



PLANS FOR

**D BARRACLOUGH &
ANNE BENNETT**

SITE ADDRESS:
LOT 1, DP 310143
560 Stanley Road
Wainui

STANDARD NOTES

100MM CONCRETE SLAB
1 LAYER OF 665 MESH
ON 0.25 POLYTHENE DPM
ON COMPACTED HARDFILL

17.5 MPa CONCRETE UNLESS
SPECIFIED BY ENGINEER

Refer Specific
Design Construction
Notes

REVISIONS

WIND ZONE - MEDIUM
EARTHQUAKE - ZONE A
CORROSION ZONE - ZONE 1

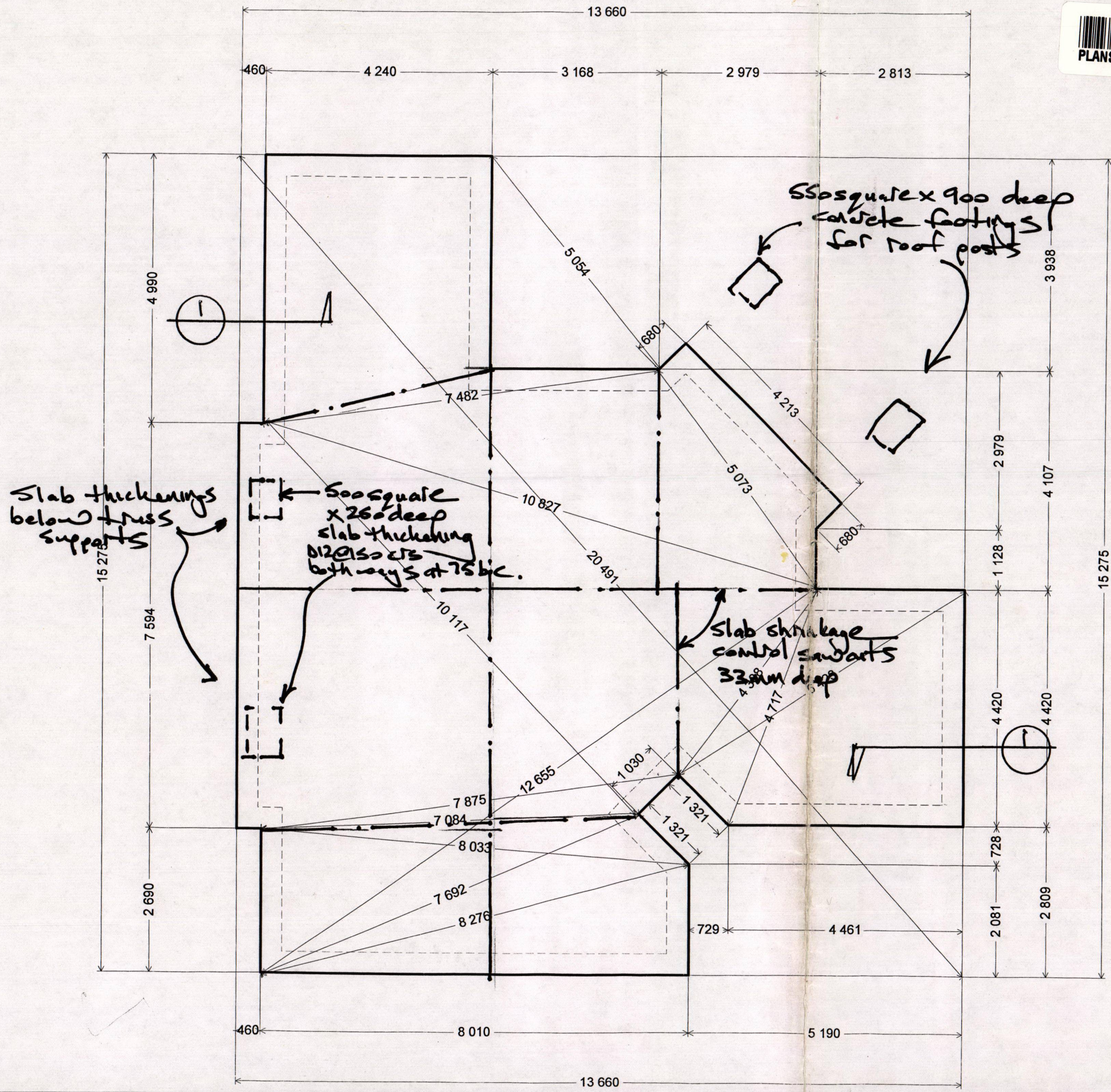
FOUNDATION PLAN

SCALES:

1:75

DO NOT SCALE PLANS

ISSUE NO.	-	DWG NO
DATE PRINTED:	15/06/06	3
DRAWN BY:	GIL	



Selected 70 Series
brick veneer to
NZS 3604:1999
requirements

Details not mentioned
to be in accordance with
NZS 3604:1999.

25 Series masonry
D12

Ground level

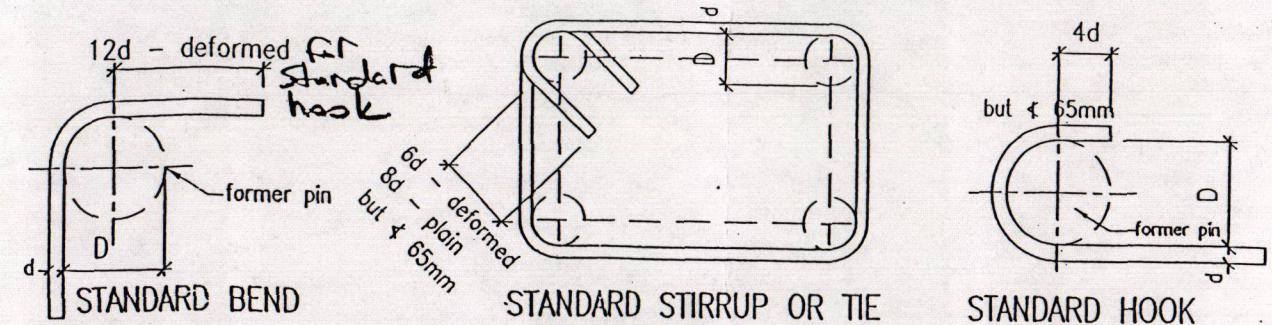
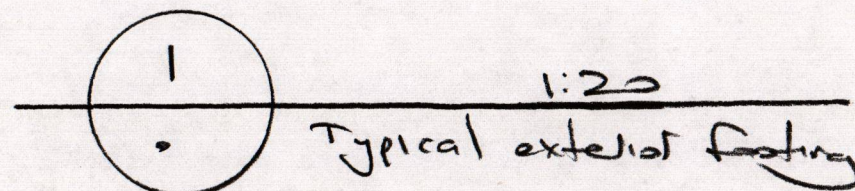
20 Series
masonry to
Surt

900

350

75 bottom cover

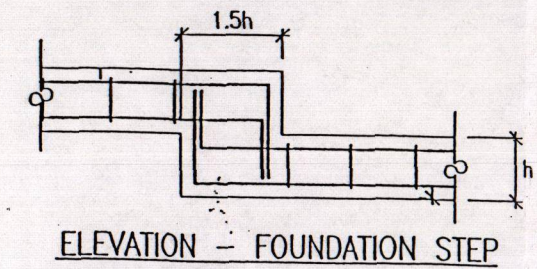
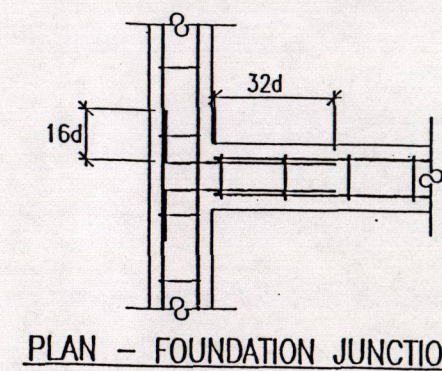
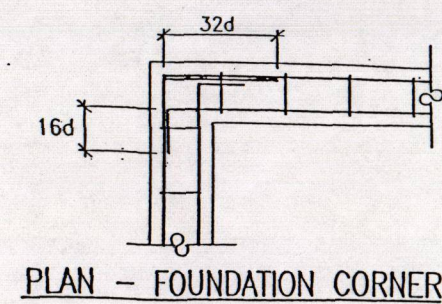
Concrete footing
4 D12 footing bars
D12 starter
- 600ers, hooked
around bottom bar
lap and tie to
slab mesh 600.



STANDARD BEND, HOOK & STIRRUP d = bar diameter

MINIMUM RECOMMENDED BEND (PIN) DIAMETER = D									
REBAR TYPE	bar diameter = b								
	6	10	12	16	20	25	28	32	40
plain bars	30	50	60	80	100	150	170	200	240
deformed bars	30	50	60	80	100	150	170	200	240
plain bars (stirrups & ties)	20	20	30	40	40	80	-	-	-
deformed bars (stirrups & ties)	30	40	50	70	80	150	-	-	-

ALL REINFORCEMENT SHALL BE COLD BENT ONLY



d = bar diameter

FOUNDATION DETAILS

A01	issued to client	cdm	11.01.07
Footing Details and standard Reinforcement Details			
Proposed Residence Barraclough & Bennett Lot 1 DP 310143, 560 Stanley Road Whakatane			
mce manktelow consulting engineers limited ph. 07 307 2002 mankshouse@xtra.co.nz		Sheet E1 series of 2 drawn cdm ref. 574.1	

SPECIFIC DESIGN CONSTRUCTION NOTES

1.0 General

- 1.1 Check all the dimensions and levels on site before fabrication.
- 1.2 Proprietary systems and products shall be installed strictly in accordance with manufacturers' recommendations.
- 1.3 All construction shall meet the requirements of the building consented architectural drawings and specifications and New Zealand Building Code Approved Documents unless specified otherwise in the attached engineering design details.
- 1.4 The attached engineering details are diagrammatic and are intended only to convey specific engineering design conclusions. Read in conjunction with architectural drawings. Check all dimensions and levels on site before fabrication. It is assumed that the Territorial Authority, being the building control authority, will undertake the necessary inspections to confirm the design assumptions and that the elements designed herein are installed in accordance with the intentions of the attached specific design sketch details and NZS 3604:1999. Any variation should be reported to the designer for a design review and alternative detailing.
- 1.5 Light timber framed construction shall be in accordance with the latest amendment of NZS 3604:1999 unless specified otherwise in the engineering design.
- 1.6 The Manktelow Consulting Engineers Ltd report dated 14.5.2004 for this property should be read in conjunction with these supplied details.

2.0 Concrete

- 2.1 Concrete construction shall be in accordance with NZS 3109 and NZS 3101. Concrete shall be Ordinary Grade unless mentioned otherwise. Concrete strength at 28 days shall be 20MPa. Concrete slump shall be the lowest possible to allow thorough compaction of the concrete. The slump however shall not exceed 75 mm.
Slump and compression tests shall be regularly conducted in accordance with procedure outlined in NZS 3112: 1986 Methods of Test for Concrete parts 1, 2 and 4. Test results shall be forwarded to the Territorial Authority.
- 2.2 The contractor shall protect the floor slabs against early plastic and thermal cracking. The slab shall be cured by water ponding for at least 5 days starting immediately after the slab has been finished. The architectural drawings show the location and depth of the slab shrinkage control joints. Sawcuts shall be 6mm wide x 33mm deep. The timing of sawcutting is critical; cutting too early should be avoided to reduce the risk of spalling the joint edge; however cutting shall take place no later than 8 to 24 hrs, depending on the ambient conditions, after the slab has been finished. Cutting with a 'wet-type' saw immediately after slab finishing is recommended. Whilst care has been taken in the location of these joints no guarantees are provided that uncontrolled cracking will not occur.
- 2.3 Reinforcement specified as HD shall be Pacific Steel Seismic Grade 500E[®]E MA; D or R shall be Grade 300. Reinforcement shall comply with AS/NZS 4671 and NZS 3402:1989, with construction, including bar fabrication, in accordance with NZS 3109:1997. Reinforcement shall be 'cold-bent' with minimum former pin diameters as shown on the attached standard details. Welding of reinforcement is not allowed. The construction reviewers shall satisfy themselves that reinforcement does comply with these standards.
- 2.4 Minimum lap lengths for reinforcement shall be; 600mm for D12, 800 for D16, 1000 for D20, 1000 for HD12, 1333mm for HD16, 1667mm for HD20, 2000mm for HD24, 2100mm for HD25 unless shown otherwise on the drawings. Lap and tie mesh 305 mm minimum.
- 2.5 NO IMPORTED REINFORCING STEEL IS TO BE USED IN THIS PROJECT.
- 2.6 Refer to the attached standard details sheet for construction of footing junctions and any steeping of the footing.

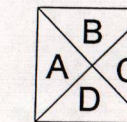
3.0 Reinforced Masonry

- 3.1 Reinforced hollow brick masonry construction shall be in accordance with NZS 4210 for Observation Type C.
- 3.2 All masonry shall be running bond, solid filled with 17.5MPa grout with a 10mm maximum aggregate size.
- 3.3 Lap horizontal reinforcement 600mm minimum, which also applies at wall junctions.
- 3.4 Reinforced hollow concrete masonry retaining walls shall be grouted solid.

4.0 Slab Sub-Base Filling

- 4.1 Locate and protect any existing services before commencement of earthworks.
- 4.2 The existing topsoil or any loose organic soil shall be removed to reveal inorganic soils. The area to be filled shall be benched so that fill is placed on a level surface. This shall be undertaken during the time of the year when the watertable is well below the excavated depth.
- 4.3 Backfill shall be placed in layers not exceeding 150mm loose depth and shall be compacted in place prior to the placement of successive layers with a heavy ride-on vibrating roller to achieve either 96% relative standard compaction to NZS 4402 test 6.5.2, or no more than 25 mm/blow with a scala penetrometer and undrained shear vane strength of at least 240kPa. Depending on fill type, it is likely that at least 6 slow passes of the roller per layer will be required to achieve this compaction.
- 4.4 Backfill material shall be a well-graded pumice material or an approved equivalent (up to 100mm maximum particle size). The finished surface shall be blinded and levelled with fine sands that will not damage the d.p.c.

A01	issued to client	cdm	11.01.07
Specific design construction notes			
Proposed Residence Barracough & Bennett Lot 1 DP 310143, 560 Stanley Road Whakatane			
 manktelow consulting engineers limited ph. 07 307 2002 mankshouse@xtra.co.nz		Sheet E2 series of 2 drawn cdm ref. 574.1	



ELEVATION KEY



**HALLMARK
HOMES**

159 COMMERCE STREET
WHAKATANE
PH (07) 3086655 FAX (07) 3086625

PLANS FOR

**D BARRACLOUGH &
ANNE BENNETT**

SITE ADDRESS:

LOT 1, DP 310143
610 Stanley Road
Wainui

STANDARD NOTES

TIMBER TREATMENT REQUIREMENTS
H3.1 MSG8- BOTTOM PLATES TO EXTERIOR
& INTERIOR
H1.2 MSG8 - WALL FRAMING TO EXTERIOR
EXCEPT BOTTOM PLATES
UNTREATED - WALL FRAMING TO INTERIOR
EXCEPT BOTTOM PLATES & ROOF FRAMING

INTERIOR DOOR TRIM SIZES

STD DOOR
2035MM HIGH X WIDTH DOOR + 55MM
DOOR TYPE: Single: Hag 11
DOOR HANDLES: F SERIES - SCHLAGE
PLYMOUTH SATIN NICKEL
FRONT DOOR: 4 PANEL ALUMINIUM DOOR
FRONT DOOR HANDLE: STANDARD BLACK LEVER
HANDLE

ROOF AREA 176.6379 SQ.M.
E1/AS1 (RAINFALL INTENSITY) 176.6379 X 1.15
TOTAL ROOF AREA 203.133 SQ.M

SPOUTING 60 SQ.M. ROOF AREA PER DOWNPIPE
THEREFORE 3.38 DOWNPIPES REQUIRED

DOWNPIPES - 80 MM DIA. - 100 SQ.M. ROOF
AREA PER DOWNPIPE
THEREFORE 2.53 DOWNPIPES REQUIRED

4 DOWNPIPES SHOWN ON PLAN THEREFORE
OK FOR RAINFALL INTENSITIES IN ACCORDANCE
WITH E1/VM1 & AS1

SLIMLINES: 90 DEGREE SQUARE ANGLES TO
ENTIRE HOUSE

REVISIONS

WIND ZONE - HIGH
EARTHQUAKE - ZONE A
CORROSION ZONE - ZONE 1

FLOOR PLAN

SCALES:

1:100

DO NOT SCALE PLANS

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DWG NO

1

TOTAL LIVING AREA OVER BRICK : 141.140 SQM
TOTAL LIVING AREA OVER FRAME : 133.914 SQM

2 No BRICK PILLARS TO EXTERNAL GABLE

CATHEDRAL CEILING TO EXTERNAL
GABLE TO MATCH INTERNAL

AREA SHOWN HATCHED FOR EXPOSED
RAFTERS - CATHEDRAL CEILING

REFER TO GLENN'S GLASS AND
GLAZING SCHEDULE, ALUBAND
SPECIFICATION, WINDOW HEAD DETAIL

PLAN TO BE READ IN CONJUNCTION
WITH INTERIOR DOOR TRIM SIZES TABLE

*READ PLANS & USE TAGGED
INFORMATION IN CONJUNCTION
WITH MAIN PLANS.*

*A POOR METHOD FOR A FULL
SET OF SUITABLE PLANS.*

**WHAKATANE
DISTRICT COUNCIL
APPROVED FOR CONSTRUCTION**

Building Control
Office

Date 29-03-07

KEY

- (S) DENOTES SMOKE DETECTOR POSITION
(T) DENOTES EXTERNAL TAP POSITION
→ SPOUTING FALL

COLOURS
COLORSTEEL ROOF:-
FASCIA SPOUTING:-
ALUMINIUM JOINERY:-
GARAGE DOOR:-
BRICKS:-
MORTAR:-

NESTOR MARTIN R33 WOODBURNING
STOVE ON CONCRETE FLOOR C/W FLUE
KIT AND DOUBLE FLUE SHIELD.
INSTALLED IN ACCORDANCE WITH
MANUFACTURERS SPECIFICATIONS

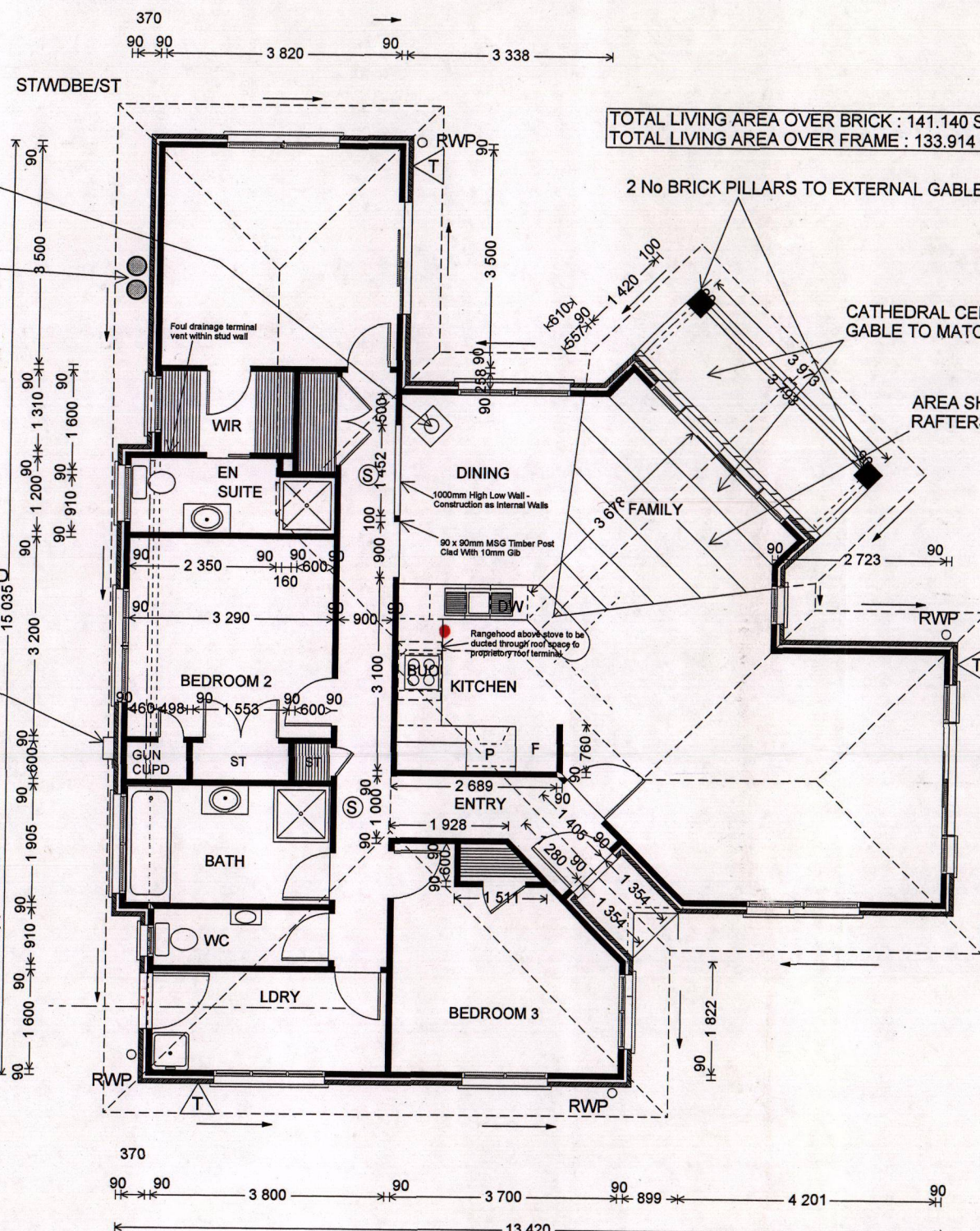
GAS
2 No EXCHANGE GAS CYLINDERS LOCATION IN
ACCORDANCE WITH NZS 5261 : 2003

ENSUITE
ATHENA SEVILLE SQUARE SHOWER ECLOSURE
900 X 900 - FLAT WALL
IDEAL STANDARD LASKA PLUS SHOWER MIXER
- CHROME
FOWLER FLINDERS CLOSE COUPLED WC -
WHITE
750w STELLA WALL MOUNTED VANITY 1D2DR -
WHITE
LASKA PLUS BASIN MIXER - CHROME

HWC
RINNAI INFINITY XR24 EXTERNAL WALL MOUNTED
HOT WATER HEATER

BATHROOM
1675 X 760mm SORRENTO RECTANGULAR
BATH - ENGLEFIELD
LASKA PLUS SHOWER MIXER - CHROME
SP99 - BATH SPOUT - CHROME
ATHENA SEVILLE SQUARE 900 X 900 2 SIDED
SHOWER - FLAT WALL
LASKA PLUS SHOWER MIXER - CHROME
900w STELLA WALL MOUNTED VANITY 2D2DR -
WHITE
LASKA PLUS BASIN MIXER - CHROME

TOILET
FOWLER FLINDERS CLOSE COUPLED WC - WHITE
500 x 250 STELLA WALL MOUNTED BASIN - WHITE
LASKA PLUS BASIN MIXER - CHROME





**HALLMARK
HOMES**

159 COMMERCE STREET
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PLANS FOR

**D BARRACLOUGH &
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SITE ADDRESS:

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Wainui

STANDARD NOTES

ALL WINDOWS TO BE CLEAR GLASS
EXCEPT BATHROOM, WC & EN SUITE TO
BE OBSCURED GLASS

BLACK HARDWARE
SINGLE TONGUES TO ALL WINDOWS

E2/AS1 - TOTAL MATRIX SCORE = 3
SEE MATRIX - ALL OTHER WALLS SIMILAR

**LEVELS INDICATED ON
DRAWING ARE
PRELIMINARY ONLY
AND ARE SUBJECT TO
SITE CONFIRMATION**

REFER TO GLENN'S GLASS AND
GLAZING SCHEDULE, ALUBAND
SPECIFICATION, WINDOW HEAD DETAIL

DRAWING TO BE READ IN CONJUNCTION WITH
ROOF PENETRATION DETAIL SHEETS

REVISIONS

WIND ZONE - HIGH
EARTHQUAKE - ZONE A
CORROSION ZONE - ZONE 1

ELEVATIONS

SCALES:

1:100

DO NOT SCALE PLANS

ISSUE NO.

C

DWG NO

DATE PRINTED:

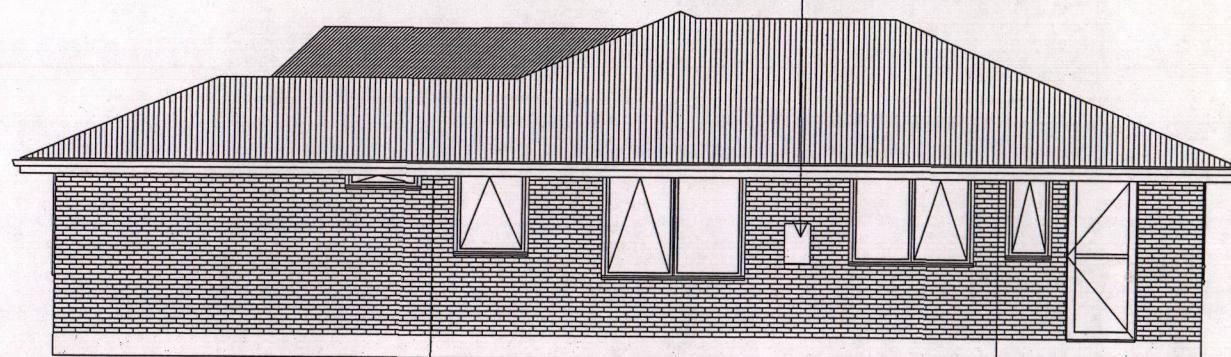
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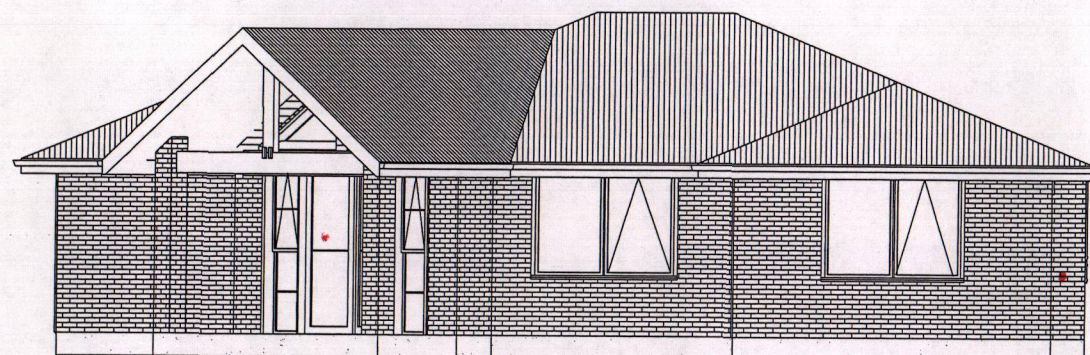
RINNAI INFINITY XR24 EXTERNAL
WALL MOUNTED WATER HEATER



ELEVATION A

250H X 900 1410H X 1800 1210H X 1600 OBS 2210H X 900
1110H X 900 OBS 1110H X 500 OBS

REFER TO FIGURE 116 FROM E2/AS1 DOCUMENTATION
PROVIDED FOR WINDOW/DOOR HEAD INSTALLATION/SEALING.



2210H X 600 2210H X 600 1410H X 1800
2210H X 1800 RS

ELEVATION B

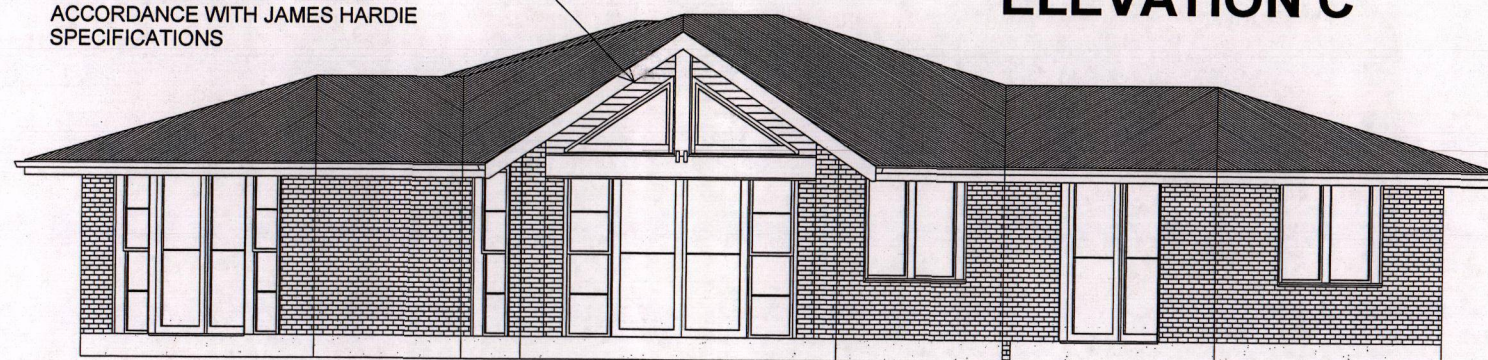


1410H x 1200 2210H x 600 2210H x 600 2210H x 600 2210H x 1800 RS

ELEVATION C

JAMES HARDIE 240 FRONTIER
WEATHERBOARD INSTALLED IN
ACCORDANCE WITH JAMES HARDIE
SPECIFICATIONS

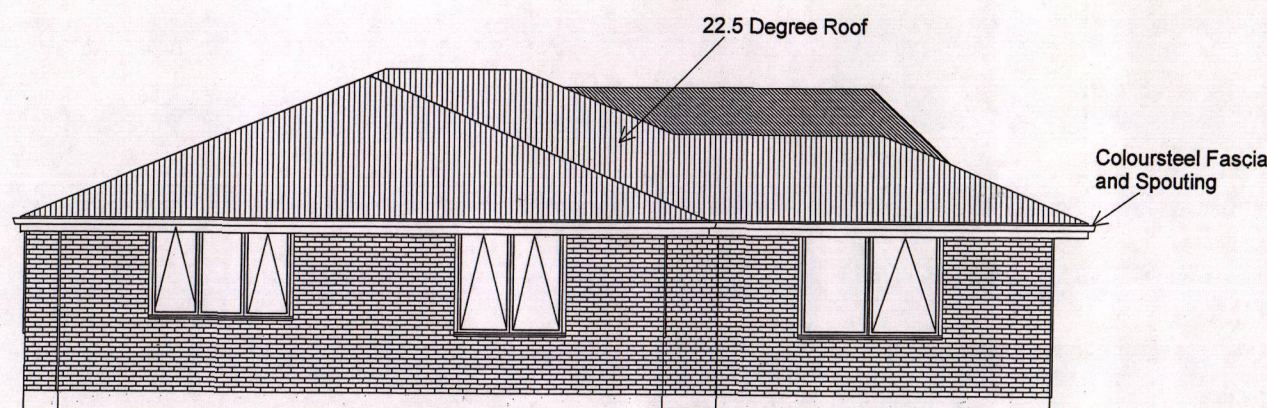
34 DEGREE ROOF TO GABLE



ELEVATION TO GABLE

2210H X 600 2210H X 600
2210H X 1800 RS

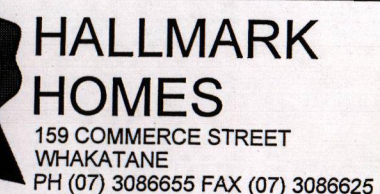
930H X 1350 Fixed Light x 2 to Clearstorey



ELEVATION D

1410H X 1400 1410H X 1800





PLANS FOR

D BARRACLOUGH &
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Wainui

STANDARD NOTES

100MM CONCRETE SLAB
1 LAYER OF 665 MESH
ON 0.25 POLYTHENE DPM
ON 40mm POLYSTYRENE INSULATION
(TO LAUNDRY, WC,BATHROOM,
ENSUITE, KITCHEN, DINING & LIVING
AREAS)ON COMPACTED HARDEILL

17.5 MPa CONCRETE UNLESS
SPECIFIED BY ENGINEER

**REFER TO MCE ENGINEEERS
DRAWING Nos E1 & E2 FOR
FOUNDATION DRAWINGS
AND SPECIFICATIONS**

REVISIONS

WIND ZONE - HIGH
EARTHQUAKE - ZONE A
CORROSION ZONE - ZONE 1

FOUNDATION PLAN

SCALES:

1:75

DO NOT SCALE PLANS

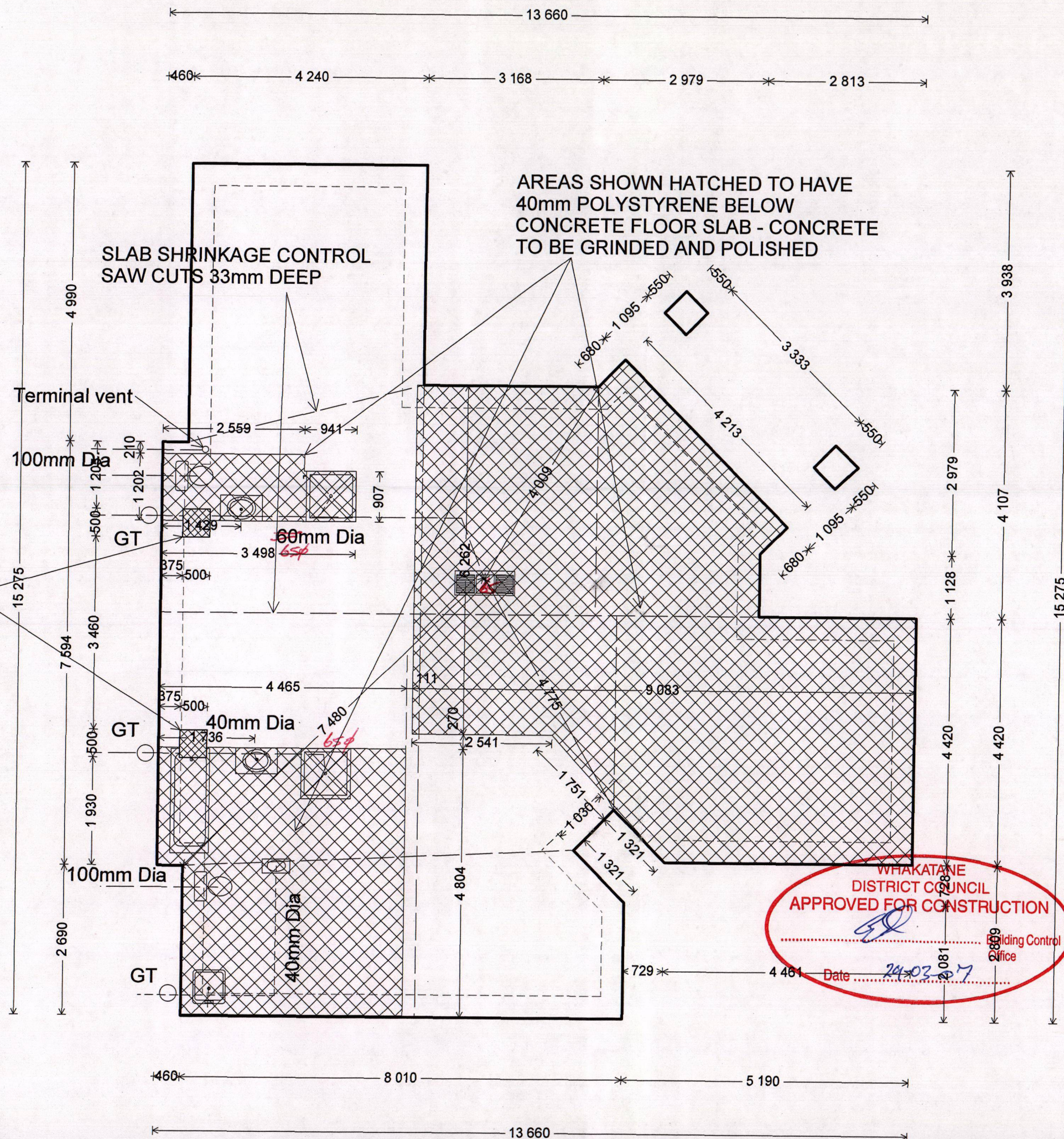
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PLANS FOR

D BARRACLOUGH & ANNE BENNETT

SITE ADDRESS:

LOT 1, DP 310143
610 Stanley Road
Wainui

STANDARD NOTES

**REFER TO MCE ENGINEERS
DRAWING Nos E1 & E2 FOR
FOUNDATION DRAWINGS
AND SPECIFICATIONS**

REVISIONS

WIND ZONE - HIGH
EARTHQUAKE - ZONE A
CORROSION ZONE - ZONE 1

FOUNDATION DETAILS

SCALES:

NTS

DO NOT SCALE PLANS

ISSUE NO.

C

DWG NO

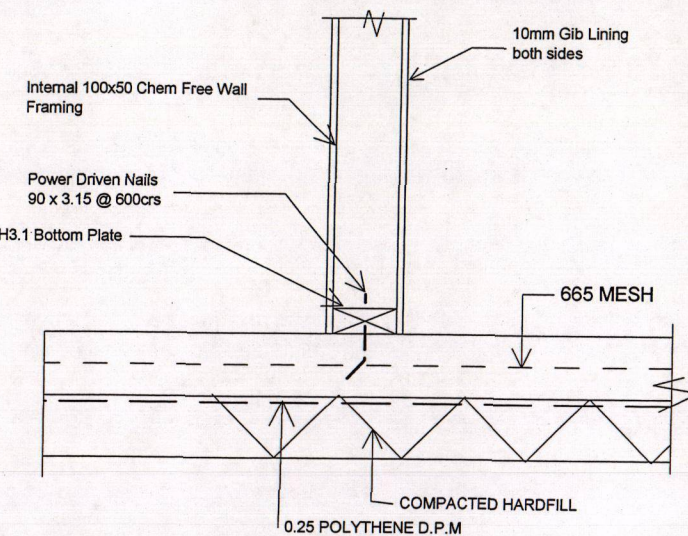
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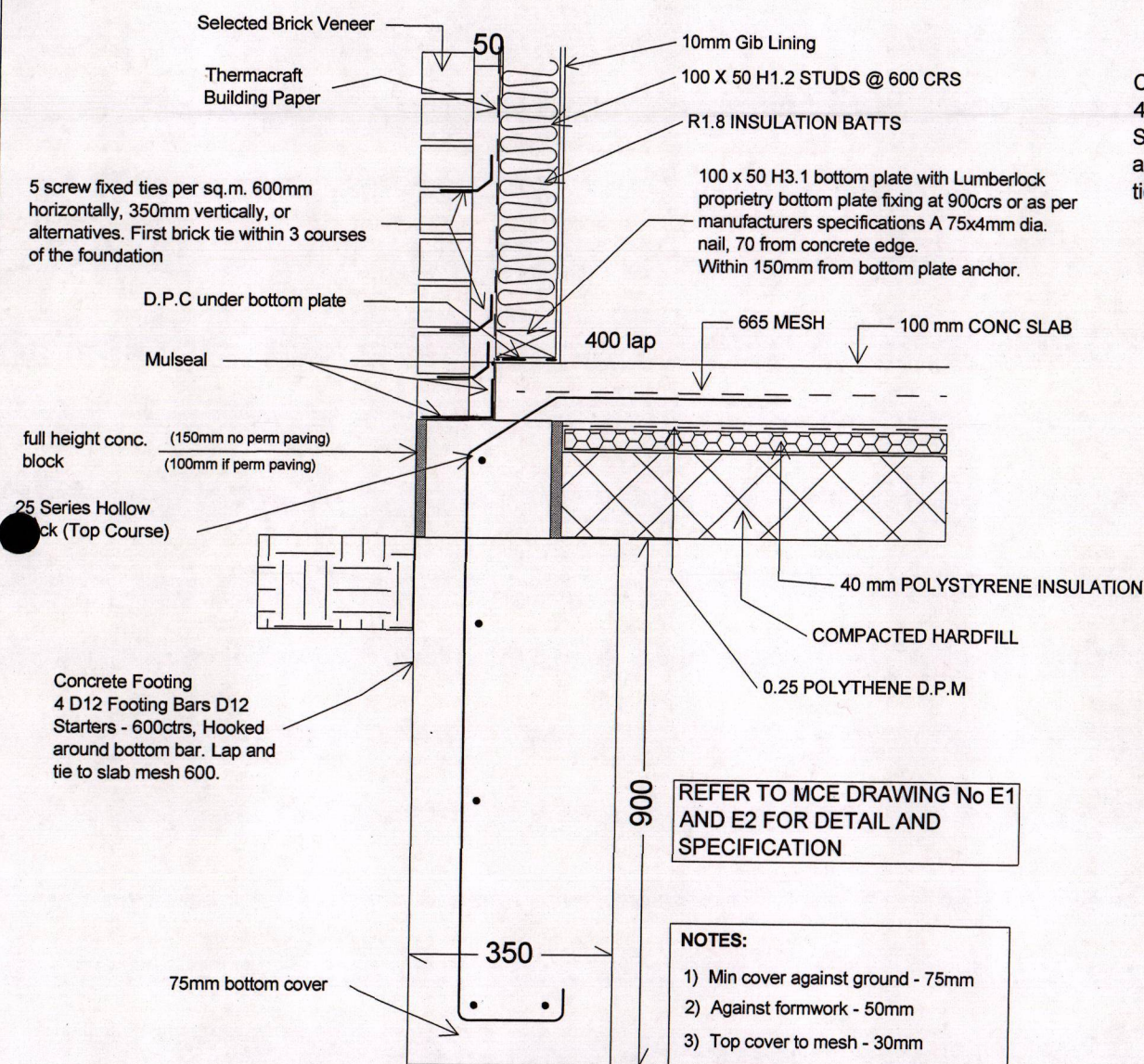
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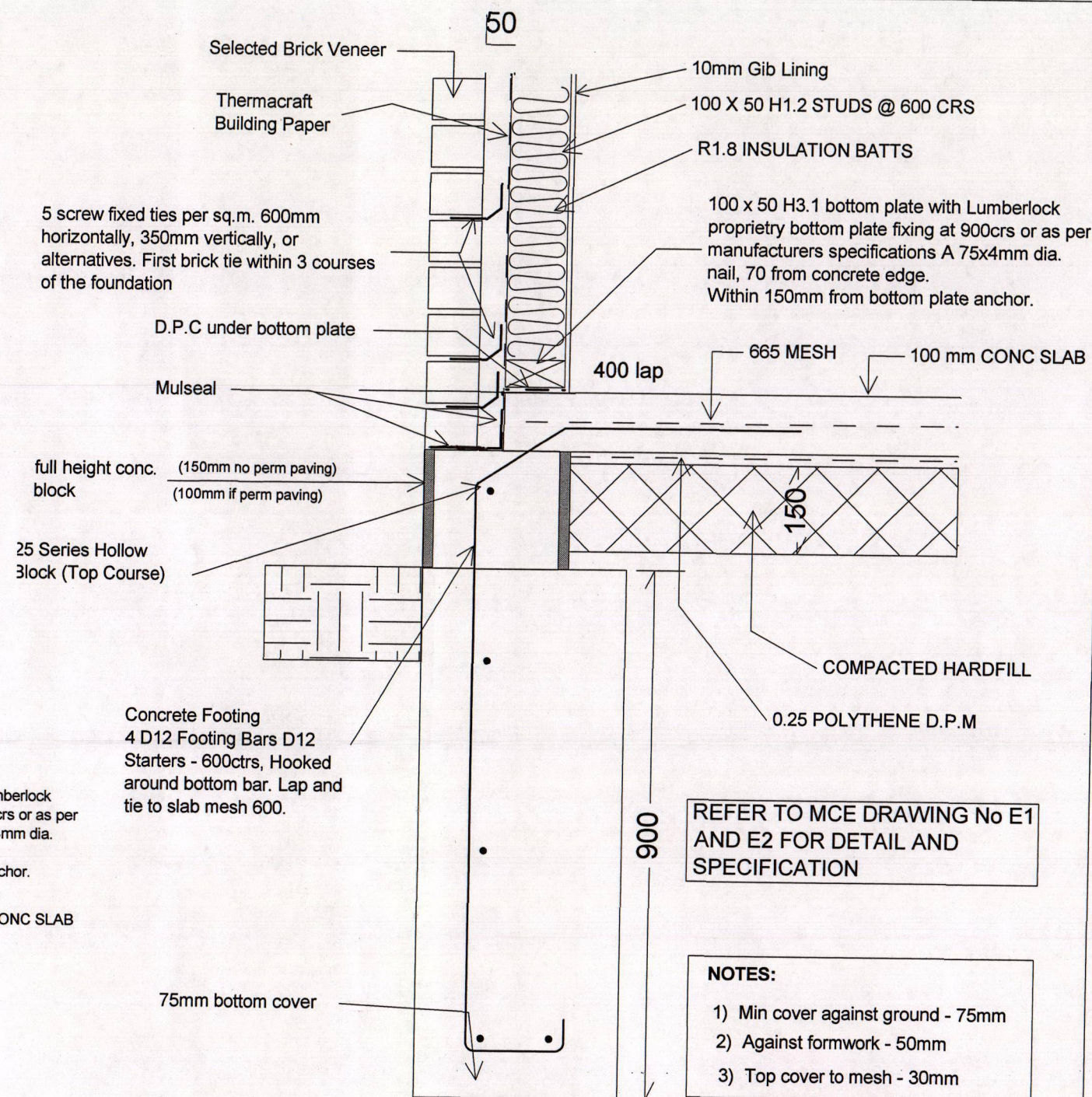
4



TYPICAL INTERNAL PARTITION DETAIL



**EXTERNAL WALL FOUNDATION
DETAIL AT INSULATED SLAB**



**TYPICAL EXTERNAL WALL
FOUNDATION DETAIL**

REFER TO MCE DRAWING No E1
AND E2 FOR DETAIL AND
SPECIFICATION

NOTES:

- 1) Min cover against ground - 75mm
- 2) Against formwork - 50mm
- 3) Top cover to mesh - 30mm

WHAKATANE
DISTRICT COUNCIL
APPROVED FOR CONSTRUCTION

Building Control
Office

Date 29-03-07

PLUMBING FITTINGS

SHOWERS
BATHROOM SHOWER - ATHENA SEVILLE 900x900 2 SIDED SQUARE - FLAT WALL - WHITE
EN SUITE - ATHENA SEVILLE 900x900 2 SIDED SQUARE - FLAT WALL - WHITE
SHOWER MIXER - IDEAL STANDARD - LASKA - MAINS PRESSURE - CHROME
SHOWER SLIDE - ARMITAGE SHANKS - TONIKA - CHROME
VANITIES
MAIN BATHROOM - STELLA - 900mm WALL MOUNT 2DR 3DRWR - WHITE
EN SUITE - STELLA - 900mm WALL MOUNT 2DR 3DRWR - WHITE
VANITY TAPWARE - IDEAL STANDARD - LASKA - MAINS PRESSURE - CHROME
BATH - ENGEFIELD SORRENTO 1675 - WHITE
BATH TAPWARE - IDEAL STANDARD - LASKA - MAINS PRESSURE - CHROME
BATH SPOUT - GREENS SP 99 - CHROME
TOILETS - FOWLERS FLINDERS CLOSE COUPLE - WHITE
SUPERTUB - AQUATICA TUBBIE
HWC - 180LTR MAINS PRESSURE
EXTERIOR TAP - 3No - BRASS



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STANDARD NOTES

KEY

A1/BL1/1.2 BRACING NO/BRACING
ELEMENT/LENGTH

C INDICATES LINTEL FIXINGS

C INDICATES TOP PLATE
FIXINGS:- 2/100 X 3.75
SKEWED NAILS + 2 WIRE
DOGS TO ENTIRE HOUSE

ALL STRUCTURAL TIMBER TO BE MSG8
GRADE UNLESS OTHERWISE STATED

THIS PLAN TO READ IN CONJUNCTION
WITH THE BRACING AND HYNE BEAM
CALCULATIONS

REVISIONS

WIND ZONE - HIGH
EARTHQUAKE - ZONE A
CORROSION ZONE - ZONE 1

BRACING/LINTEL LAYOUT

SCALES:

1:100

DO NOT SCALE PLANS

ISSUE NO.

C

DWG NO

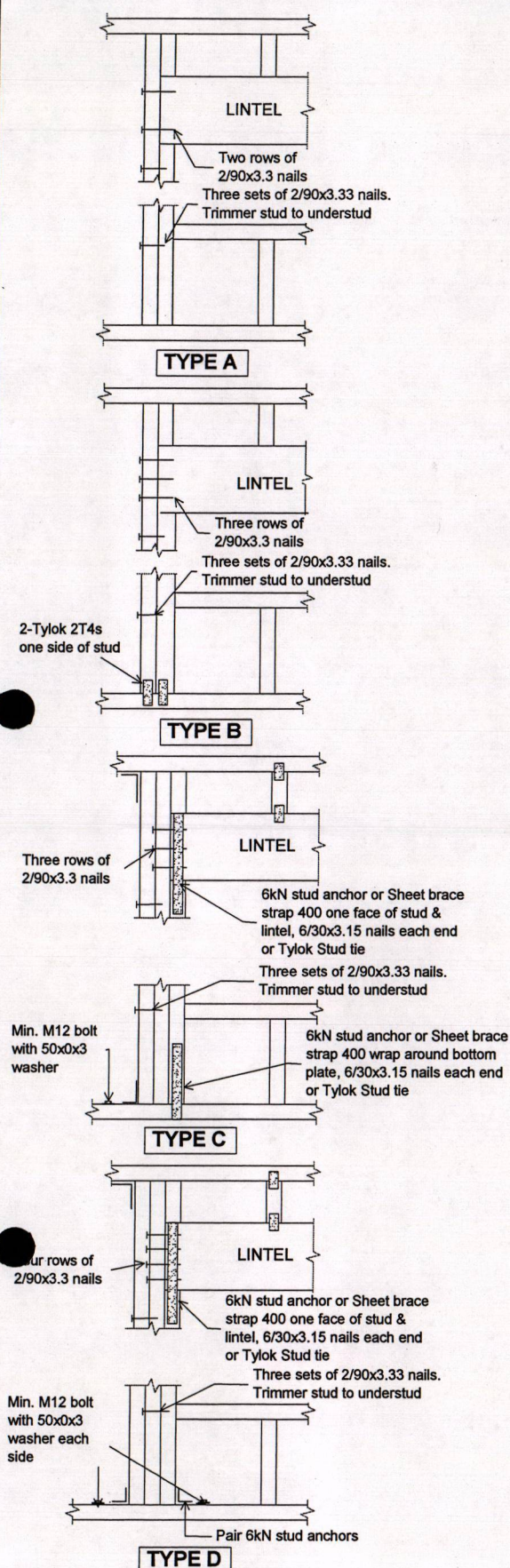
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07/03/07

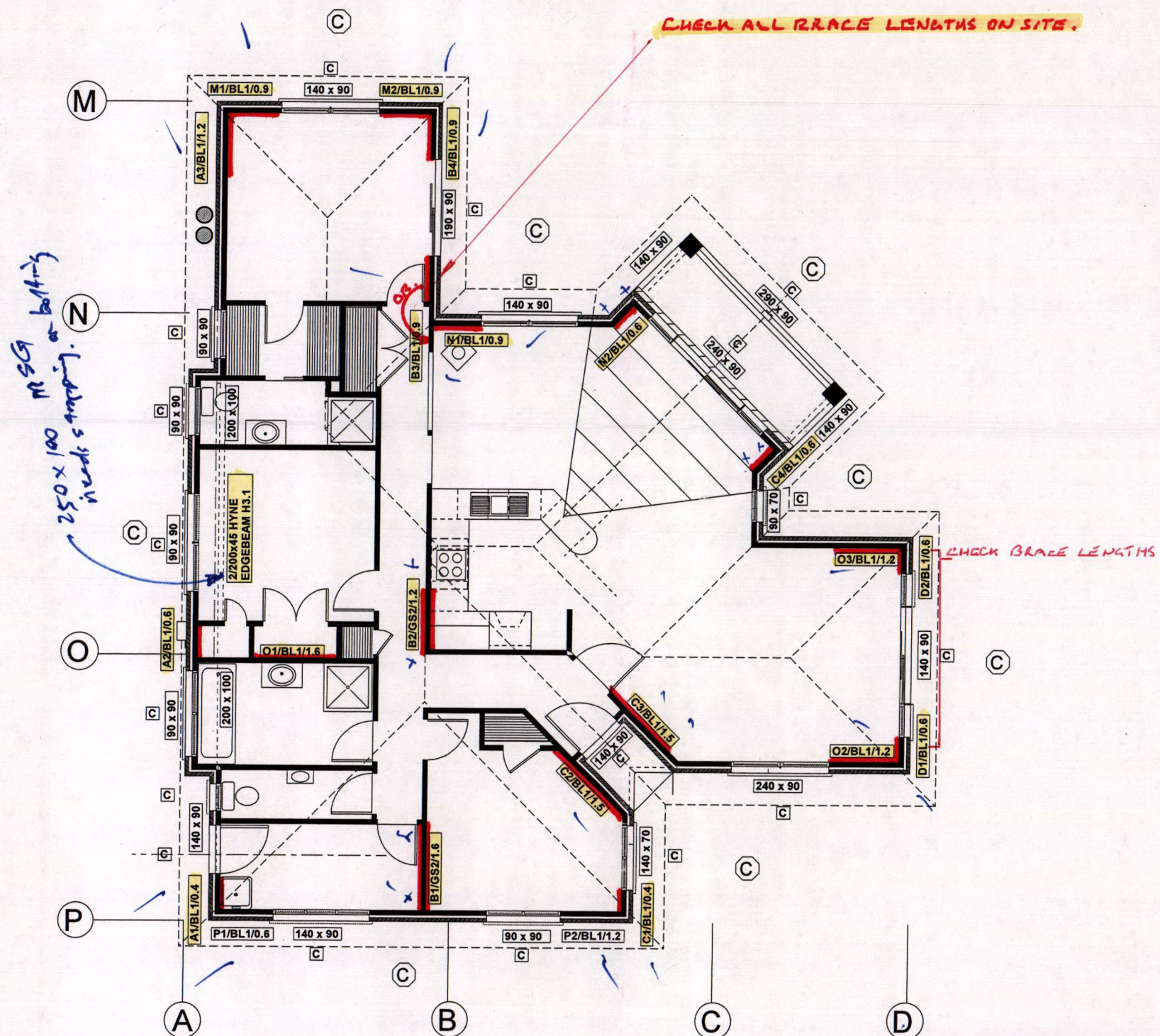
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GIL

5



LINTEL FIXINGS



WHAKATANE
DISTRICT COUNCIL
APPROVED FOR CONSTRUCTION

Building Control
Office

Date 24-03-07



**HALLMARK
HOMES**

159 COMMERCE STREET
WHAKATANE
PH (07) 3086655 FAX (07) 3086625

PLANS FOR

**D BARRACLOUGH &
ANNE BENNETT**

SITE ADDRESS:

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Wainui

STANDARD NOTES

REFER TO GLENN'S GLASS AND
GLAZING SCHEDULE, ALUBAND
SPECIFICATION, WINDOW HEAD DETAIL

THIS PLAN TO BE READ IN CONJUNCTION
WITH TOP PLATE STRENGTHENING DETAILS

REVISIONS

WIND ZONE - HIGH
EARTHQUAKE - ZONE A
CORROSION ZONE - ZONE 1

TYPICAL SECTION/DETAILS

SCALES:

1:50

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ISSUE NO.

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DWG NO

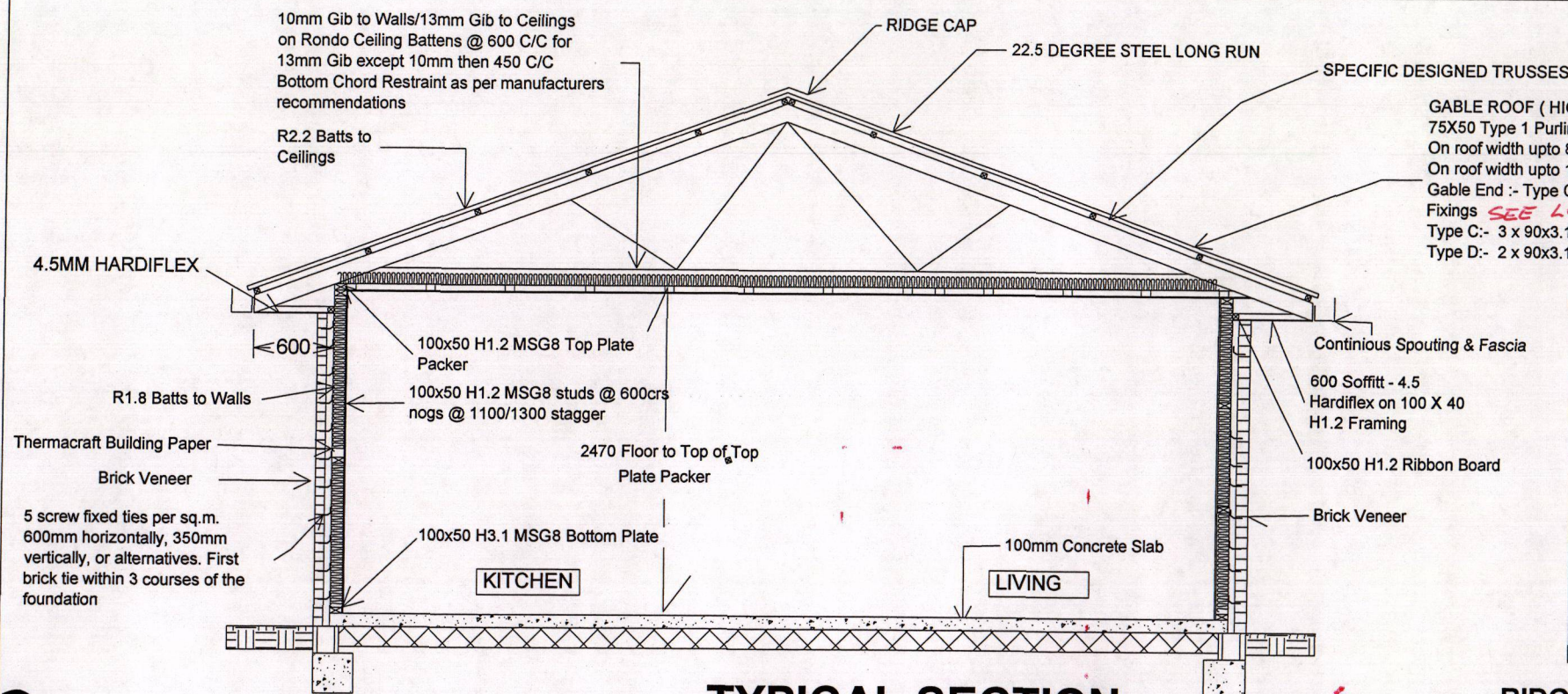
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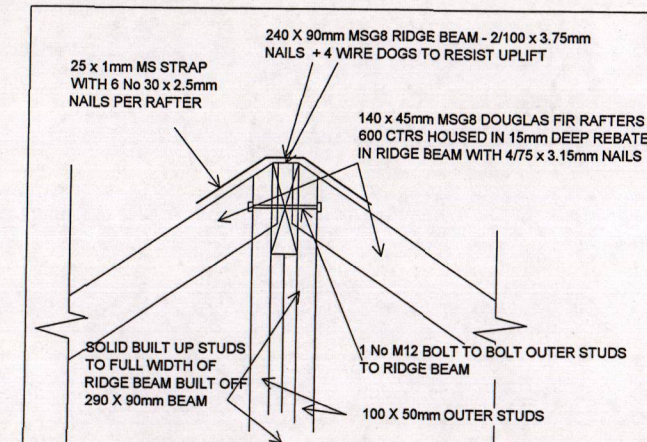
GIL

6

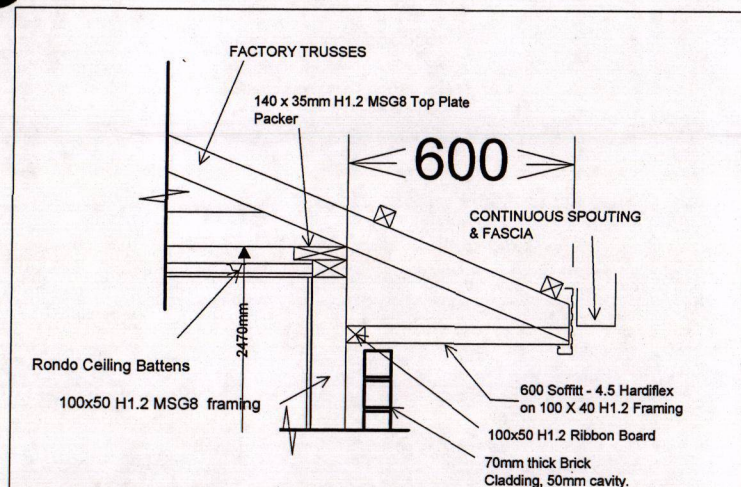


TYPICAL SECTION

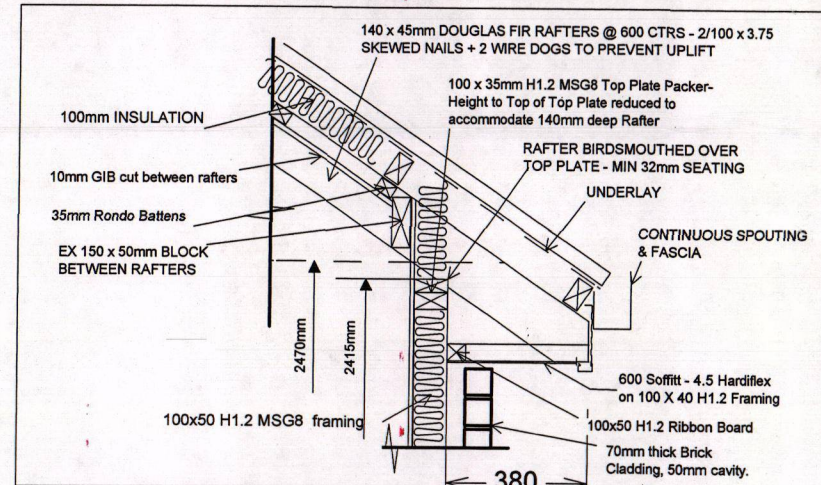
GABLE ROOF (HIGH WIND) refer to supplied Lumberlok Fixing chart 75X50 Type 1 Purlins @ 800crs. Main Roof - 1.0kn, Periphery 1.5kn. On roof width upto 8.0m Type D fixing on purlin No 2, Type C on all other purlins. On roof width upto 12.0m. Type D fixing on purlin No 2 & 3, Type C on all other purlins. Gable End :- Type C fixing to support line 1, Type D fixing on all other support lines. Fixings SEE LUMBERLOK DETAILS AS PROVIDED. Type C:- 3 x 90x3.15 power driven nails. Type D:- 2 x 90x3.15 power driven nails 1 wire dog.



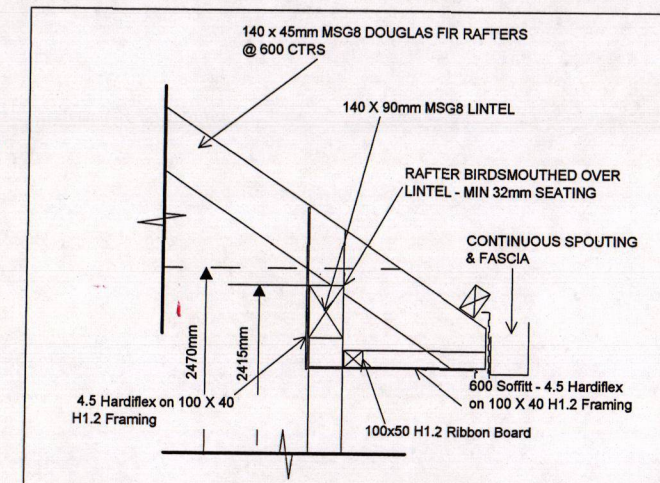
RIDGE BEAM SUPPORT OVER RANCH SLIDERS



TYPICAL EAVES SECTION

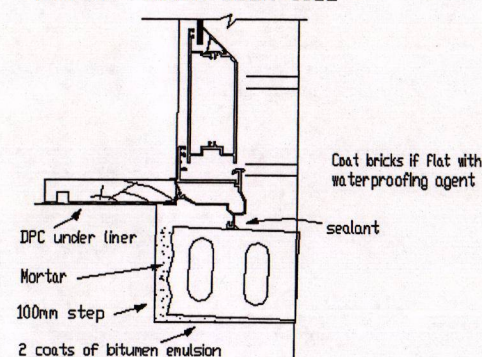


SKILLION ROOF EAVES SECTION



SKILLION ROOF EAVES SECTION

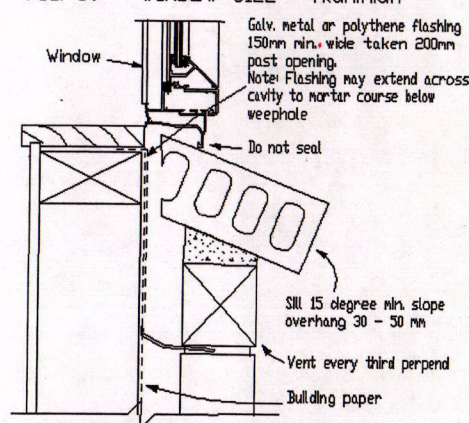
FIG. 42 BRICK DOOR SILL



Note: If brick is to be sloped further either increase the depth of the step or reduce the thickness of the brick

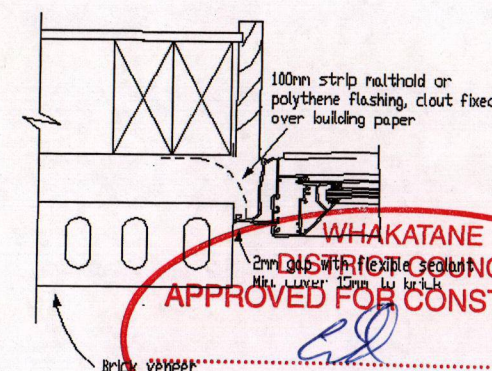
**TYPICAL BRICK DOOR
CILL DETAIL. NTS**

FIG. 39 WINDOW SILL - Aluminium



**TYPICAL BRICK WINDOW
CILL DETAIL. NTS**

FIG. 37 WINDOW JAMB - Aluminium



WHAKATANE
DISTRICT COUNCIL
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Building Control Office

Date 29-03-07

**TYPICAL BRICK WINDOW
JAMB DETAIL. NTS**



**HALLMARK
HOMES**

159 COMMERCE STREET
WHAKATANE
PH (07) 3086655 FAX (07) 3086625

PLANS FOR

**D BARRACLOUGH &
ANNE BENNETT**

SITE ADDRESS:

LOT 1, DP 310143
610 Stanley Road
Wainui

STANDARD NOTES

KEY

THIS PLAN TO BE READ IN CONJUNCTION WITH
PLACEMAKERS TRUSS PLAN, ROOF DETAILS &
TOP PLATE STRENGTHENING DETAILS

REVISIONS

WIND ZONE - HIGH
EARTHQUAKE - ZONE A
CORROSION ZONE - ZONE 1

ROOF PLAN

SCALES:

1:100

DO NOT SCALE PLANS

ISSUE NO.

C

DATE PRINTED:

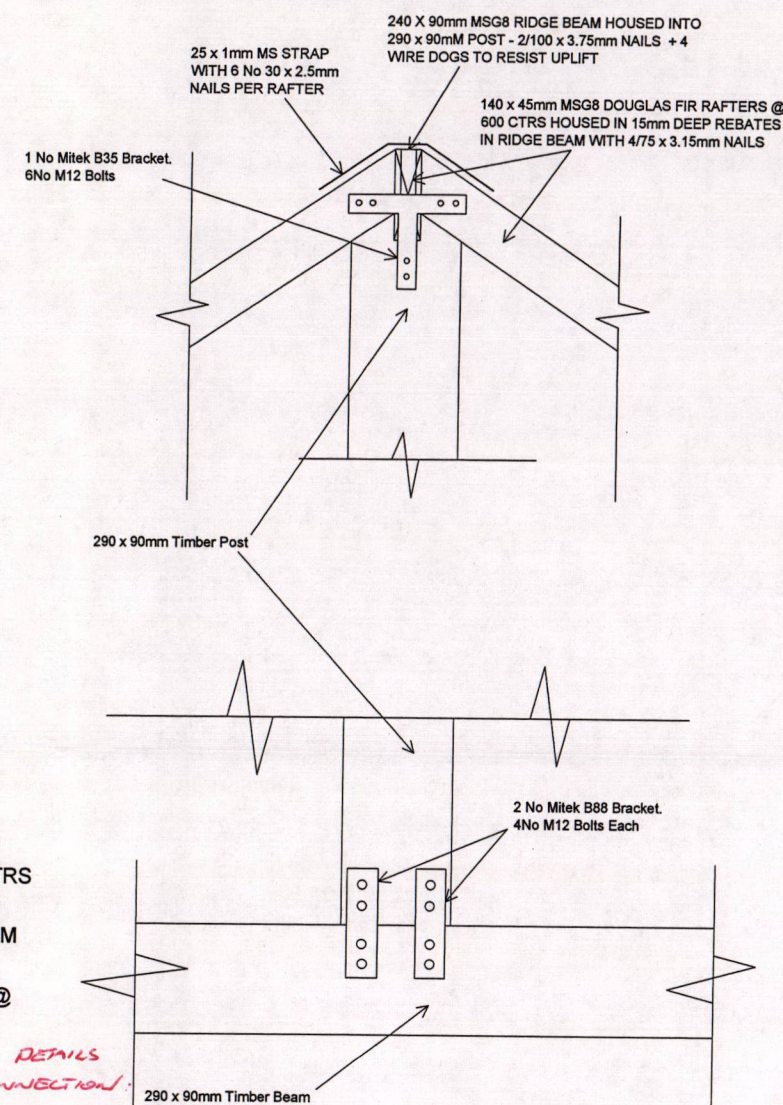
07/03/07

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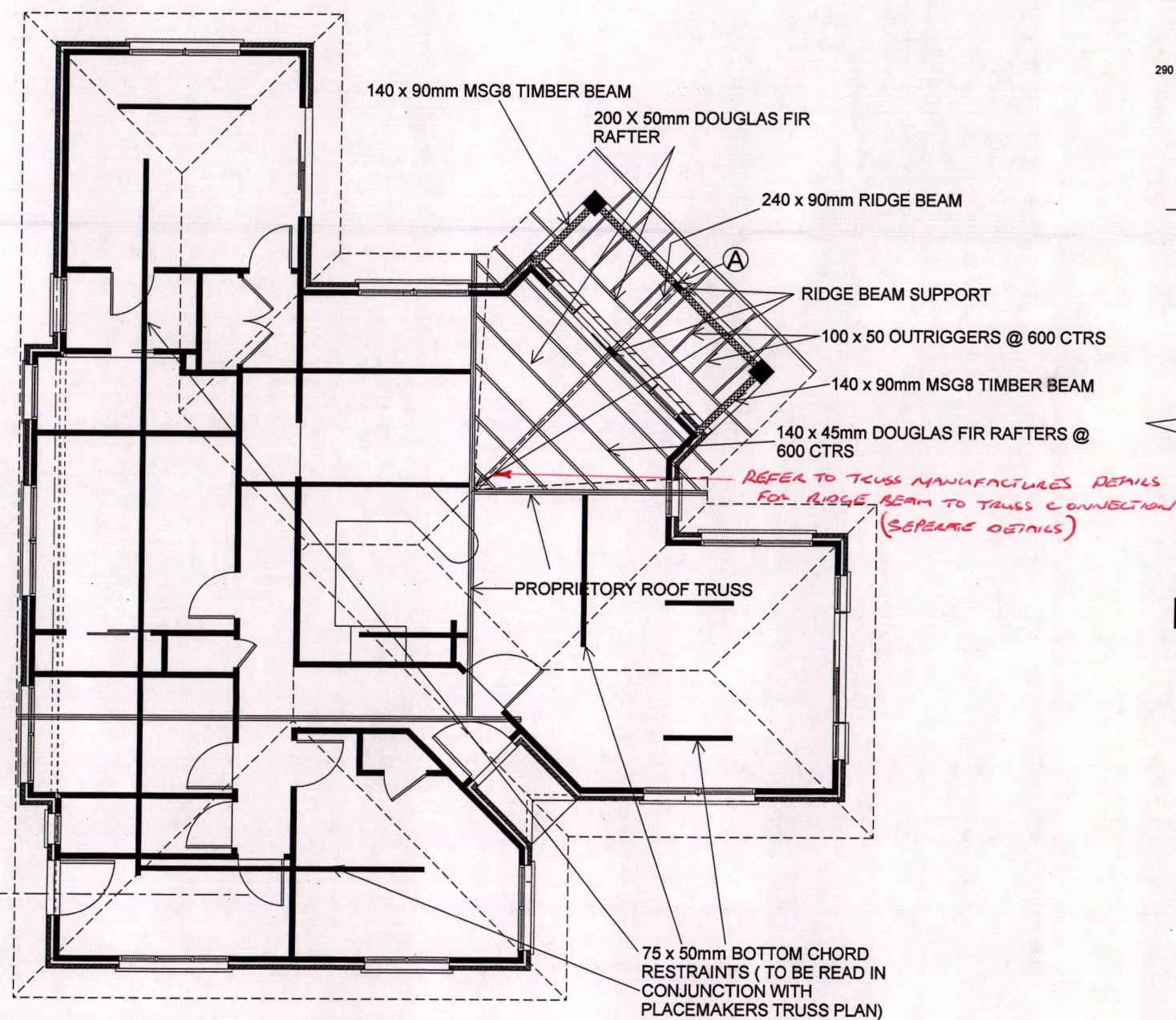
GIL

DWG NO

7



DETAIL ELEVATION A



ROOF PLAN

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Office

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PLANS FOR

**D BARRACLOUGH &
ANNE BENNETT**

SITE ADDRESS:

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STANDARD NOTES

THIS PLAN TO BE READ IN CONJUNCTION
WITH TOP PLATE STRENGTHENING DETAILS

WHAKATANE
DISTRICT COUNCIL
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Date 29-03-07

Building Control
Office

REVISIONS

WIND ZONE - HIGH
EARTHQUAKE - ZONE A
CORROSION ZONE - ZONE 1

ROOF DETAILS

SCALES:

N.T.S.

DO NOT SCALE PLANS

ISSUE NO.

C

DATE PRINTED:

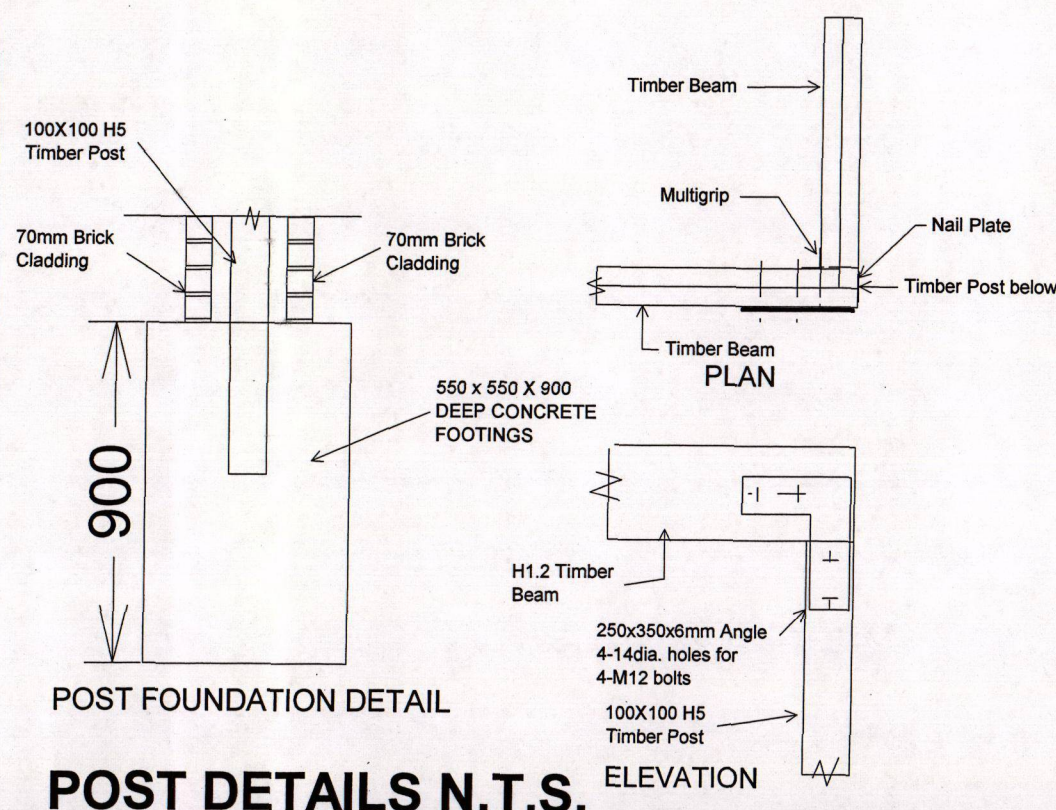
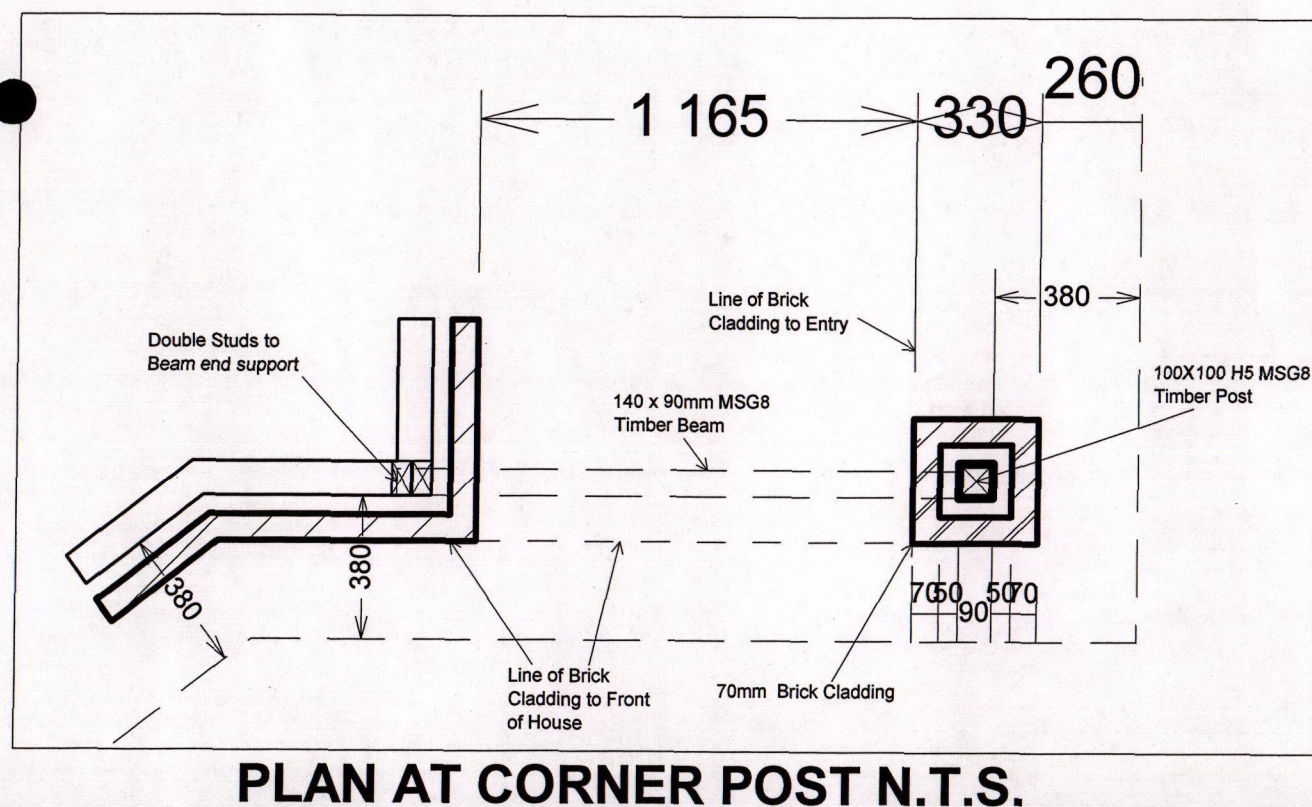
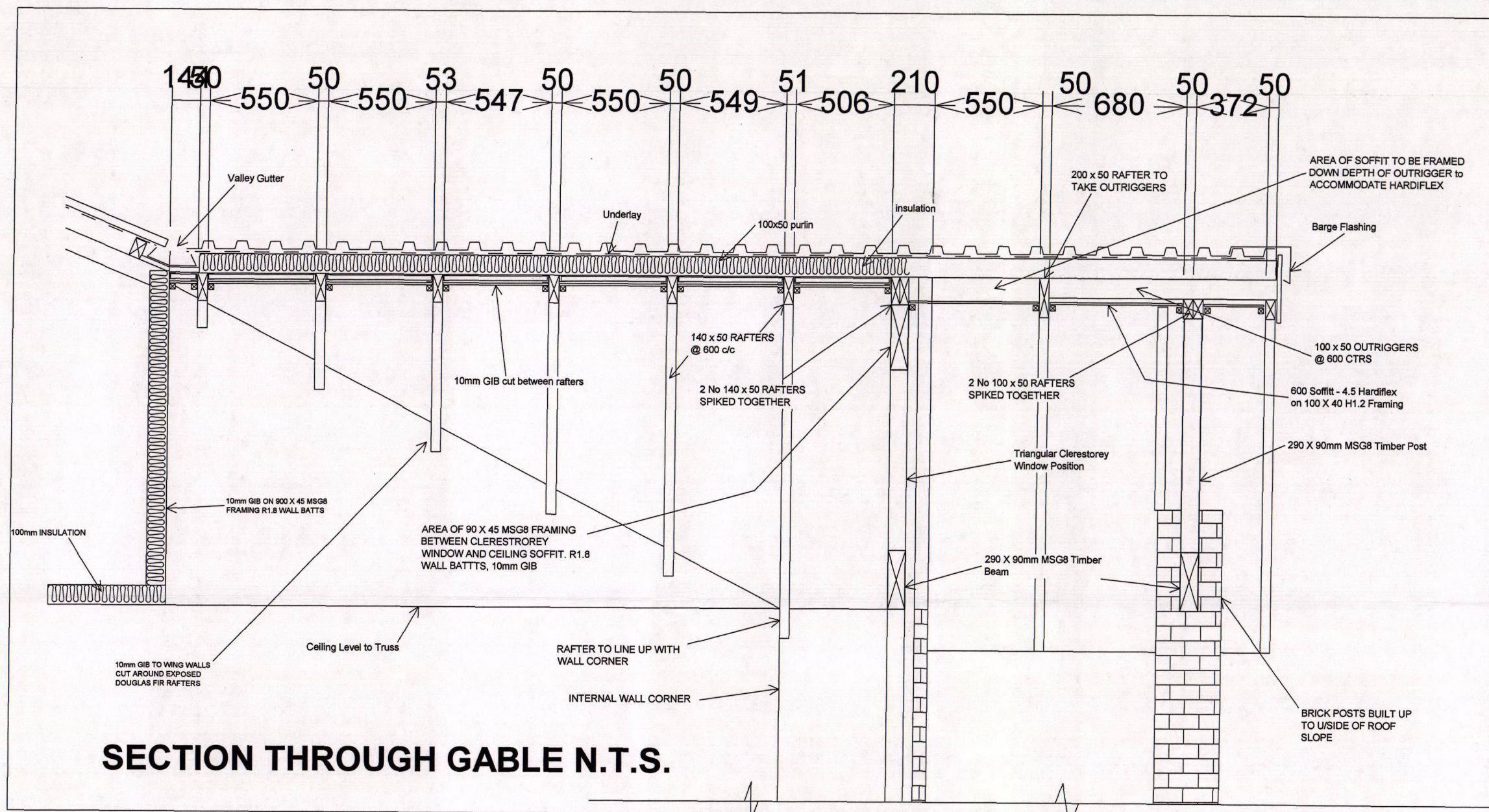
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GIL

DWG NO

8





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HOMES**

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PLANS FOR

**D BARRACLOUGH &
ANNE BENNETT**

SITE ADDRESS:

LOT 1, DP 310143
610 Stanley Road
Wainui

STANDARD NOTES

THIS PLAN TO BE READ IN CONJUNCTION
WITH TOP PLATE STRENGTHENING DETAILS



REVISIONS

WIND ZONE - HIGH
EARTHQUAKE - ZONE A
CORROSION ZONE - ZONE 1

CORNER POST DETAILS

SCALES:

1:10

DO NOT SCALE PLANS

ISSUE NO.

C

DWG NO

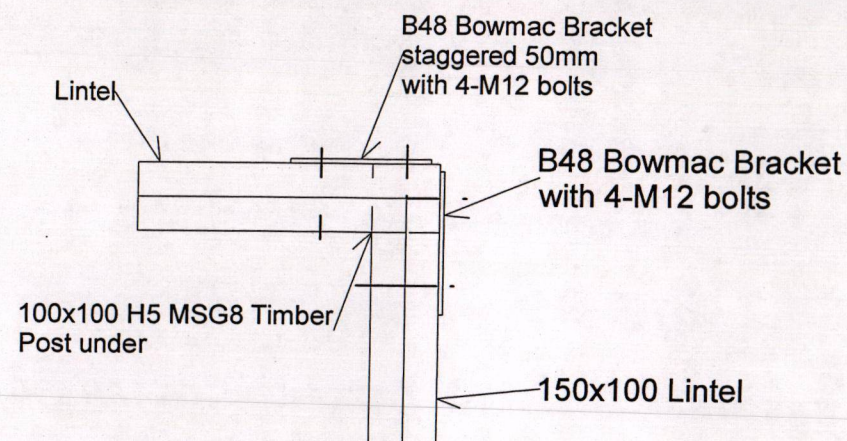
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07/03/07

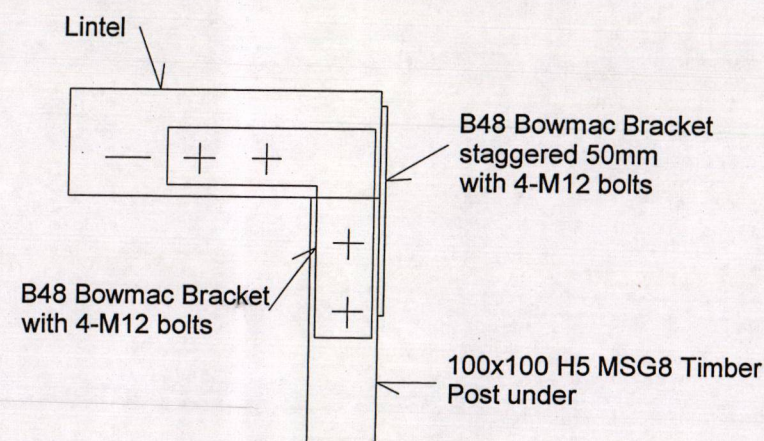
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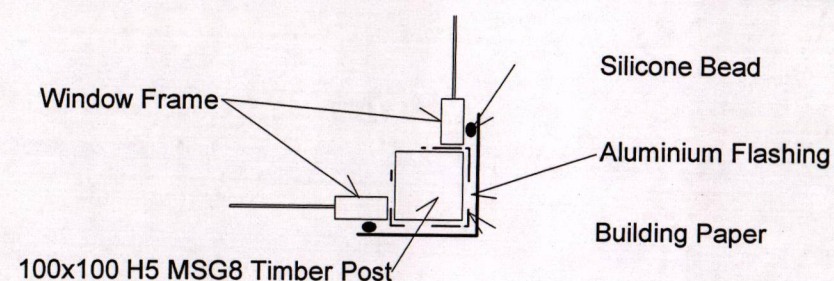
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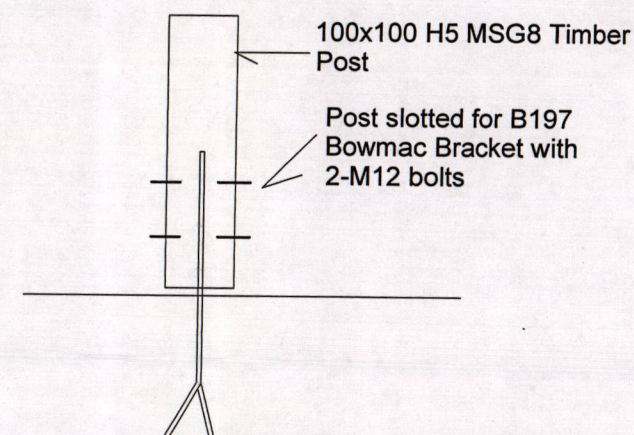
PLAN



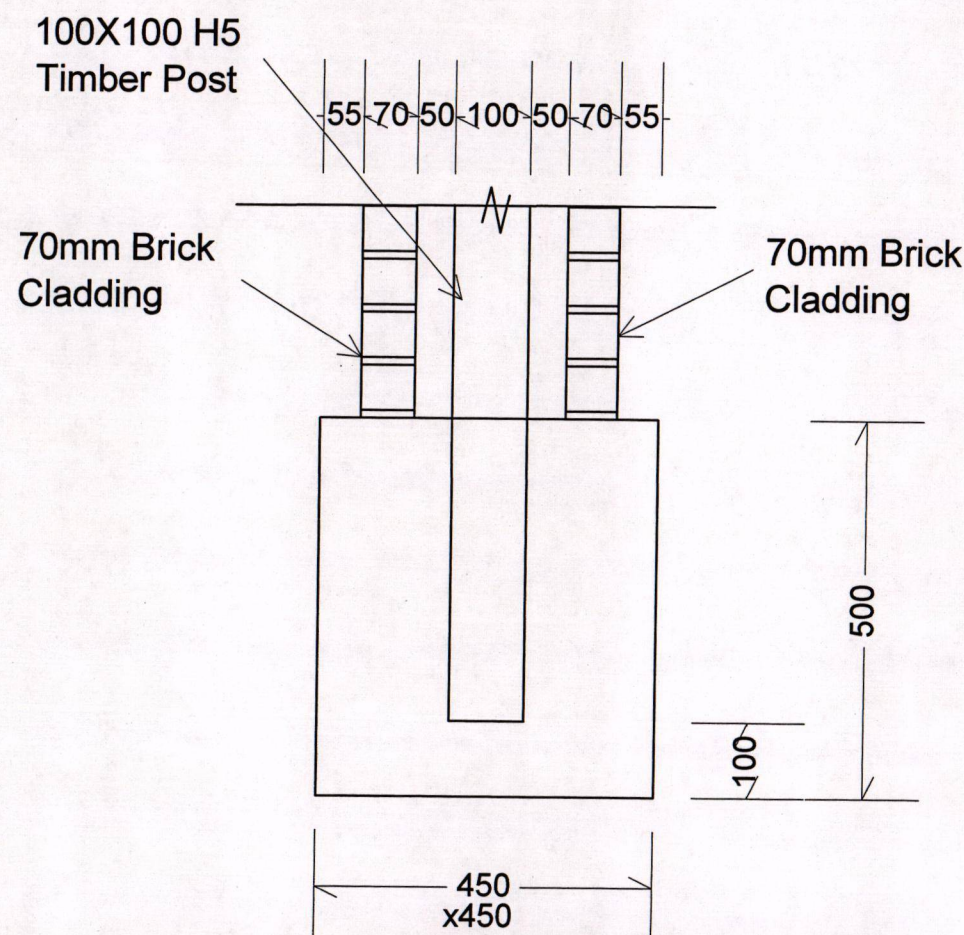
ELEVATION



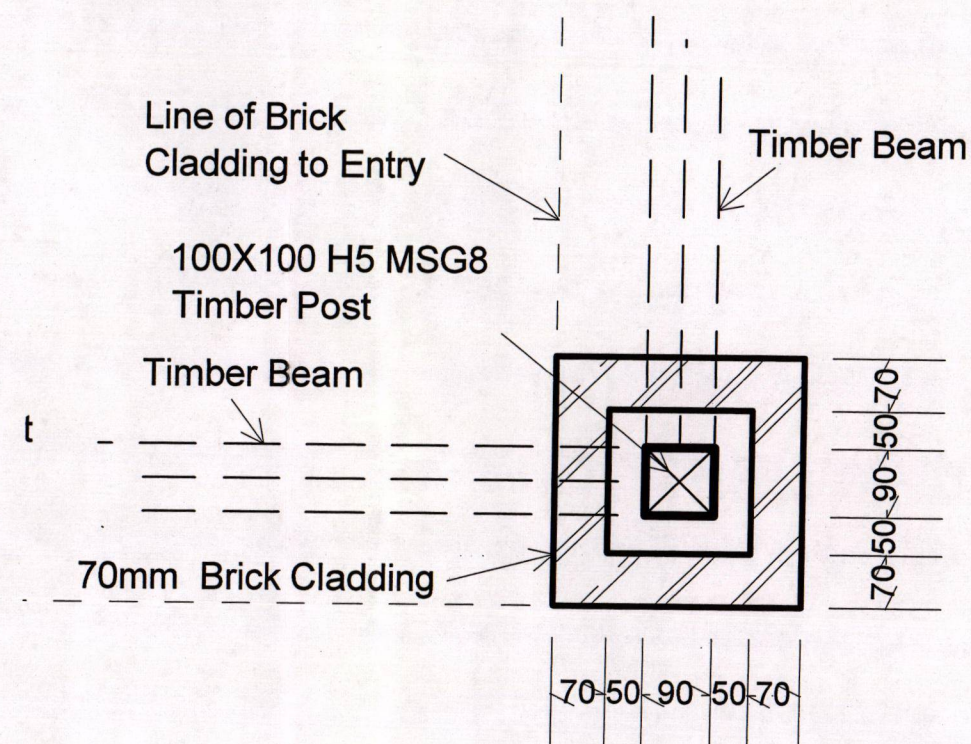
SECTION THROUGH CORNER POST



**CONNECTION POST AT SLAB LEVEL
(DINING WINDOW)**



**POST FOUNDATION DETAIL
(ENTRY)**



**PLAN DETAIL OF ENTRY BRICK
COLUMN**

gassed
type.

N magnetic approx

Caution
Fence line may not be
property boundary line.
Confirm location of
boundaries and District
Council minimum setbacks
from these boundaries
before attempting to
design a house layout for
this site.

STORMWATER DRAINAGE SYSTEM TO 100MM Ø AND
LAID IN ACCORDANCE WITH NZS 3500.
DRAINLAYER HAS VISITED SITE AND DRAINAGE LAYOUT
SHOWN IS SITE SPECIFIC TO THIS DESIGN AND IN
ACCORDANCE WITH M.C.E. REQUIREMENTS
2 NO 2700 L OR 1 NO 3300 L CONVENTIONAL SEPTIC TANK TO
COMPLY WITH NZS 4610 & NZK & 2000 L FILTER, 4 NO
0.5M WIDE FILTER BEDS 26.25M MIN LONG (TOTAL 105M)
HORSE ROOF STORMWATER PIPED TO 1 NO 25,000 L LITE
STORMWATER TANK. STORMWATER TANK OVERFLOW ROUTED
DOWN SLOPE VIA 150MM DIA SEALED PIPE. ROUTE OF OUTFALL
AND OUTFALL POSITION TO BE FINALISED ON SITE. OUTFALL
TO BE CONSTRUCTED IN ACCORDANCE WITH M.C.E. REQUIREMENTS
WITH SANDBAGS / ROCK TO PREVENT EROSION.
(REFER TO M.C.E. REPORT AND FAX).

ACCESS DRIVEWAY, TURNING AREA & BACKING
AROUNDING RUNOFF TO BE PAVED DIRECT TO
STORMWATER TANK OUTFLOW AS PER M.C.E.,
REPORT + FAX.

SITE NOTES PLAN

PROPOSAL ONLY.

CONFIRMATION REQUIRED
FROM ENGINEER, DRAFTER
& SEPTIC TANK SUPPLIER.
LOT 1 DP 30423

610 STANLEY ROAD
WAYNUT.

Approval Required From
Council Prior to Insig.

