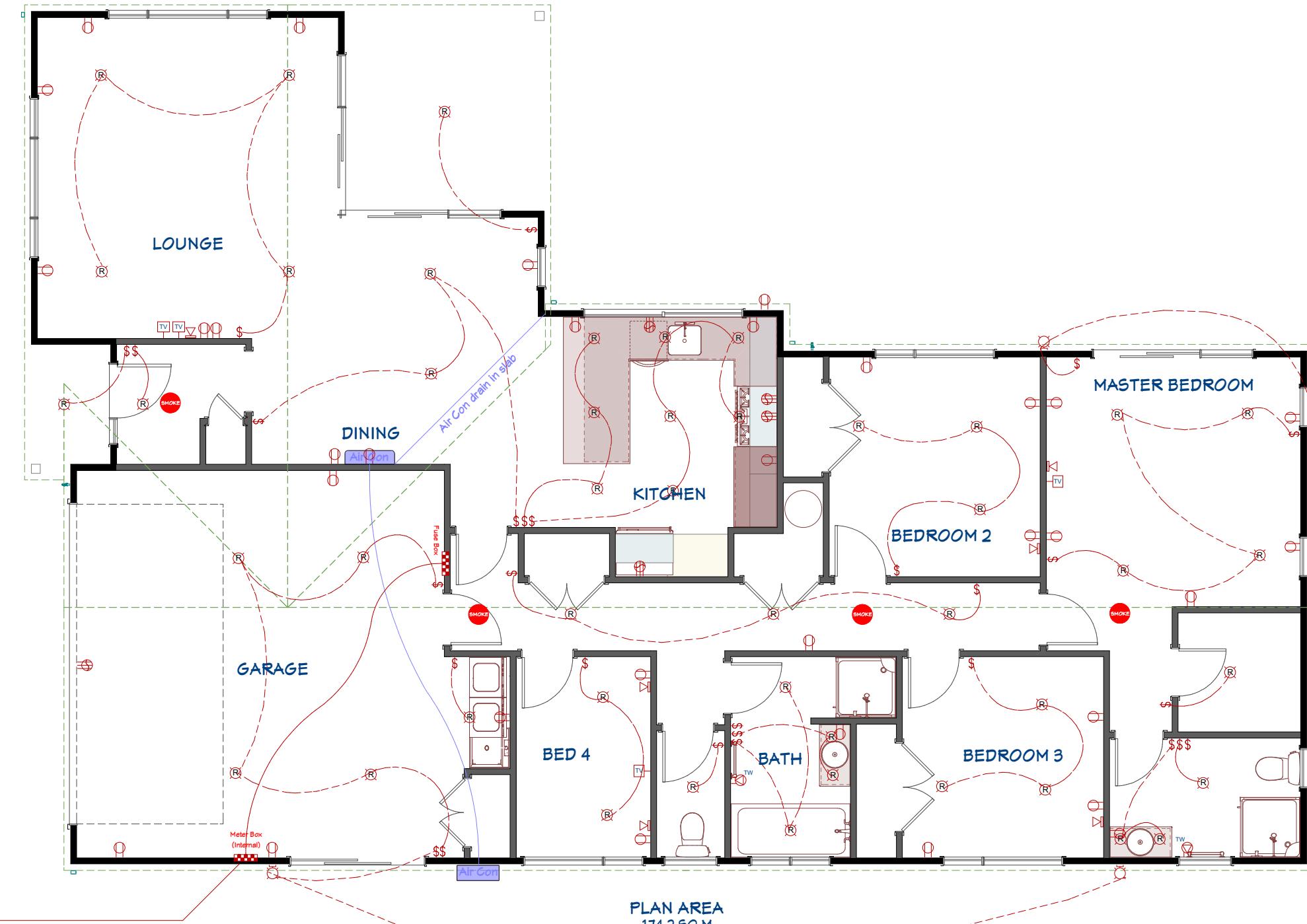
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LINTEL	RLW	SPAN	REFERENCE	SIZE
1	1.0	1.5	PROLAM	PL8H1-150100
2	7.8	2.4	PROLAM	PL8H1-200100
3	1.0	2.4	PROLAM	PL8H1-150100
4	7.8	2.4	PROLAM	PL8H1-200100
5	1.0	2.4	PROLAM	PL8H1-200100
6	7.8	0.6	NZS3604	90 x 90
7	8.4	2.4	PROLAM	PL8H1-200100
8	7.8	1.8	PROLAM	PL8H1-150100
9	7.8	2.4	PROLAM	PL8H1-200100
10	1.0	0.6	NZS3604	90 x 90
11	1.0	0.6	NZS3604	90 x 90
12	1.0	0.6	NZS3604	90 x 90
13	7.8	0.8	NZS3604	90 x 90
14	7.8	1.8	PROLAM	PL8H1-150100
15	7.8	1.2	NZS3604	90 x 90
16	7.8	1.8	PROLAM	PL8H1-150100
17	7.8	1.8	PROLAM	PL8H1-150100
18	1.0	1.8	PROLAM	PL8H1-250100
B1	1.0	0.6	PROLAM	PLVL8H3-200100
B2	1.5	3.6	PROLAM	PLVL8H3-150100





ELECTRICAL SCHEDULE		Page 13 of 21 Napier City Council
QTY	DESCRIPTION	
31	DOUBLE POWER	
2	TOWEL WARMER	
20	LIGHT SWITCH	
6	TELEPHONE/ DATA	
4	EXTERIOR WALL LIGHT	
8	TWO WAY SWITCH	
46	KORE LED 13W 850 LUMEN	
4	TELEVISION	
1	AIR CON CIRCUIT	
1	EXTERIOR POWER	
4	APPLIANCE POWER	
1	GARAGE DOOR OPENER	



# Homeworx

New homes design and build

Daniel and Candice Sansor

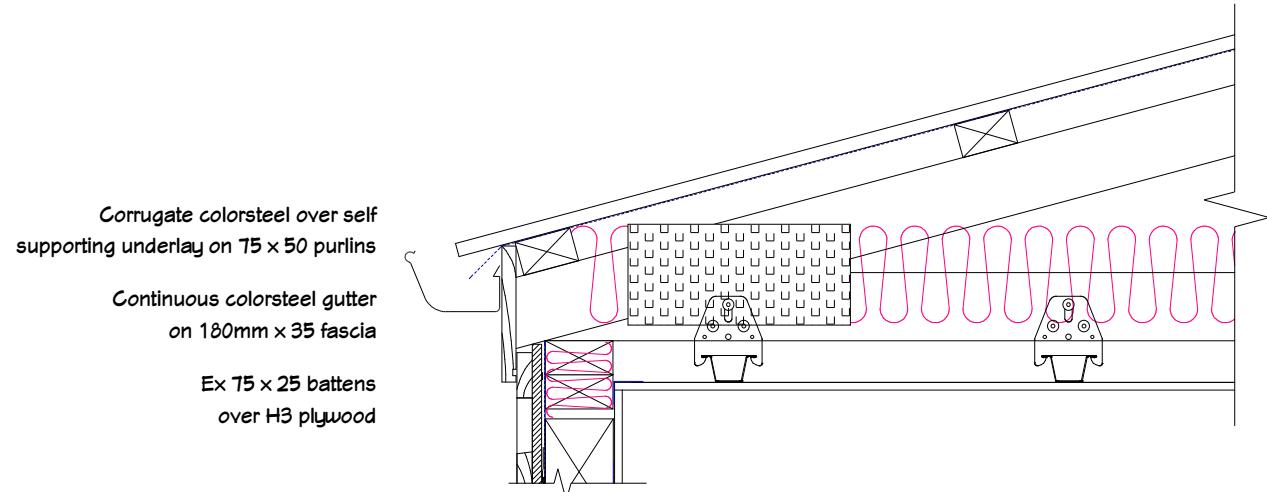
46 Pelorus Avenue (Lot 135)  
Parklands  
Napier

Drawing Title: Electrical  
Drawing Scale: 1:75

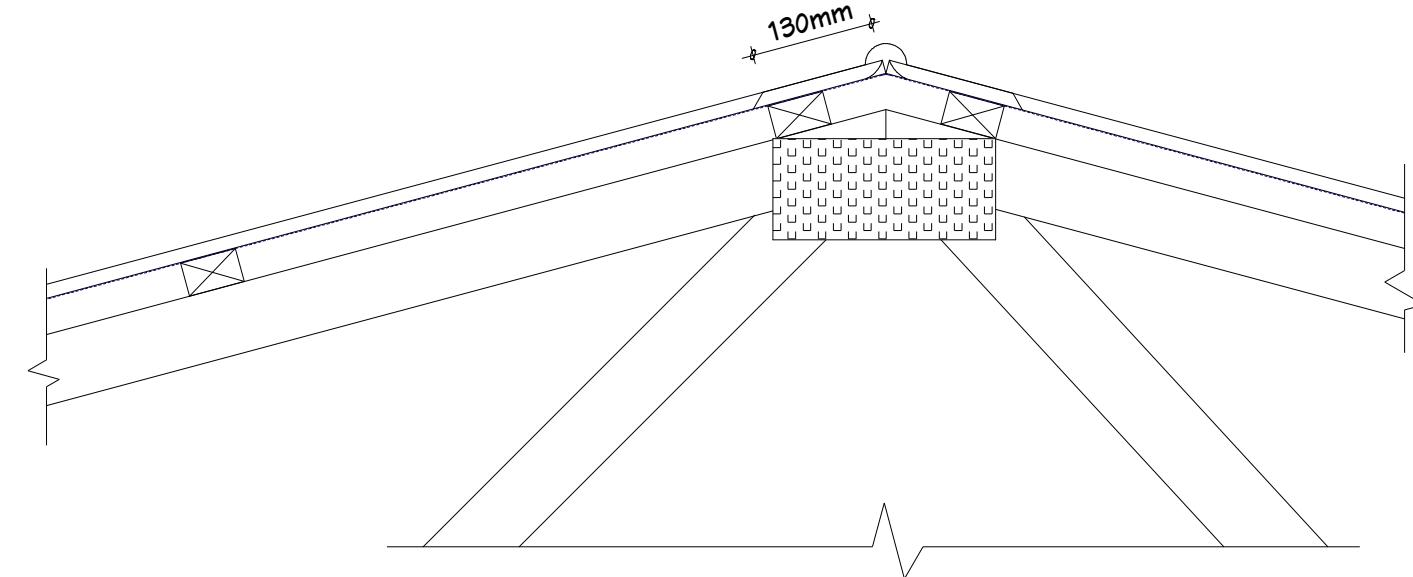
Designed by Gordon Sanson  
LBP 117656

Date Drawing Printed:

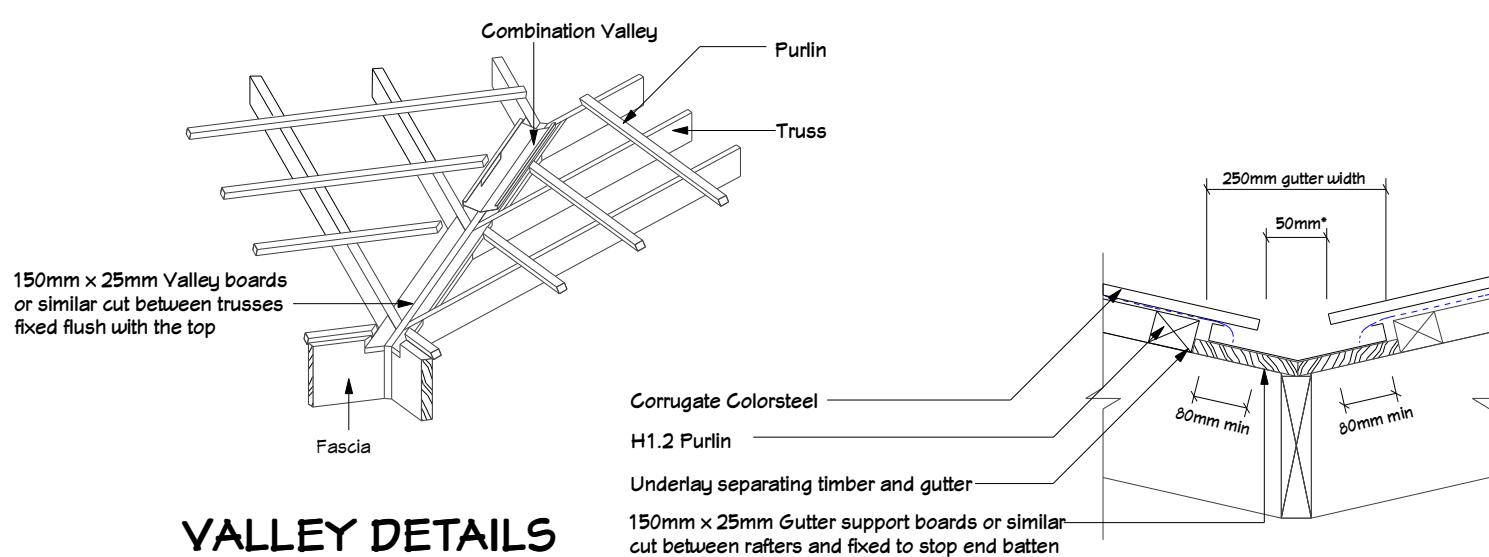
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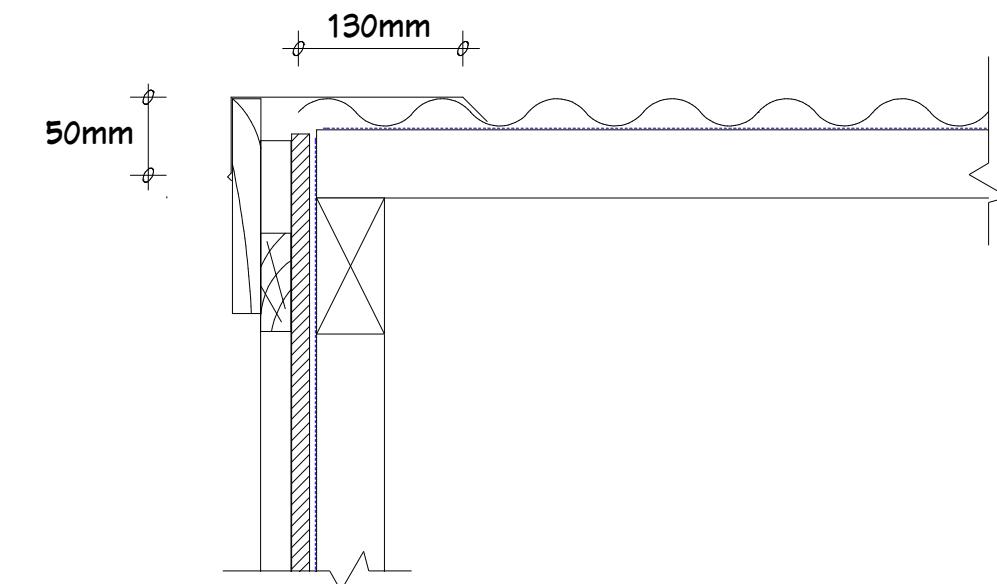
**Soffit Detail**  
Scale 1:10



**Ridge Detail**  
Scale 1:10

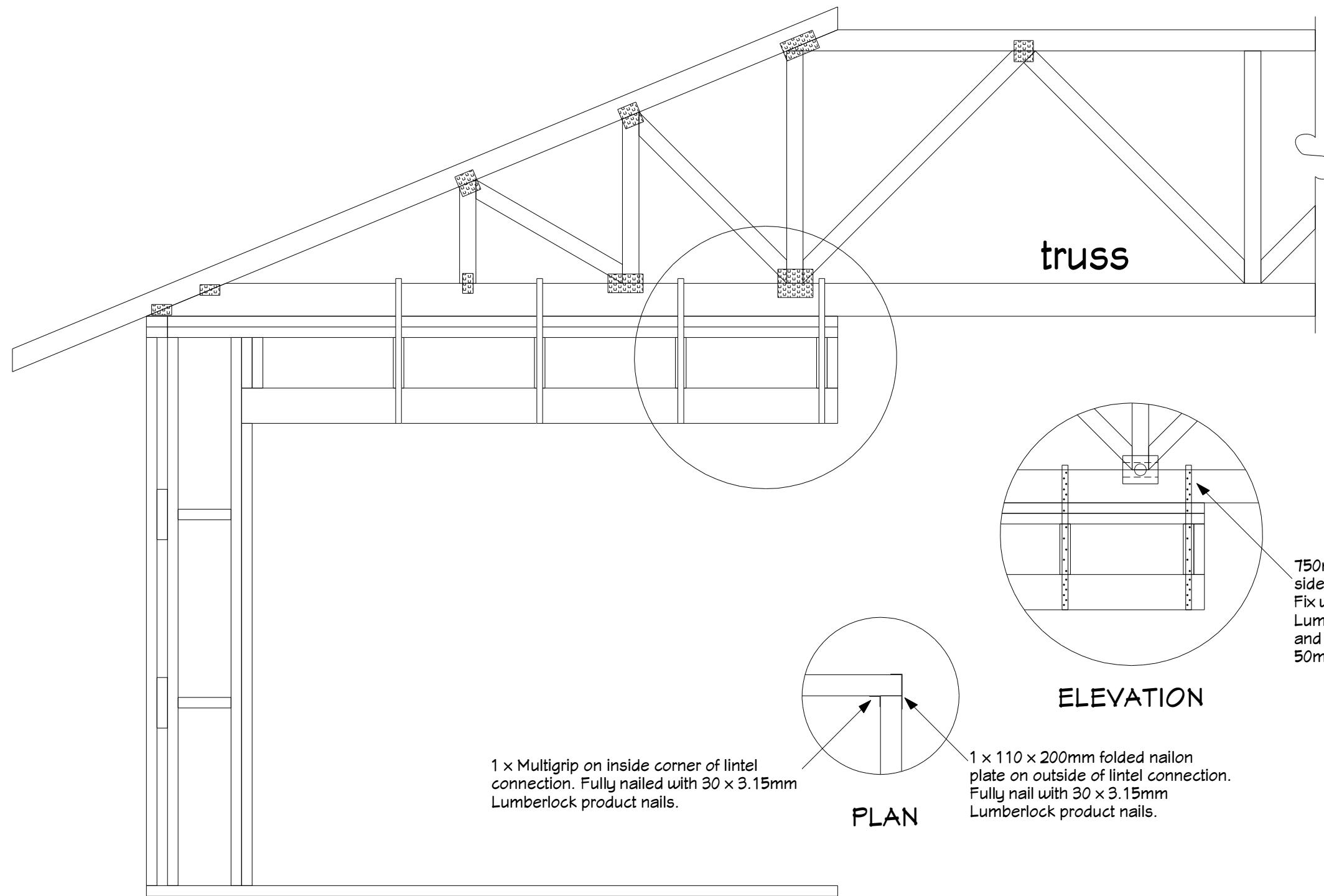


**VALLEY DETAILS**



**Barge Detail**  
Scale 1:5





**Pillarless Corner Frame Detail**  
Scale 1:20



**Homeworx**  
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Daniel and Candice Sanson

46 Pelorus Avenue (Lot 135)  
Parklands  
Napier

Drawing Title:  
Drawing Scale:

Designed by Gordon Sanson  
LBP 117656

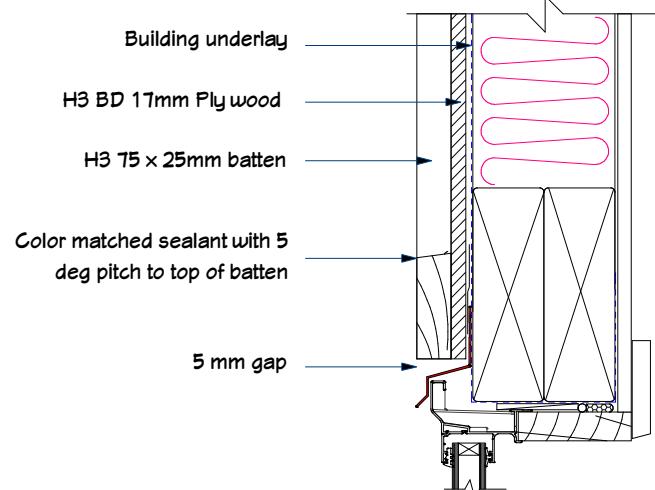
Notes:

Date Drawing Printed:  
Sunday, June 17, 2018

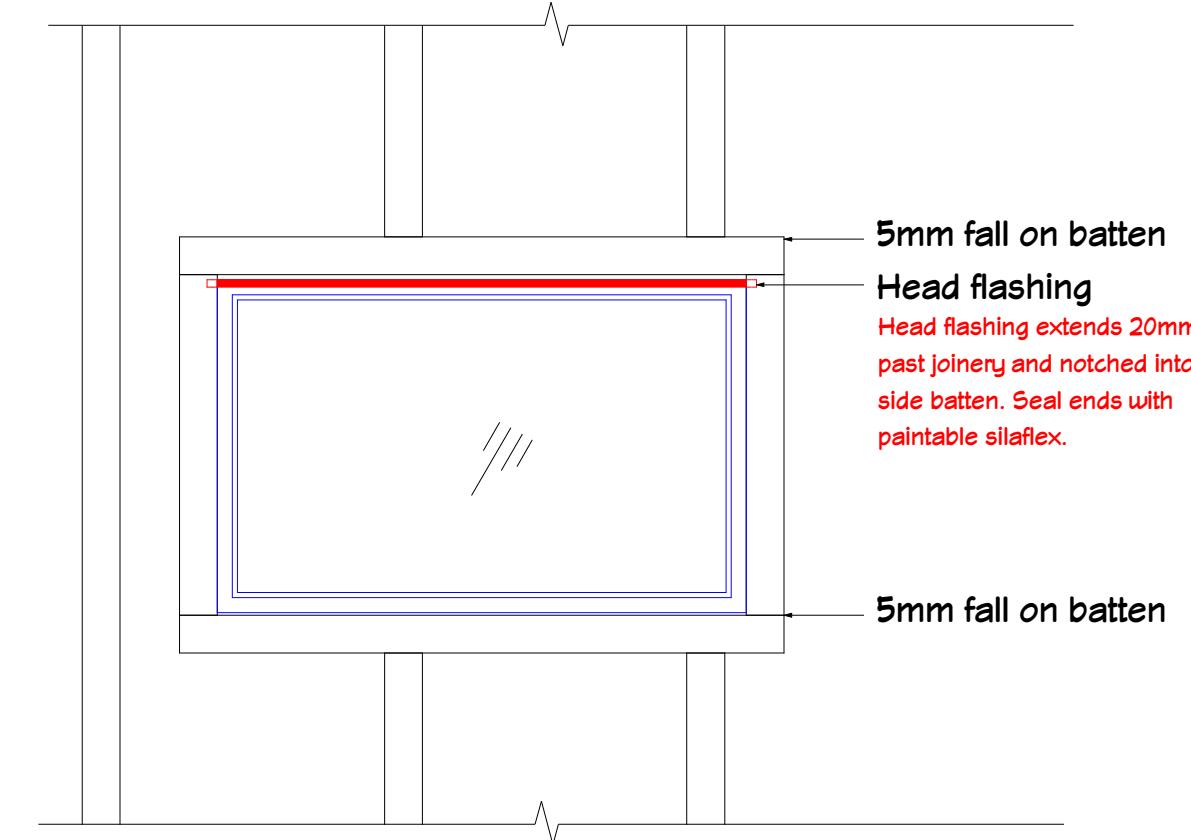
13

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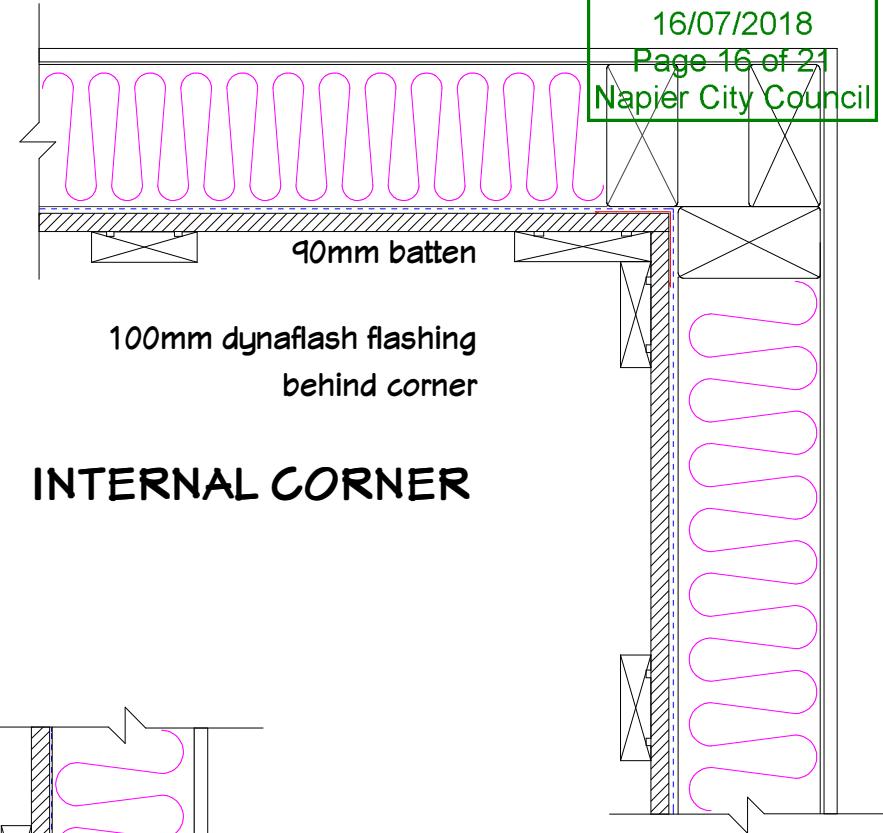


**PLY & BATTEN  
WINDOW HEAD DETAIL**

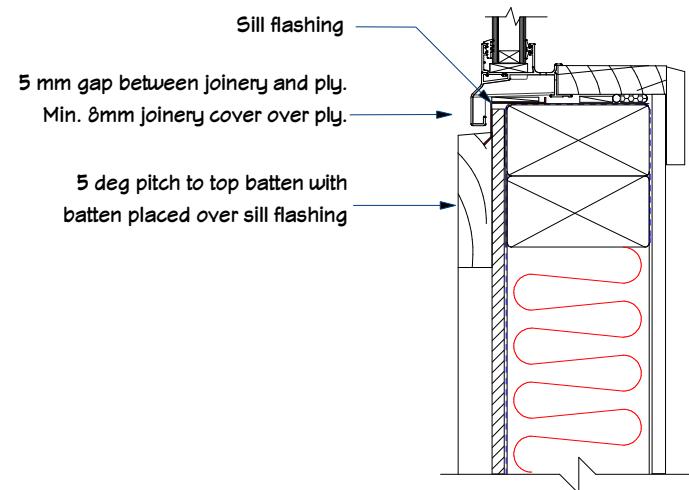


**5mm fall on batten**  
**Head flashing**  
Head flashing extends 20mm past joinery and notched into side batten. Seal ends with paintable silaflex.

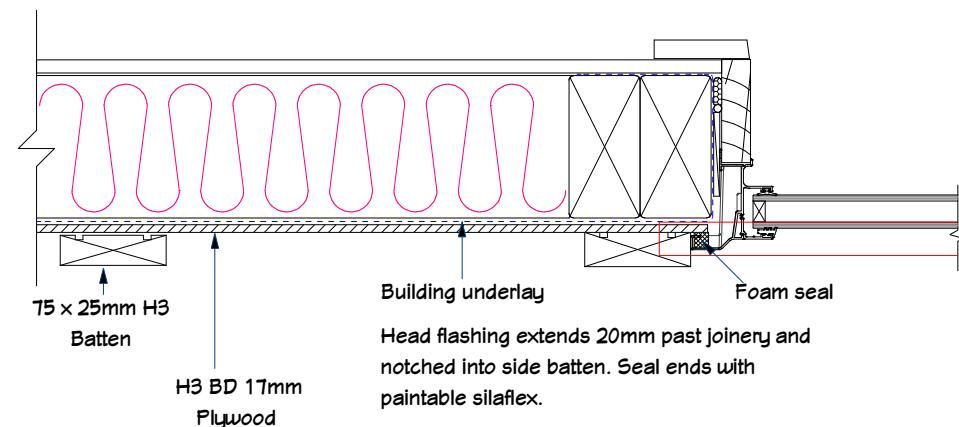
**5mm fall on batten**



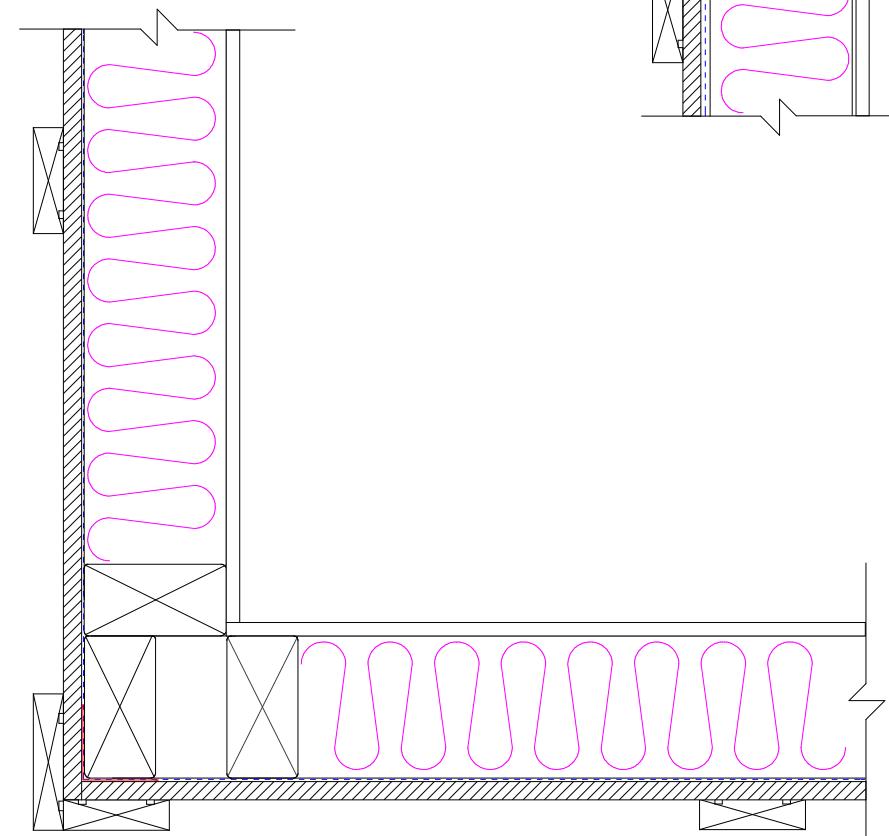
**INTERNAL CORNER**



**PLY & BATTEN  
WINDOW SILL DETAIL**



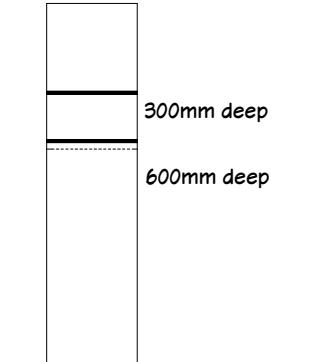
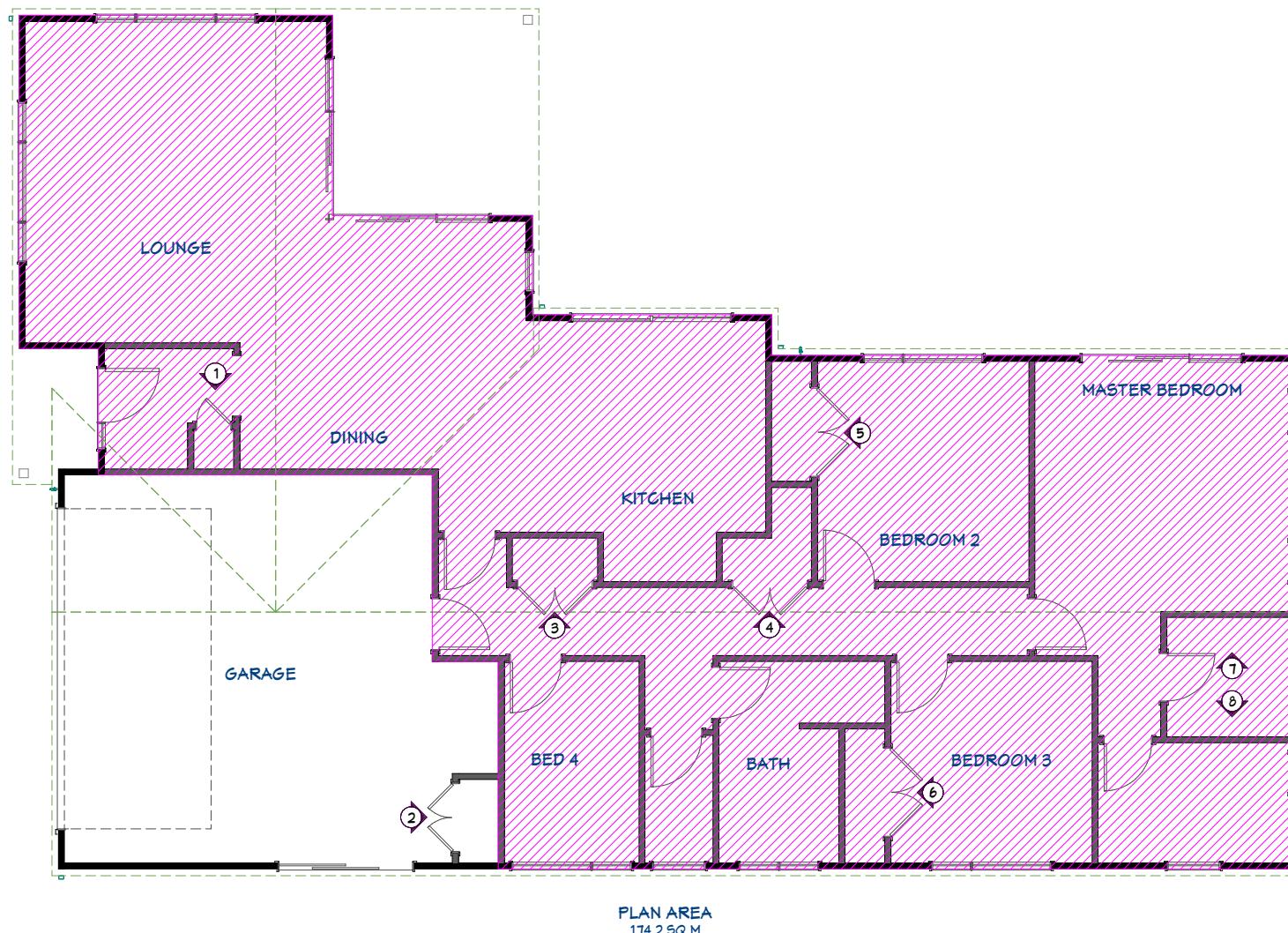
**PLY & BATTEN  
WINDOW JAMB DETAIL**



**EXTERNAL CORNER**



## SHELVING PLAN



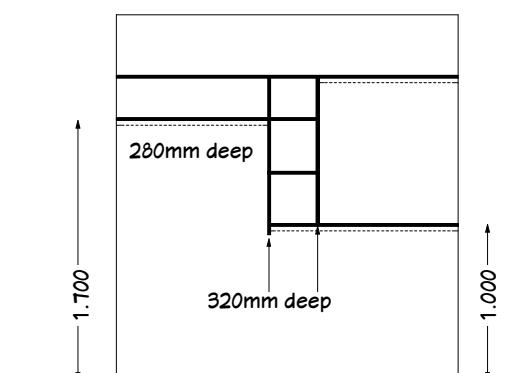
**Shelf 1**  
Paint finish MDF



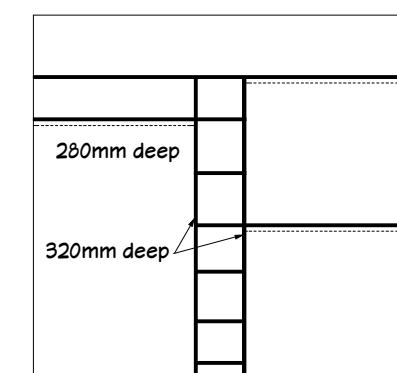
**Shelf 2 & 3**  
Paint finish MDF



**Shelf 4**  
UT Pine Slats



**Shelf 5 & 6**  
Paint finish MDF



**Shelf 7 & 8**  
Paint finish MDF



**Homeworx**  
New homes design and build

Daniel and Candice Sanson

46 Pelorus Avenue (Lot 135)  
Parklands  
Napier

Drawing Title: Thermal envelope

Drawing Scale: 1:100

Designed by Gordon Sanson  
LBP 117656

Notes:

This building complies with H1 via the following methods:  
the Calculation Method in NZS4218:2009  
the BPI Method

Date Drawing Printed:

Sunday, June 17, 2018

15

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## GENERAL

1. Do not scale from drawings. These drawings are to be read in conjunction with the architectural drawings and all other related documents. Refer to architectural drawings for dimensions, rebates & recesses.
2. Contact the architect/engineer if any discrepancies are found.
3. Under no circumstances shall polystyrene spacers be used. Use recommended spacers as per details provided.
4. DPM shall be in accordance with NZS3604 (polyethylene sheet, min. 0.25mm). Do not use multiple layers. All penetrations through the DPM shall be sealed.
5. A layer of sand blinding or granular fines (GAP7) shall be placed, screeded and compacted over the building platform. The maximum thickness of this layer shall be no more than 50mm.
6. All service trenches shall be properly backfilled and compacted.
7. Where underfloor heating is installed, floor topping shall be increased to 110mm.
8. Where concrete polishing and/or architectural cuts are made to the floor, the floor thickness shall be increased such that the final topping depth is no less than that specified on the plans after all polishing/cuts.
9. Polystyrene pods shall be 1100 x 1100 x 220mm or 1200 x 1200 x 200mm.

## CONCRETE

1. All concrete work and materials shall conform to NZS3109 and applicable building consent authority regulations.
  2. No cuts shall be made to the floor other than those shown on the drawings.
  3. Unless otherwise noted, concrete shall be:
- 20MPa minimum or 25MPa minimum within 'exposure zone D' (if in doubt, confirm with local BCA)

## REINFORCEMENT

1. Unless otherwise specified, all reinforcement shall be Ductility Class E, in accordance with NZS 4671.
2. All bend diameters shall comply with NZS 3109. Re-bending of reinforcement is not permitted. 'Spot' welding of reinforcement is not permitted.
3. All mesh reinforcement shall be Ductility Class E as per NZS4671
4. Unless otherwise specified by proprietary product specifications, mesh shall be lapped a minimum of 250mm or by a grid plus 50mm, whichever is greater.
5. Unless otherwise specified on plans, minimum covers are:  
exposed to earth: 75mm  
exposed to edge: 50mm  
protected by damp proofing: 50mm
6. Unless otherwise specified, reinforcement laps are:

Reinforcement Grade	Nomination	min. lap (whichever is greater)	concrete strength (MPa)
300	'D'	40Ø or min. 600mm	all blockfill, 20 and 25
500	'HD'	70Ø	all blockfill
500	'HD'	56Ø	20
500	'HD'	50Ø	25

## SITE CONDITIONS

1. Design based on soils report/assessment  
By: Graeme W. Robinson Ref: 'Area 3, Stage 4' Dated: 10 May, 2018  
Specifically: Design based on all unsuitable material removed and uniform non-expansive soils across building platform with a minimal allowable bearing capacity of: 67 kPa. For filled ground, minimum allowable bearing capacity of 100kPa for hardfill such as GAP40 etc, and minimum shear strength of 150 kPa for clay fill, subject to engineers confirmation.
2. Building platform, where filled above CGL/FGL, shall be extended min. 1.0m beyond the building footprint.
3. Confirm position & depth of all public pipes on the site, prior to any works. If different to the site plan then Wilton Joubert Ltd. shall be contacted.
4. Where compacted fill (to replace excavated material) is required to form building platform, the fill/excavation shall be extended past the building edge by at least the same depth that is being excavated.
5. Building foundation shall be outside of 45° influence line from the bottom of any public pipes, tanks or manholes.

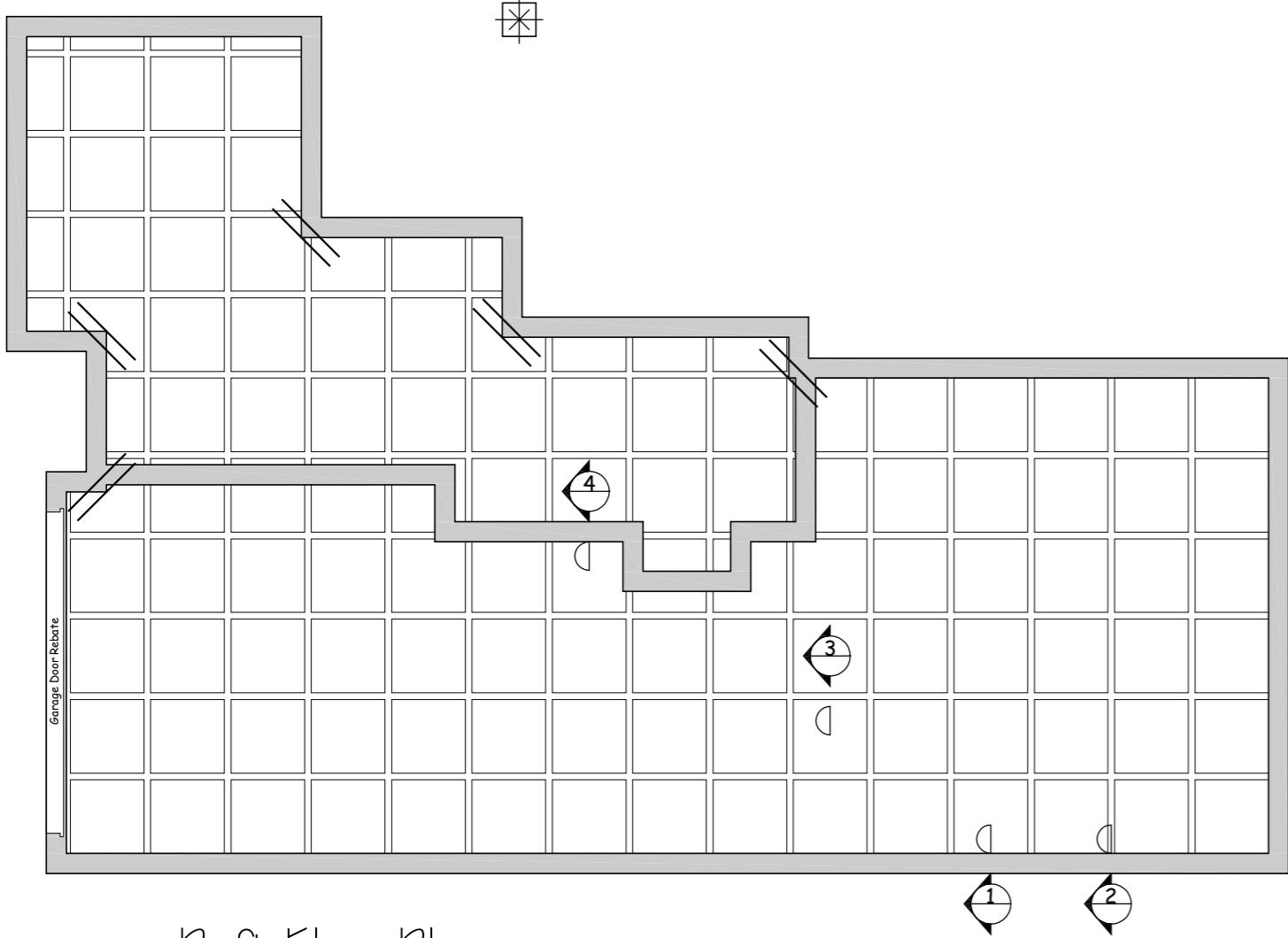
**APPROVED**  
**NOTES:** BC180584  
Do not scale from Drawings  
Refer Architectural Drawings for overall dimensions  
Page 18 of 21  
conjunction with all other related documents.  
Napier City Council

Revision	Description	Date



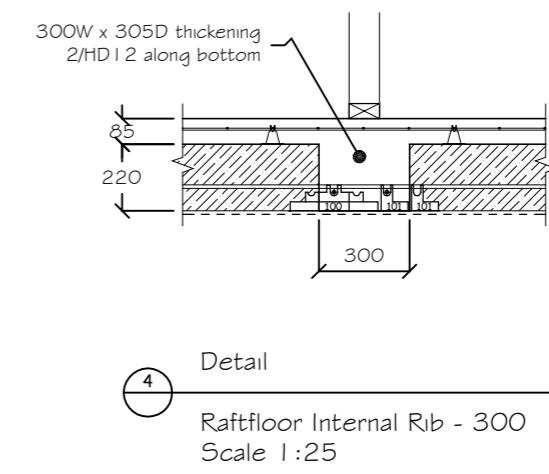
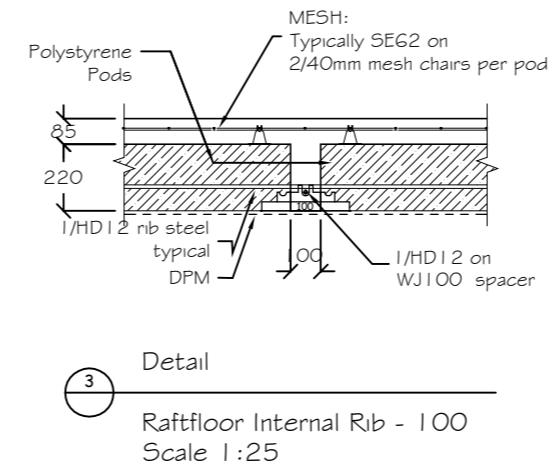
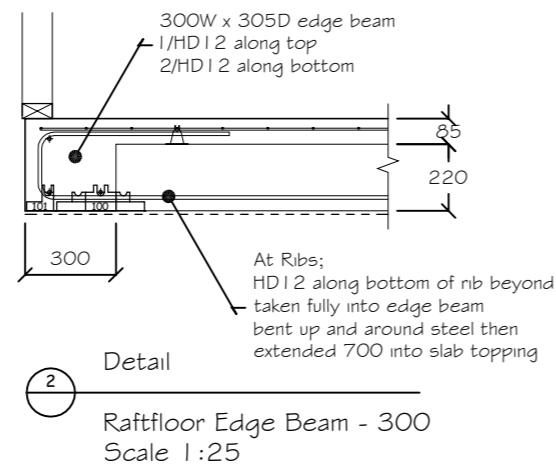
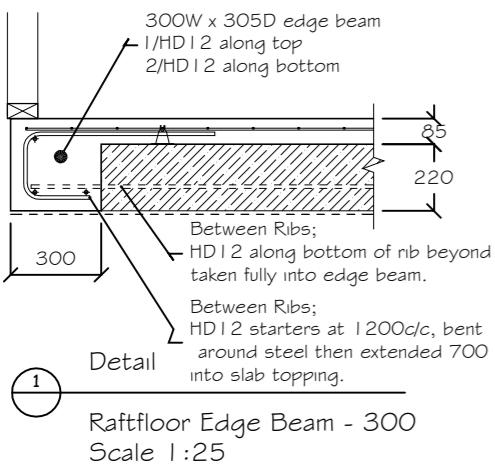
Job Title: Proposed Residence  
Lot 135 Pelorus Avenue  
Parklands  
Napier

Sheet Title:	General Notes	
RC	Drawn:	TE
NL	Checked:	NL
1:100 & 1:25	Date:	17-5-18
Job # 75914	Page No:	SO



Raft Floor Plan

Scale 1:100



Legend:

Re Entrain corner steel  
2/HD12 x 1200mm  
at 200 crs

600<sup>2</sup> x 450 Deep  
Post footing  
2/HD12 vertical  
refer Architects spec's for  
plinth and/or post fixings.  
2/HD12 staple bars down into  
footing, where plinth is used.

<b>APPROVED</b>	
Quantities of Spares BC180584	
( Quantities are approximate and to be used as a guide only )	16/07/2018
Item	Page 20 of 21
WJ100	Napier City Council
Centre Spacer	188
WJ101	
Clip-on Spacer	90

**NOTES:**

Do not scale from Drawings.  
Refer Architectural Drawings for  
overall dimensions. To be read in  
conjunction with all other related  
documents.

Revision	Description	Date



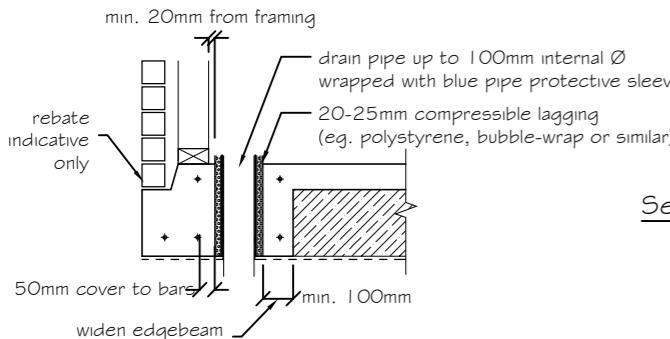
Consulting Engineers

Northland: 09 945 4188  
Auckland-Waikato: 09 527 0196  
Canterbury: 021 824 063  
Southern Lakes: 03 443 6209  
[www.wiltonjoubert.co.nz](http://www.wiltonjoubert.co.nz)

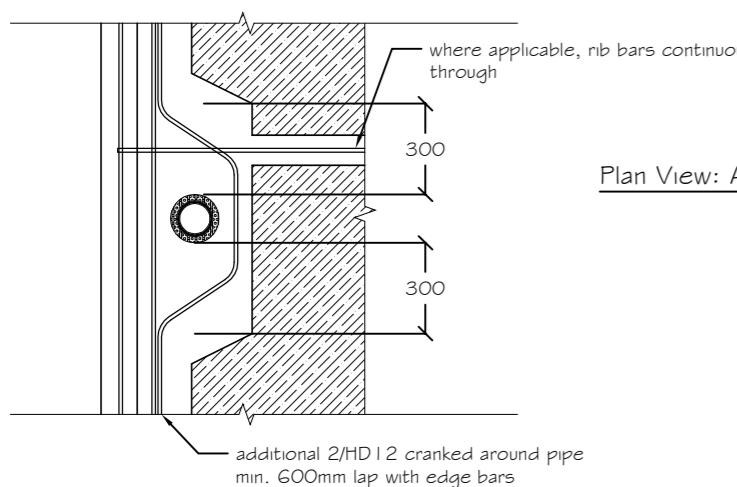
Job Title:  
Proposed Residence  
Lot 135 Pelorus Avenue  
Parklands  
Napier

Sheet Title:  
Raft Floor  
Plan & Details

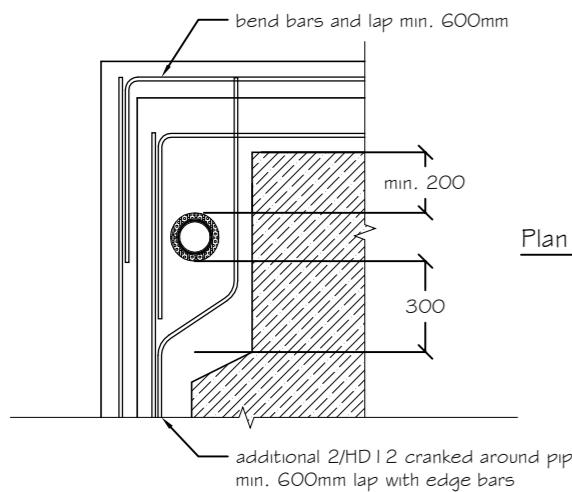
Designed	RC	Drawn	TE
Checked	NL	Checked	NL
Signed		Date	17-5-18
Scale	1:100 & 1:25	Page No.	
Job # 75914			S1



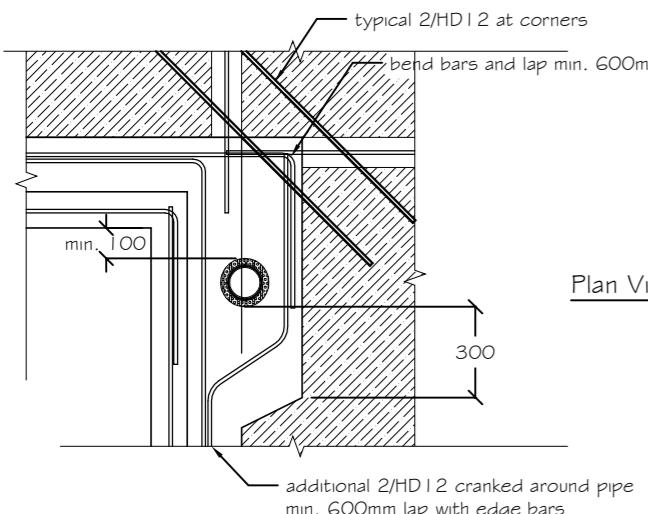
Section View: At Edge



Plan View: At Edge

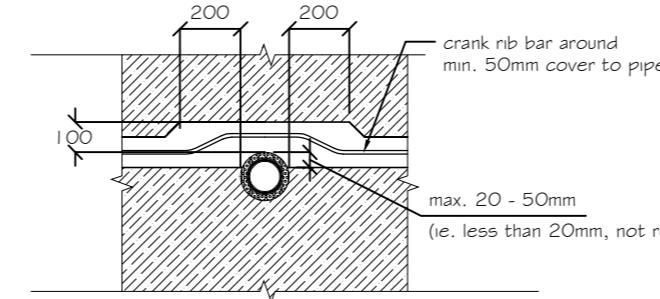


Plan View: At Open Corner

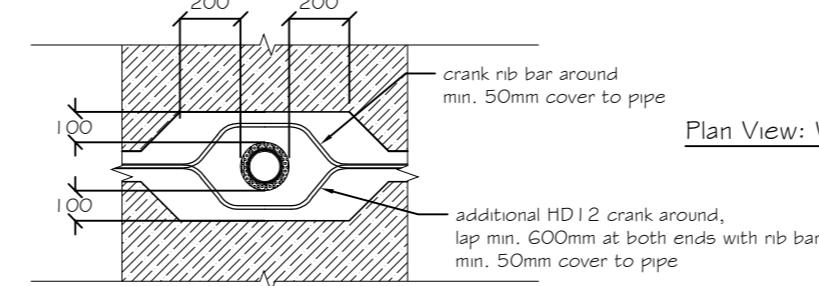


Plan View: At Closed Corner

Typical Detail Around Pipes  
Raftfloor Edge Beam

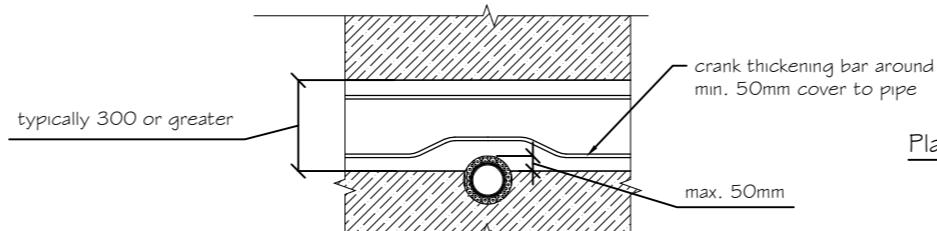


Plan View: At Rib Edge

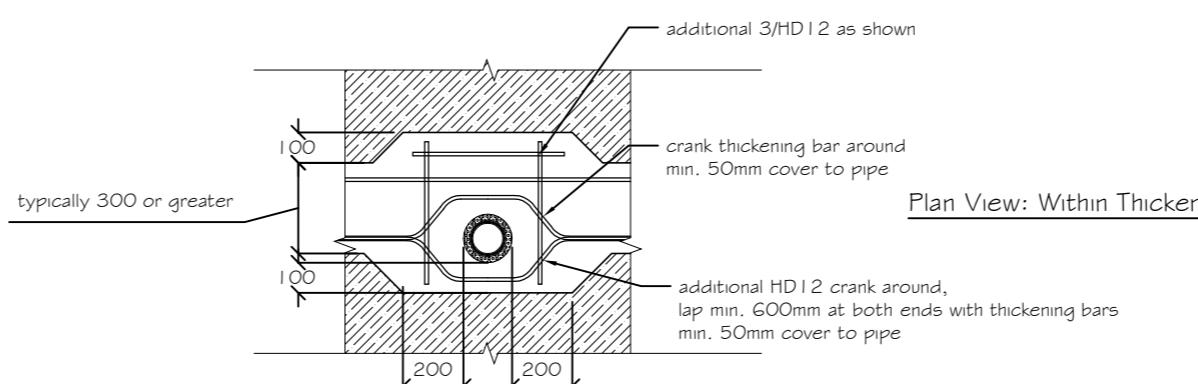


Plan View: Within Rib

Typical Detail Around Pipes  
Raftfloor Internal Ribs



Plan View: At Thickening Edge



Plan View: Within Thickening

Typical Detail Around Pipes  
Raftfloor Internal Thickenings

NOTES:

These details are applicable where plumbing/services are conveyed underground. Services are to be taken through polystyrene pods as much as possible. If this is unavoidable, it may be taken through ribs/thickenings, provided the details (or similar in principle) on this sheet are used.

All service trench backfill shall be properly compacted.

Member sizes and reinforcing shown are indicative only, details shown on raftslab plan # details shall take precedence over the details shown here.

Revision	Description	Date



Job Title:  
Proposed Residence  
Lot 208 Ruahine Road  
Parklands  
Napier

Sheet Title:  
Typical Pipe Details

Planned	RAC NXL	Drawn: MH NXL
Checked		Checked
Scaled	1:25	Date: 17.05.2018
Job No.	# 76913	Rev No:
		D1