

STANDARD CONSTRUCTION NOTES

WALL FRAMING

- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.
- ALL STRUCTURAL TIMBER FRAMING SIZES TO BE IN ACCORDANCE WITH:
AS 1684:2010 NATIONAL TIMBER FRAMING CODE AND ENGINEER'S STRUCTURAL COMPUTATIONS.
- WALL BRACING, FIXING, TIE DOWNS, DURABILITY NOTES & ANY ADDITIONAL ENGINEERING REQUIREMENTS TO BE AS PER ENGINEER'S DETAILS.
- FLOOR PLAN DIMENSIONS ARE TO FRAME SIZE ONLY.
- ALL WATER CLOSET DOORS TO BE REMOVABLE IN ACCORDANCE WITH **N.C.C. 3.8.3.3**
- CENTRE ALL WINDOWS & DOORS INTERNALLY TO ROOM UNLESS DIMENSIONED OTHERWISE
- PROVIDE 2No. 90mm x 45mm JAMB STUDS TO ALL INTERNAL DOOR OPENINGS AND ALL SLIDING ROBE DOOR OPENINGS AS PER DETAIL **S-TYP-DOOR-01**

ROOF FRAMING

- GARAGE ROOF TO BE TIED DOWN MIN. 1200mm INTO BRICKWORK WITH HOOP IRON STRAPS.
- PREFABRICATED ROOF TRUSSES TO MANUFACTURER'S SPECIFICATIONS. PITCH AS SHOWN ON ELEVATIONS.

EXTERNAL WALLS

- ALL PARAPET WALLS TO BE PROVIDED WITH COLORBOND METAL CAPPING/FLASHING (50mm MIN. OVERLAP TO ALL JOINTS WITH CONTINUOUS SILICONE SEALANT BETWEEN & 30mm MIN. VERTICAL OVERHANG).

SLAB AND FOOTINGS

- REINFORCED CONCRETE SLAB AND ASSOCIATED FOOTINGS IN ACCORDANCE WITH ENGINEER'S DETAILS.
- SUB-FLOOR VENTILATION IN ACCORDANCE WITH **N.C.C. 3.4.1.** TO BE PROVIDED TO SUSPENDED TIMBER FLOOR WHERE APPLICABLE.

PLUMBING AND DRAINAGE

- ALL PLUMBING, DRAINAGE & ASSOCIATED WORKS TO COMPLY WITH **THE PLUMBING CODE OF AUSTRALIA, N.C.C. & AS 3500 - PLUMBING AND DRAINAGE.**

TERMITE PROTECTION

- PROVIDE TERMITE MANAGEMENT SYSTEM AS PER; **AS 3660.1:2014 - TERMITE MANAGEMENT**

GLAZING

- WINDOWS TO SIDE AND REAR ELEVATIONS ARE ALUMINIUM **SLIDING** (UNLESS NOTED OTHERWISE).
- WINDOW SIZES ARE NOMINATED AS GENERIC CODES; FIRST TWO NUMBERS REFER TO HEIGHT & SECOND TWO REFER TO WIDTH.
- WINDOW SUPPLIER TO PROVIDE COVER BOARDS TO ALL CORNER WINDOWS UNLESS NOTED OTHERWISE.
- ALL GLAZING TO COMPLY WITH;
AS 1288:2006 GLASS IN BUILDINGS
AS 4055:2012 WIND LOADS FOR HOUSING
- WINDOW HEAD HEIGHT DIMENSIONS TO BE TAKEN TO THE NEAREST CORRESPONDING BRICK COURSE.
- PROTECTION OF OPENABLE WINDOWS TO BE PROVIDED IN ACCORDANCE WITH **N.C.C. 3.9.2.5**

STEPS, STAIRS & BALUSTRADES

- ALL STEPS & STAIRS TO HAVE; 240mm MIN. & 355mm MAX. TREAD DEPTH AND 115mm MIN. & 190mm MAX. RISER HEIGHT IN ACCORDANCE WITH **N.C.C. 3.9.1.**
- BALUSTRADE IN ACCORDANCE WITH **N.C.C. 3.9.2.** TO BE INSTALLED WHERE INTERNAL & EXTERNAL LANDINGS EXCEED 1000mm ABOVE GROUND LEVEL.
- PROVIDE SLIP RESISTANCE IN ACCORDANCE WITH **N.C.C. 3.9.1.4** AND **AS 4586:2013 SLIP RESISTANCE.**

WATERPROOFING

- PROVIDE CAVITY FLASHING & WEEP HOLES ABOVE LOWER STOREY OPENINGS.
- WATERPROOFING OF WET AREAS TO COMPLY WITH; **AS 3740:2010 WATERPROOFING OF DOMESTIC WET AREAS &/OR N.C.C. 3.8.1**

INTERNAL ELEVATIONS

- TILE & CUPBOARD DIMENSIONS ARE APPROXIMATE ONLY & MAY BE ALTERED TO SUIT MODULAR SIZES.
- DIMENSIONS INDICATED TAKEN FROM PLASTER.
- ALL DIMENSIONS ARE SUBJECT TO SITE MEASURE.
- SHOWER SCREEN HEIGHTS ARE INDICATIVE ONLY AND WILL ALTER DEPENDING ON SHOWER BASE CONSTRUCTION METHODS.

BASIX COMMITMENTS

Certificate No.: **1225207S**
Date of Issue: **21.07.2021**

WATER COMMITMENTS

FIXTURES

- **3 STAR** RATED SHOWERHEADS >7.5 BUT <9L/MIN.
- **3 STAR** RATED TOILET FLUSHING SYSTEMS
- **3 STAR** RATED KITCHEN TAPS
- **3 STAR** RATED BASIN TAPS

ALTERNATIVE WATER

- PROVIDE A RAINWATER TANK OF AT LEAST **3000L**
- TANK MUST BE CONFIGURED TO COLLECT RAIN RUNOFF FROM THE **161.71 SQM OF THE ROOF AREA.**
- TANK MUST BE CONNECTED TO;
 - ALL TOILETS
 - WASHING MACHINE COLD WATER TAP
 - AT LEAST ONE OUTDOOR TAP

ENERGY COMMITMENTS

HOT WATER

- **6 STAR** RATED ELECTRIC HEAT PUMP WITH A PERFORMANCE OF 26 TO 30STCs OR BETTER.

COOLING SYSTEM

- 1-PHASE AIR COND. TO AT LEAST 1 LIVING AREA WITH A MIN. ENERGY RATING OF **EER 2.5-3.0**
- 1-PHASE AIR COND. TO AT LEAST 1 BEDROOM AREA WITH A MIN. ENERGY RATING OF **EER 2.5-3.0**
- SYSTEM MUST PROVIDE FOR DAY/NIGHT ZONING BETWEEN LIVING AREAS AND BEDROOMS

HEATING SYSTEM

- 1-PHASE AIR COND. TO AT LEAST 1 LIVING AREA WITH A MIN. ENERGY RATING OF **EER 2.5-3.0**
- 1-PHASE AIR COND. TO AT LEAST 1 BEDROOM AREA WITH A MIN. ENERGY RATING OF **EER 2.5-3.0**
- SYSTEM MUST PROVIDE FOR DAY/NIGHT ZONING BETWEEN LIVING AREAS AND BEDROOMS

VENTILATION

- PROVIDE EXTERNALLY DUCTED EXHAUST FANS TO:
 - AT LEAST 1 BATHROOM
 - THE KITCHEN
 - THE LAUNDRY

NATURAL LIGHTING

- PROVIDE A WINDOW/SKYLIGHT IN THE KITCHEN OF THE DWELLING FOR NATURAL LIGHTING
- PROVIDE A WINDOW/SKYLIGHT IN AT LEAST **3** BATHROOMS/TOILET FOR NATURAL LIGHTING

ALTERNATIVE ENERGY

- INSTALL A **PHOTOVOLTAIC SYSTEM** WITH THE CAPACITY TO GENERATE ATLEAST 1 PEAK KILOWATTS OF ELECTRICITY.

OTHER COMMITMENTS

- INSTALL A **GAS COOKTOP & ELECTRIC OVEN**
- PROVIDE A WELL VENTILATED FRIDGE SPACE
- PROVIDE A FIXED OUTDOOR CLOTHESLINE



PROVIDE AIR-CONDITIONING DUCTS AND OUTLETS FOR AIR-CONDITIONING BY METRICON

'M' CLASS SLAB

NOTE: PROVIDE ELECTRIC SOLAR POWER SYSTEM

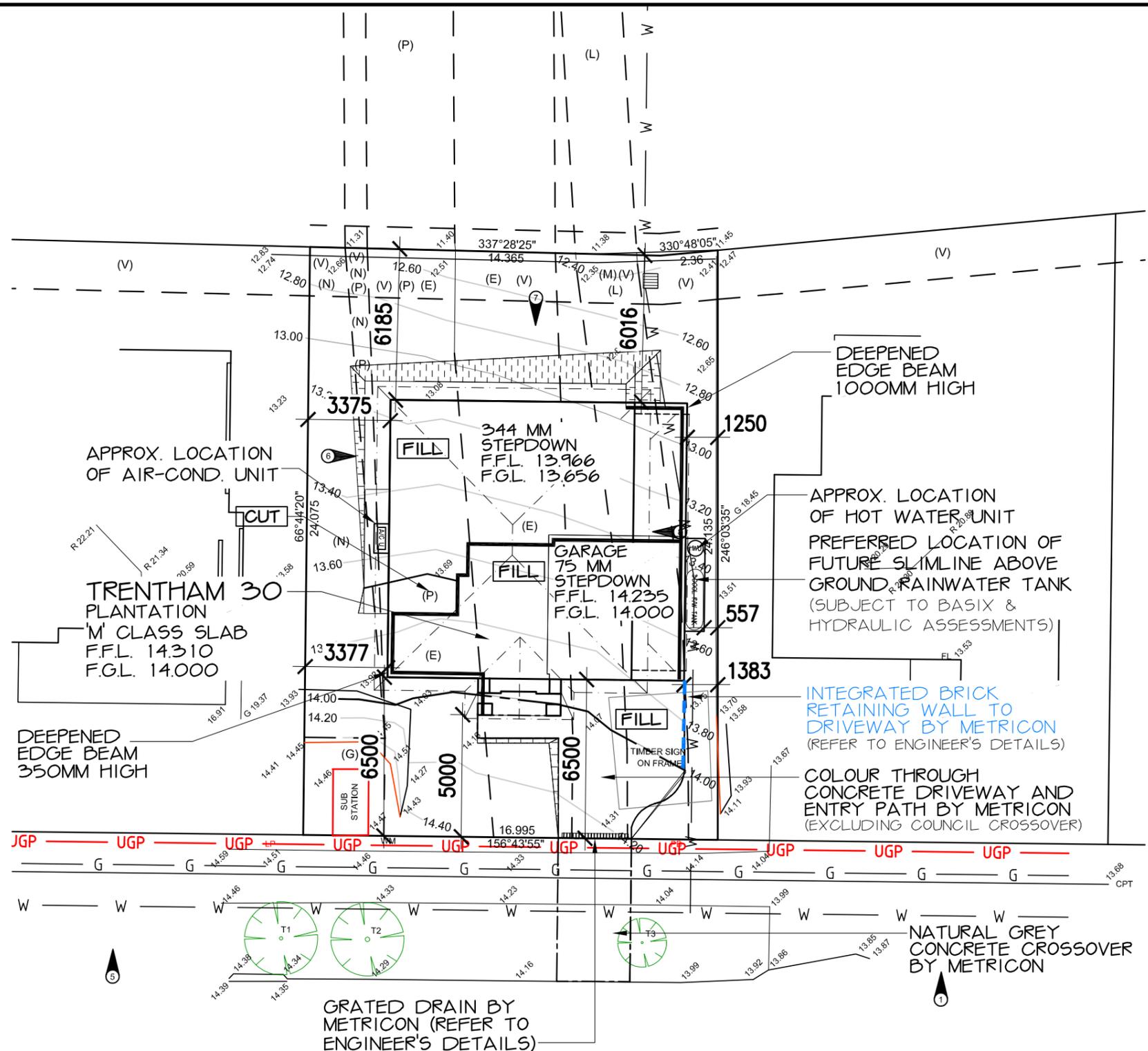
hebel Power Panel
WALL PANELS
OR RENDERED LIGHTWEIGHT SUBSTRATE CLADDING ABOVE LOWER ROOFS WHERE APPLICABLE

TABLE OF REVISIONS

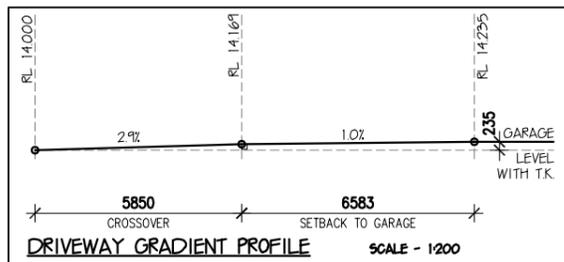
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A	17.02.2021	PRELIMINARY CONTRACT PLANS	CMB	--
B	07.05.21	PRELIMINARY CONTRACT VARIATION	JF9	XX
C	19.07.21	VARIATION 001	OSA	--
D	06.08.21	VARIATION 002	A90	XX
E	11.08.21	LODGEEMENT PLANS	503	--
F	10.09.21	VARIATION 003	NA4	--
G	DD.MM.YY	DESCRIPTION	XX	XX
H	DD.MM.YY	DESCRIPTION	XX	XX
I	DD.MM.YY	DESCRIPTION	XX	XX
J	DD.MM.YY	DESCRIPTION	XX	XX

DESIGN: TRENTHAM 30	FREEDOM m metricon	OWNER: MR & MRS HODGES	
FACADE: PLANTATION CEILING: 25, L		LOT 7 . NO 45 WARRIEWOOD ROAD WARRIEWOOD	
GARAGE: DOUBLE LOCATION: F	BY METRICON		JOB No: 720385 DATE: 17.02.2021
COVER SHEET	Build. E, Level 4, 32 Lexington Dr, Baulkham Hills NSW 2153 P.O. Box 7510, Norwest Business Park NSW 2153 Tel: 02 8887 9000 Fax: 02 8079 5901 Contractor Licence No: 174 699 A.C.N. 005 108 752 © COPYRIGHT The ideas and the concepts contained within all drawings and documents is the sole property of Metricon Homes		FC DATE: DD.MM.YYYY MST VER: 16.02.2017
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	DRAWN: CMB	CHECK: XX	SHEET: COVER

SITE AREA:	404.4 SQM
PROPOSED ROOF COVERAGE	
DWELLING:	161.71 SQM
TOTAL COVERAGE AREA:	161.71 SQM
PRIVATE OPEN SPACE	
PRIVATE OPEN SPACE:	80 SQM
MIN. REQUIRED BY COUNCIL:	80 SQM
MINIMUM DIMENSION OF 3M	
PRINCIPAL PRIVATE OPEN SPACE	
PRINCIPAL PRIVATE OPEN SPACE:	24 SQM
MIN. REQUIRED BY COUNCIL:	24 SQM
MINIMUM DIMENSIONS OF 4M X 4M	
LANDSCAPED AREA	
TOTAL LANDSCAPED AREA:	189.49 SQM
EXCL. ALL HARD SURFACES, MINIMUM DIMENSION OF 2M	
	46.85 %
MIN. REQUIRED BY COUNCIL:	45 %
FRONT YARD LANDSCAPED AREA	
TOTAL FRONT YARD AREA:	110.22 SQM
LANDSCAPED FRONT YARD AREA:	72.00 SQM
LANDSCAPED FRONT YARD AREA:	65.32 %
MIN. REQUIRED BY COUNCIL:	60 %
STORMWATER CALCULATION	
HARD LANDSCAPE AREAS:	192.12 SQM
(INCL. ROOF/DRIVEWAY/PATHS ETC)	
SITE COVERAGE RATIO:	47.50 %
EXISTING SITE COVERAGE:	0 SQM
MAXIMUM ALLOWABLE BY COUNCIL PRIOR TO O.S.D. BEING REQUIRED:	0 %
(EXISTING SITE COVERAGE + 50 SQM)	
BUILDING HEIGHT RESTRICTION	
MAXIMUM 8.5M RIDGE HEIGHT	
(F.F.L. MUST BE ACCURATE TO COMPLY)	
BUILDING ENVELOPE	
PROVIDE 45 DEGREE PLANE PROJECTED AT 4.5M HIGH ABOVE SIDE BOUNDARY NATURAL GROUND LEVEL.	
MAXIMUM 1000 MM CUT	
MAXIMUM 1000MM FILL	
SURVEYORS NOTES	
A. THIS SURVEY IS SPECIFICALLY FOR CONTOUR PURPOSES ONLY. THE BOUNDARIES OF THE SUBJECT PROPERTY HAVE NOT BEEN INVESTIGATED AND THE POSITION SHOWN IS APPROXIMATE ONLY.	
B. AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY.	
C. SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. THE RELEVANT SERVICE AUTHORITY SHALL BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF ALL SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.	
D. CONTOURS ARE INDICATIVE OF SURFACE TOPOGRAPHY ONLY. SURVEYED SPOT LEVELS ARE THE ONLY VALUES TO BE RELIED ON FOR REDUCED LEVELS ON PARTICULAR FEATURES.	



- (E) RIGHT OF CARRIAGEWAY 7.7 WIDE (E) (DP 1206507)
- (G) EASEMENT FOR ELECTRICITY PURPOSES 3.3 WIDE (G) (DP 1206507)
- (L) EASEMENT FOR WATER SUPPLY PURPOSES 2.5 WIDE (L) (DP 1206507)
- (M) EASEMENT FOR ACCESS & DRAINAGE PURPOSES 2.5 WIDE (M) (DP 1206507)
- (N) EASEMENT FOR ELECTRICITY PURPOSES VARIABLE WIDTH (N) (DP 1206507)
- (P) EASEMENT FOR ELECTRICITY & OTHER PURPOSES 4.5 WIDE (P) (DP 1206507)
- (V) EASEMENT TO DRAIN WATER 2 WIDE (V) (DP 1206507)



	LOT NO:	LOT 7.
	DEPOSITED PLAN:	DP 1206507.
	COUNCIL / LGA:	NORTHERN BEACHES
	SLAB CLASS:	M
MGA	WIND SPEED:	N2

EXCAVATION NOTES:
50MM (+/-) TOLERANCE TO NOMINATED RL'S
UPPER LEVEL
EXCAVATE APPROX. 0MM ON RL. 14.000
AND FILL APPROX. 600MM WITHIN DEB
LOWER LEVEL
EXCAVATE APPROX. 200MM ON RL. 13.656
AND FILL APPROX. 756MM
EXCAVATIONS ARE TO START A MINIMUM OF 1000MM FROM THE EDGE OF THE BUILDING AND ARE TO BE BATTERED BACK TO SUIT. IT IS THE RESPONSIBILITY OF THE OWNER TO PROVIDE A GRATED DRAIN ACROSS GARAGE OPENINGS (IF REQUIRED) DUE TO CONSTRUCTION OF DRIVEWAY.

IMPORTANT NOTES:
SITE CUTS ARE SUBJECT TO COUNCIL APPROVAL & NOT TO BE USED BY ANY OTHER CONTRACTORS OTHER THAN METRICON HOMES PTY LTD

STORMWATER TO DRAIN TO EXISTING EASEMENT VIA RAINWATER TANK
REFER TO HYDRAULIC ENGINEER'S DETAILS

TEMPORARY SITE FENCING:
METRICON TO PROVIDE FENCING TO ANY UNFENCED BOUNDARIES (AS REQUIRED)

ALL WEATHER ACCESS:
METRICON TO SUPPLY UP TO 5M SUITABLE ALL WEATHER ACCESS TO BUILDING PLATFORM DURING CONSTRUCTION

SURVEY LEGEND

— S —	— W —	— T —
UGROUND SEWER MAINS	UGROUND WATER MAINS	UGROUND TELECOM LINE
— G —	— OHP —	— UGP —
UGROUND GAS MAINS	O'HEAD POWER SUPPLY	UGROUND POWER SUPPLY

TOP OF KERB	EDGE OF BITUMEN
<ul style="list-style-type: none"> PP POWER POLE PB POWER BOX SP SERVICE POLE LP LIGHT POLE HYD HYDRANT WM WATER METER 	<ul style="list-style-type: none"> SV STOP VALVE SMH SEWER MAINTENANCE HOLE SIO SEWER INSPECTION OPENING CPT TELECOMMUNICATIONS PIT GM GAS MARKER KI KERB INLET STP STORMWATER PIT

INTRAX SURVEY DATE: 19.01.2021
CONTOUR INTERVALS: 200MM
LEVELS TO AHD
SITE PLAN

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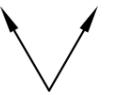
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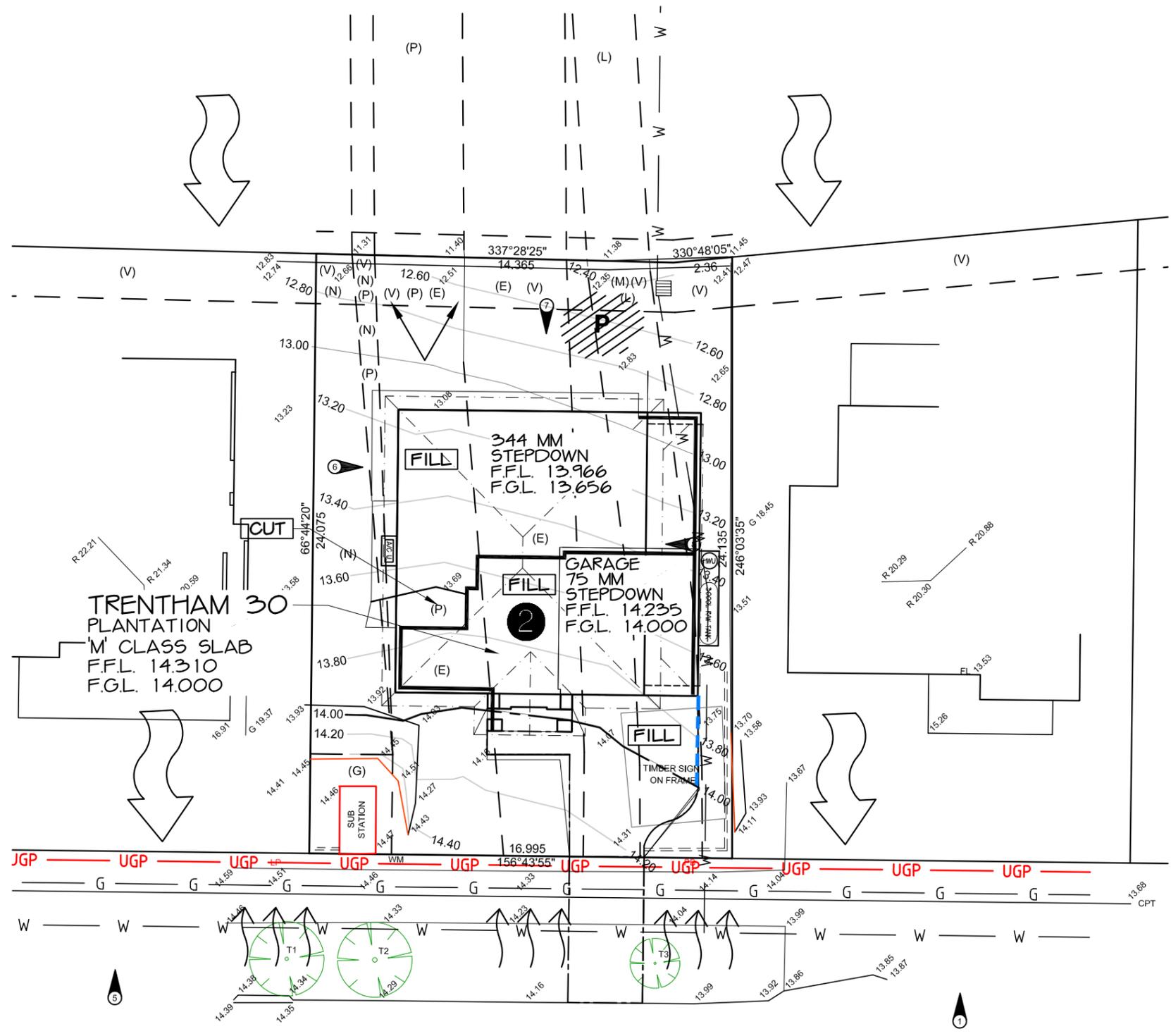
MR & MRS HODGES
LOT 7, NO 45 WARRIEWOOD ROAD
WARRIEWOOD

JOB No: 720385

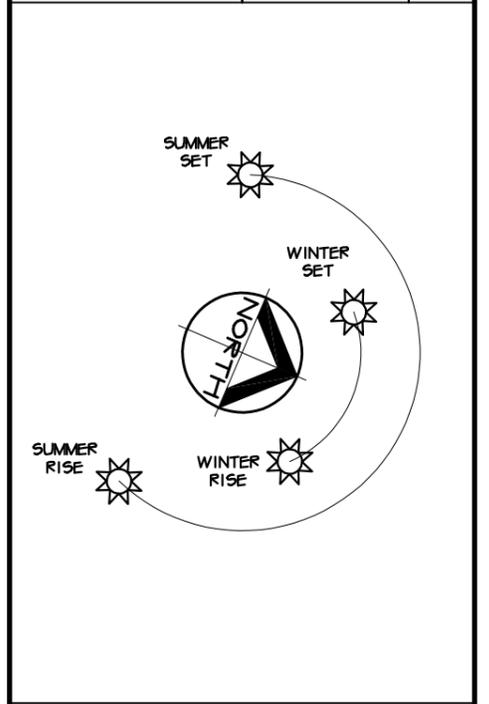
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SCALE: 1:200	SHEET: 1 OF 11
UBD REF: SYD XX XX	

LEGEND

-  MAIN VIEWS
-  PRIVATE OPEN SPACE
-  NUMBER OF STOREYS
-  NOISE SOURCE
-  PREVAILING WINDS FROM SOUTH-WEST



LOT NO: LOT 7.	
DEPOSITED PLAN: DP 1206507.	
COUNCIL / LGA: NORTHERN BEACHES	
SLAB CLASS:	M
WIND SPEED:	N2



SITE ANALYSIS PLAN

TEMPORARY FENCING:
BUILDER TO PROVIDE FENCING TO ANY UNFENCED BOUNDARIES (LOCAL AUTH. BYLAW)

ALL WEATHER ACCESS:
METRICON TO SUPPLY UP TO 5M SUITABLE ALL WEATHER ACCESS TO BUILDING PLATFORM DURING CONSTRUCTION

INTRAX SURVEY DATE: 19.01.2021

CONTOUR INTERVALS: 200MM

LEVELS TO: AHD

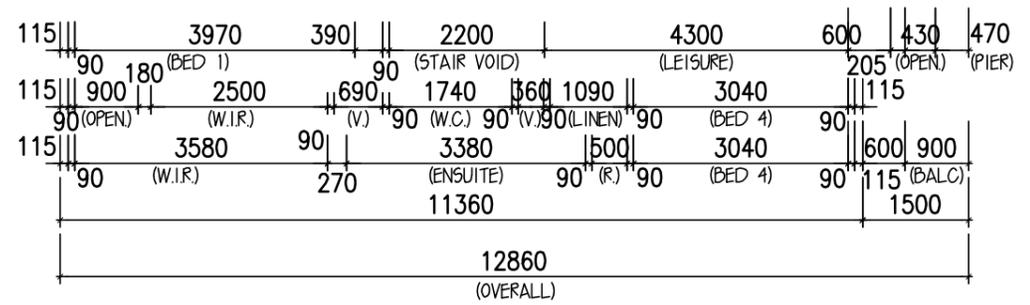
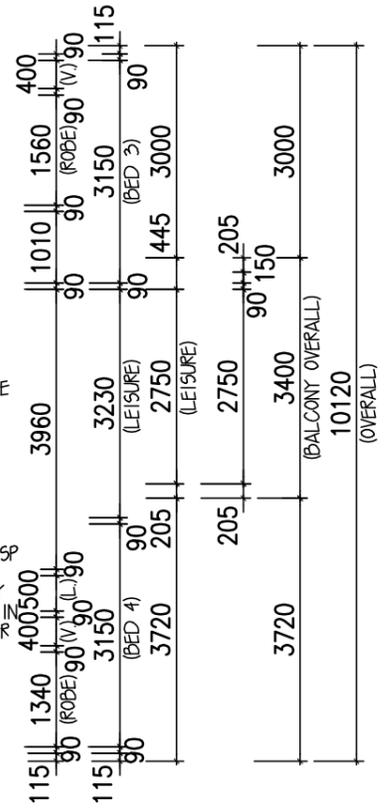
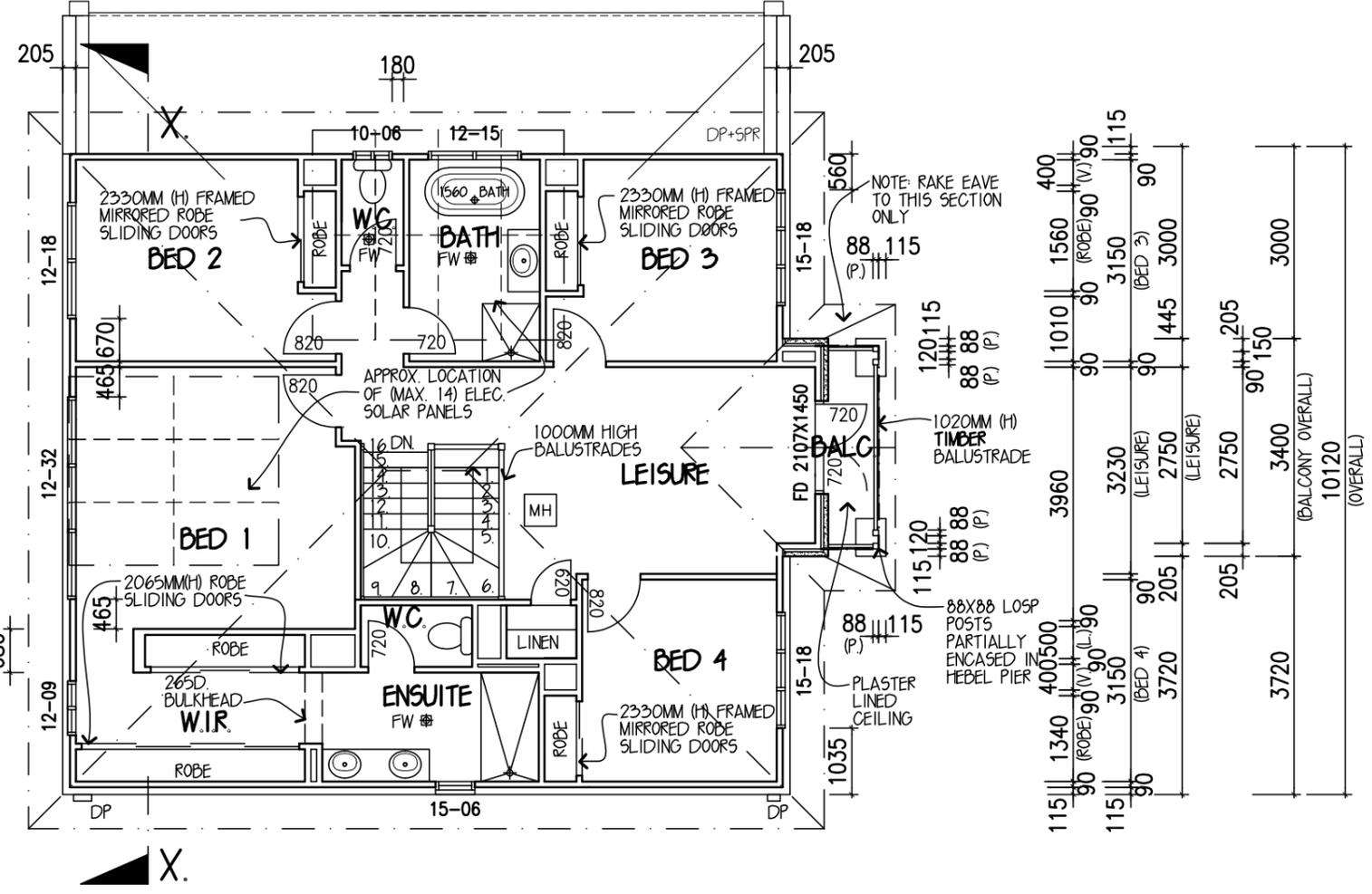
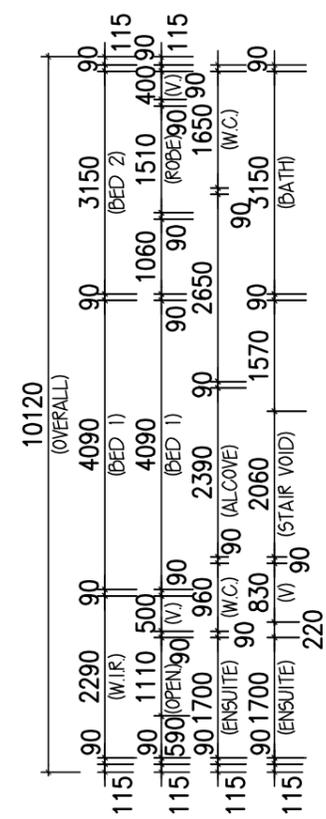
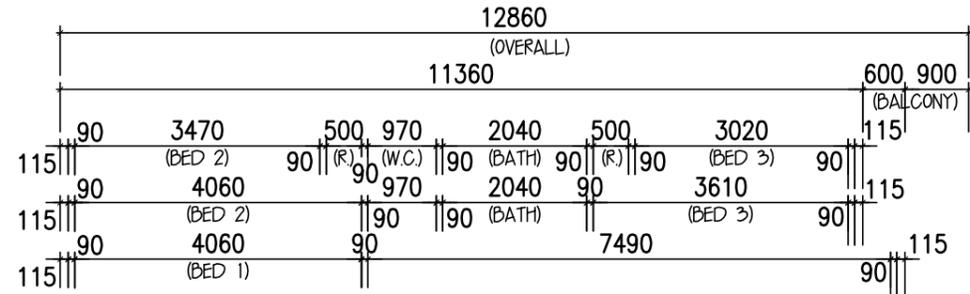
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MR & MRS HODGES
LOT 7, NO 45 WARRIEWOOD ROAD
WARRIEWOOD

JOB No: 720385

DATE: 11.08.2021	DRAWN: 503
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UBD REF: SYD XX XX	



SYMBOL LEGEND **FRAMING LEGEND**

- DP ○ DOWNPIPE 90mm ROUND PVC
- DP □ DOWNPIPE 100x50mm RECT. c/BOND
- DP+SPR □ DOWNPIPE WITH SPREADER
- RWH □ DOWNPIPE WITH RAINWATER HEAD
- ⊕ GARDEN TAP
- ⊕ GAS BAYONET
- + COLD WATER POINT
- FW # FLOOR WASTE
- ▬ ELEC. METERBOX 600x600 RECESSED
- [A/C U] AIR COND. UNIT
- MH □ MANHOLE FOR CEILING ACCESS
- AJ ▼ ARTICULATION JOINT WHERE ARTICULATION JOINTS ARE NOT SHOWN REFER TO STRUCTURAL ENGINEER'S DETAILS
- ▬ LOAD BEARING WALL
- ▬ 70mm STUD WALL
- ▬ 120mm STUD WALL
- ⊗ SMOKE ALARM APPROX. POSITION INSTALLED AS PER N.C.C. 3.7.2 & TO COMPLY WITH AS 3786. SMOKE ALARMS TO BE INTERCONNECTED
- ⊕ EXHAUST FAN. INSTALLED AS PER B.C.A. 3.8.5. & TO COMPLY WITH A.S.1668.2.

AREAS:	GARAGE:	38.94 SQM
GRD FLR:	PORTICO:	7.49 SQM
FIRST FLR:	OUTDOOR:	0.00 SQM
SUBTOTAL:		238.79 SQM
TOTAL:		285.22 SQM
		25.70 SQM
		30.70 SQM

DESIGN: **TRENTHAM 30**

FACADE: **PLANTATION** CEILING: 25, L

GARAGE: **DOUBLE** LOCATION: F

FIRST FLOOR PLAN

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OWNER: **MR & MRS HODGES**
LOT 7, NO 45 WARRIEWOOD ROAD
WARRIEWOOD

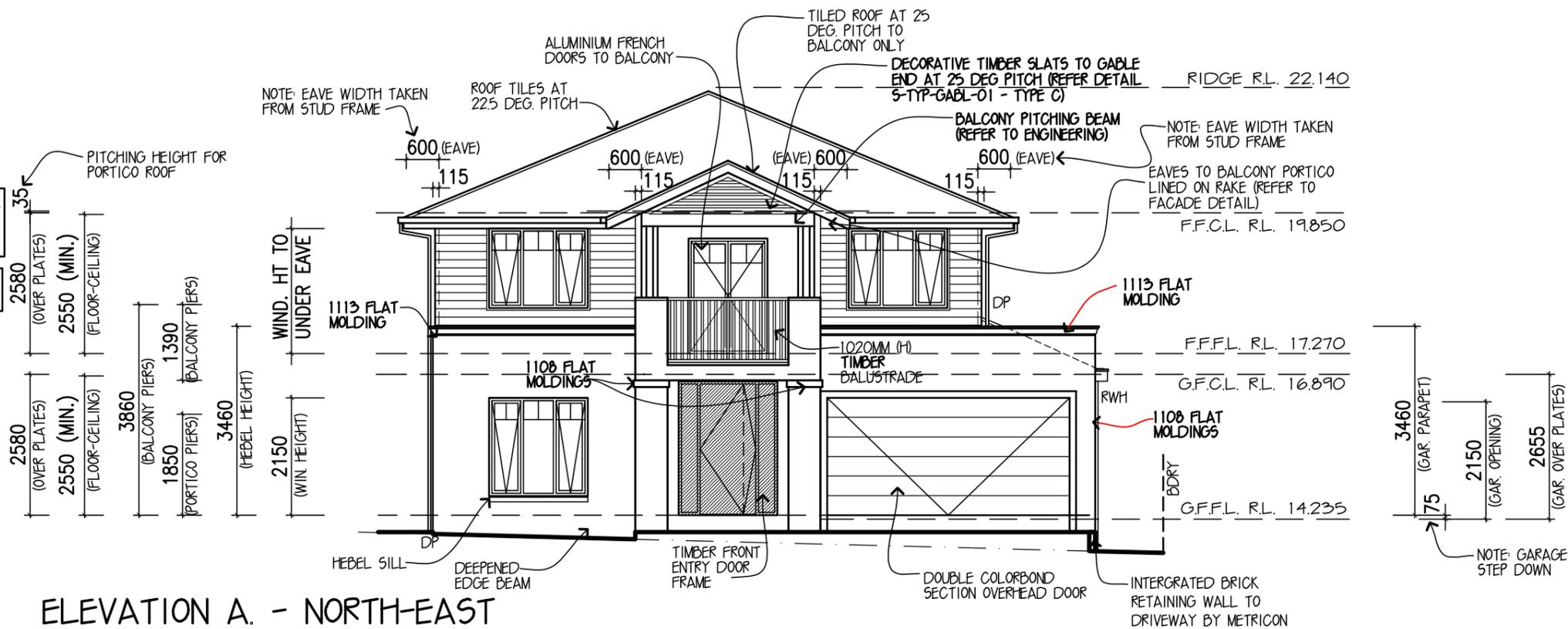
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IMPORTANT NOTE:
REFER TO FACADE DETAIL
REF. NO. **S-TYP-PLAN-07**

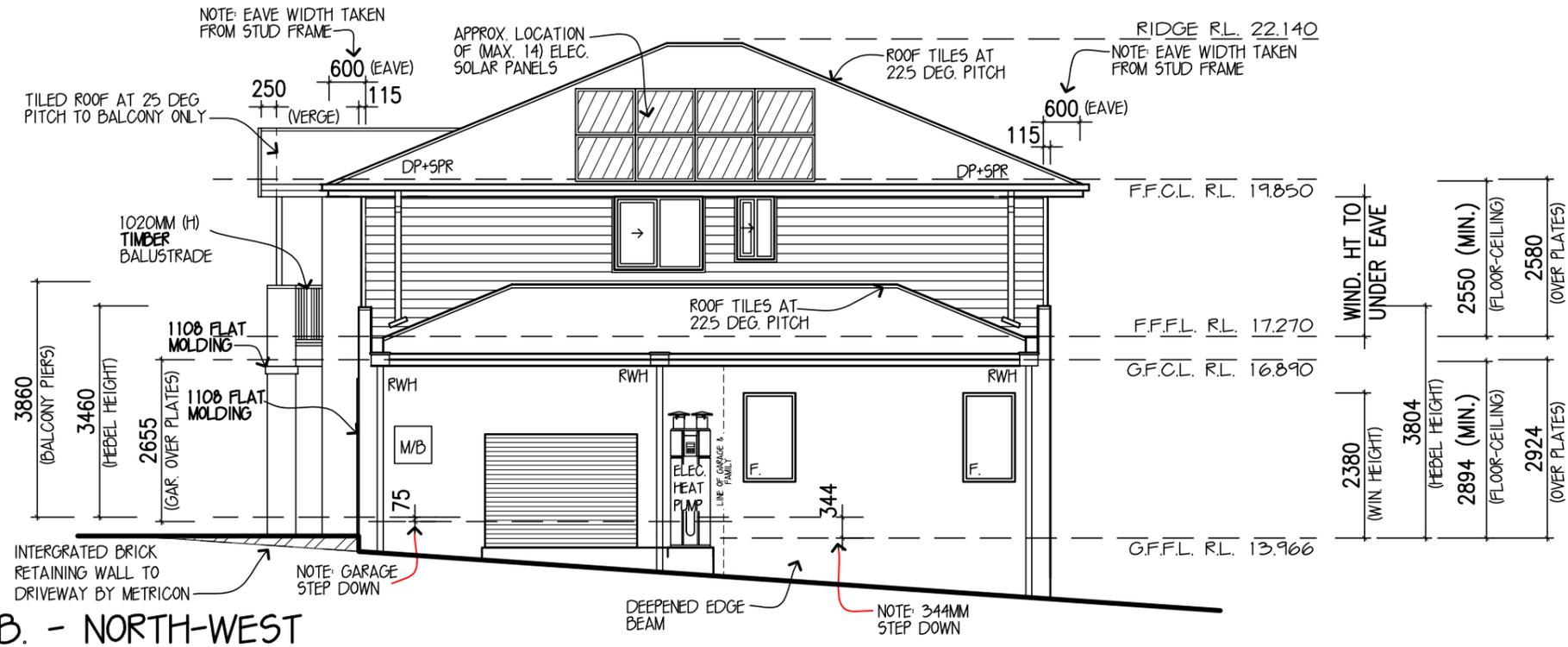
PROVIDE JAMES HARDIES SCYON
LINEA WEATHERBOARD CLADDING
TO FIRST FLOOR ELEVATIONS
(UNLESS NOTED OTHERWISE)
REFER TO DETAIL: **S-TYP-CLAD-02**

PROVIDE **ACRYLIC RENDER FINISH TO HEBEL PANELS** TO GROUND FLOOR ELEVATIONS
(UNLESS NOTED OTHERWISE)

▨ DENOTES WINDOWS/DOORS WITH
TRANSLUCENT GLAZING



ELEVATION A. - NORTH-EAST



ELEVATION B. - NORTH-WEST

SYMBOL LEGEND

- M/B RECESSED ELECTRICITY METER BOX
- RWH DOWNPIPE W/- RAINWATER HEAD
- DP ROOF VENTILATOR
- ARTICULATION JOINT WHERE ARTICULATION JOINTS ARE NOT SHOWN REFER TO STRUCTURAL ENGINEER'S DETAILS

DESIGN: **TRENTHAM 30**
FACADE: **PLANTATION** CEILING: 25, L
GARAGE: **DOUBLE** LOCATION: F



OWNER: **MR & MRS HODGES**
LOT 7 . NO 45 WARRIEWOOD ROAD
WARRIEWOOD

ELEVATIONS

BY **METRICON**
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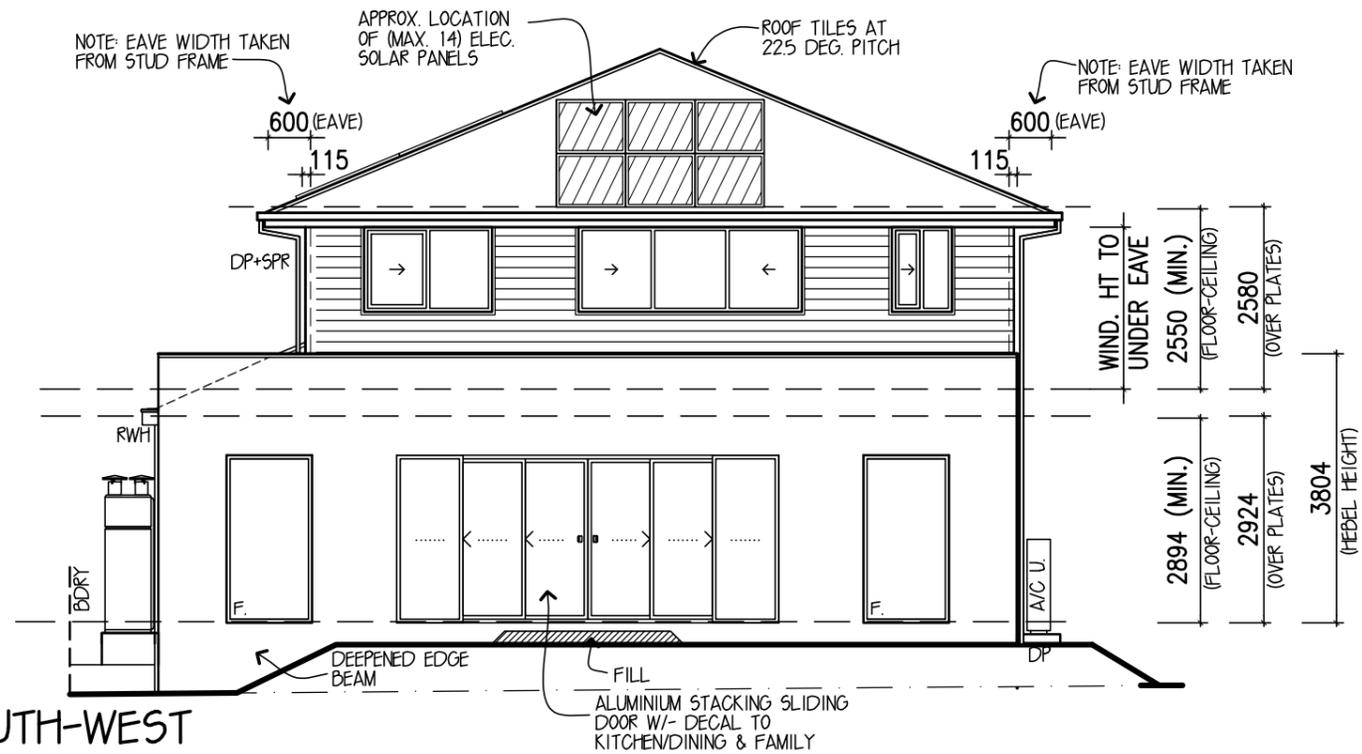
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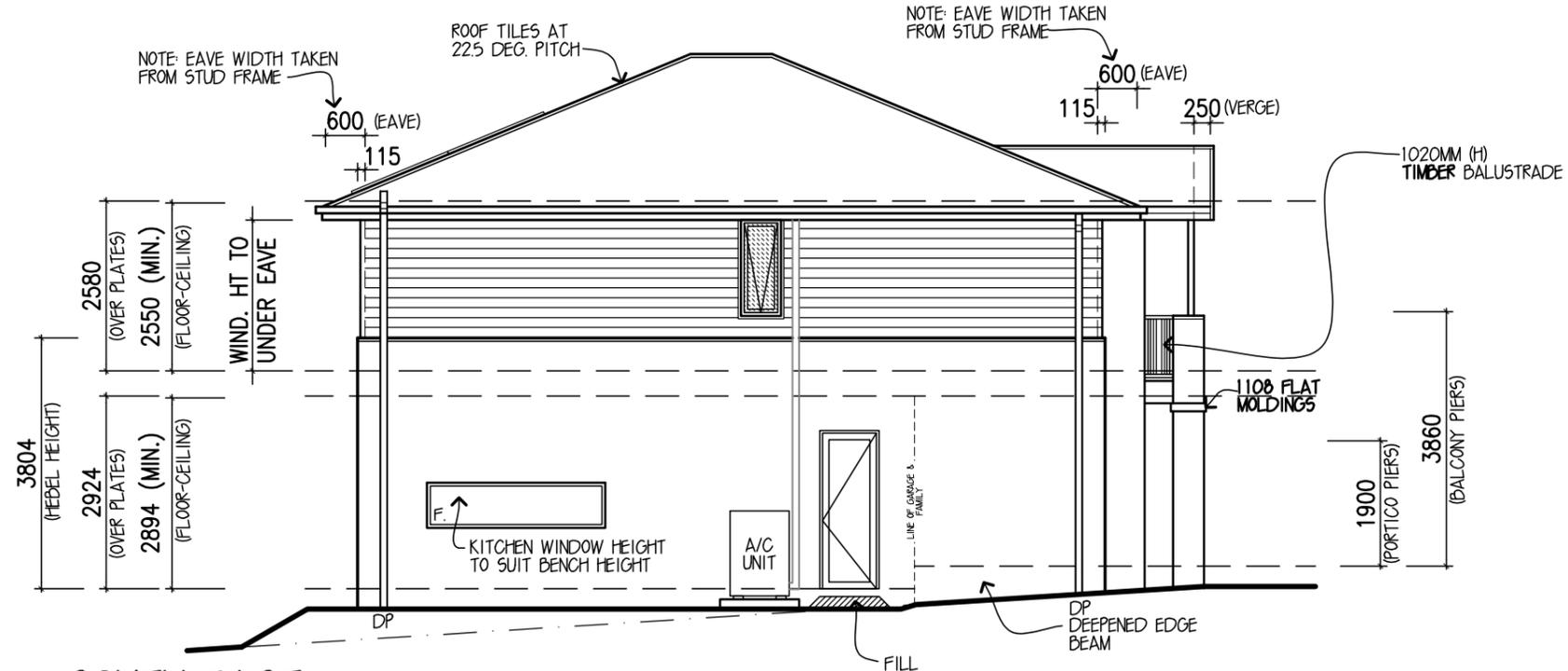
PROVIDE JAMES HARDIES SCYON LINEA WEATHERBOARD CLADDING TO FIRST FLOOR ELEVATIONS (UNLESS NOTED OTHERWISE) REFER TO DETAIL: 5-TYP-CLAD-02

PROVIDE ACRYLIC RENDER FINISH TO HEBEL PANELS TO GROUND FLOOR ELEVATIONS (UNLESS NOTED OTHERWISE)

DENOTES WINDOWS/DOORS WITH DECOR SATIN TOUCHENED GLAZING



ELEVATION C. - SOUTH-WEST



ELEVATION D. - SOUTH-EAST

SYMBOL LEGEND

	RECESSED ELECTRICITY METER BOX		ARTICULATION JOINT WHERE ARTICULATION JOINTS ARE NOT SHOWN REFER TO STRUCTURAL ENGINEER'S DETAILS
	DOWNPIPE W/- RAINWATER HEAD		
	ROOF VENTILATOR		

DESIGN: TRENTHAM 30
 FACADE: PLANTATION CEILING: 25, L
 GARAGE: DOUBLE LOCATION: F

FREEDOM | **m** metricon

OWNER: MR & MRS HODGES
 LOT 7 . NO 45 WARRIEWOOD ROAD
 WARRIEWOOD

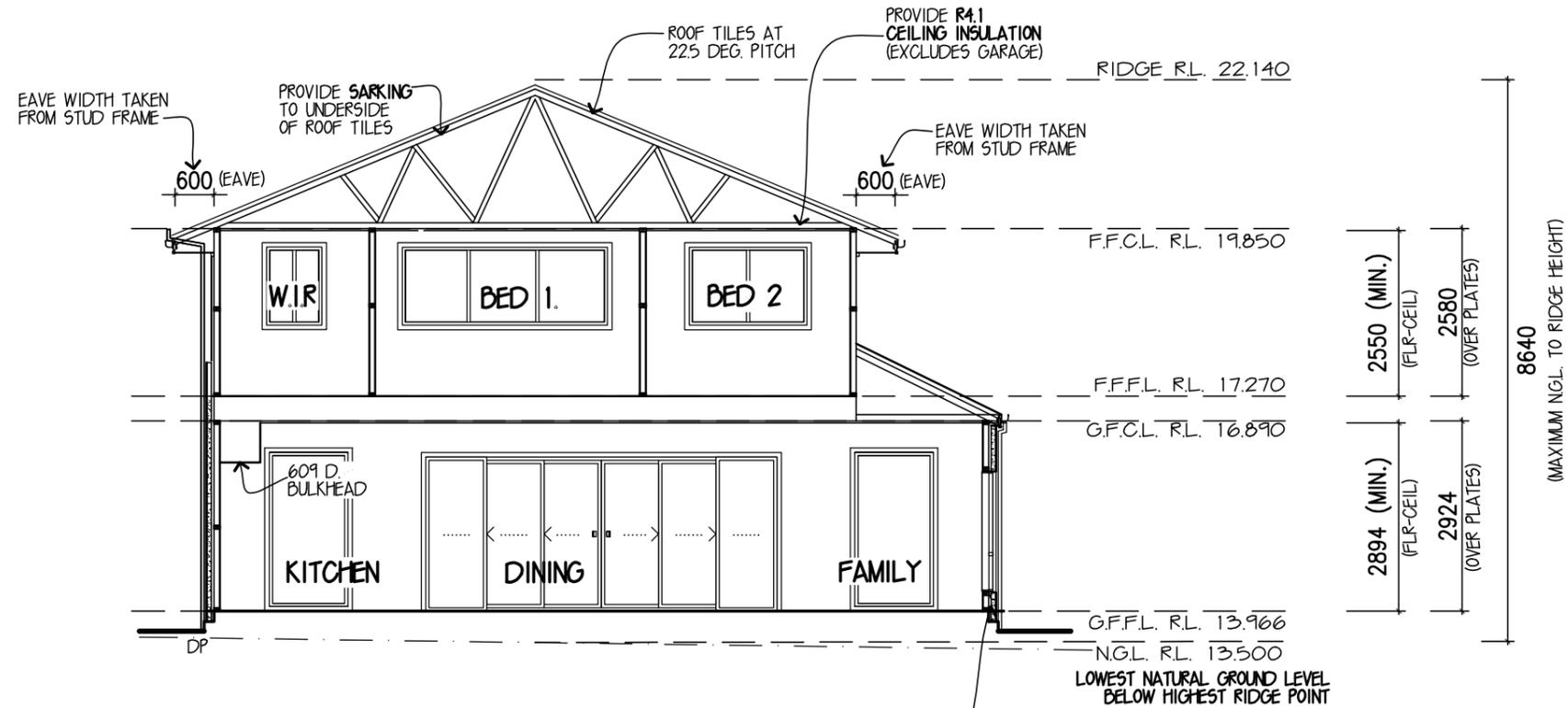
ELEVATIONS

BY METRICON

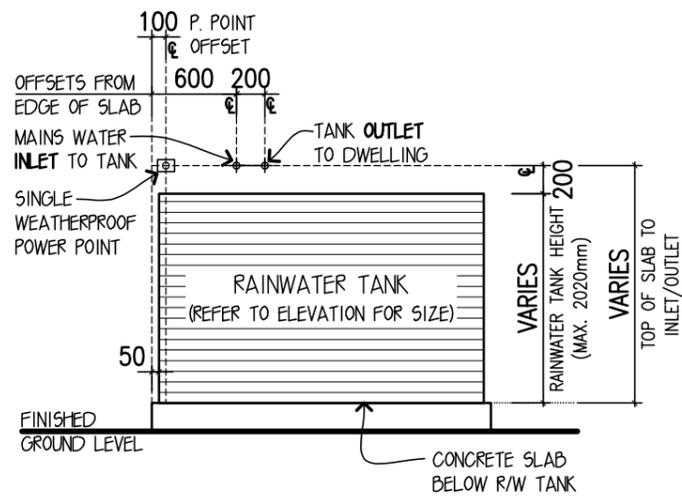
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SHEET: 5 of 11	

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PROVIDE SISALATION WALL-WRAP AND R2.0 INSULATION BATTS TO EXTERNAL WALLS (INCL. R2.0 INSULATION BATTS TO GARAGE/HOUSE INTERNAL WALL EXC. GARAGE EXTERNAL WALL)



ROUGH-IN POSITIONING (NOT TO SCALE)

'EVOLUTION' MK2 TANK DETAIL

(NOT SUITABLE FOR TANKS EXCEEDING 2020MM HIGH)

DESIGN: TRENTHAM 30

FACADE: PLANTATION CEILING: 25, L

GARAGE: DOUBLE LOCATION: F

SECTION

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 Tel: 02 8887 9000 Fax: 02 8079 5901
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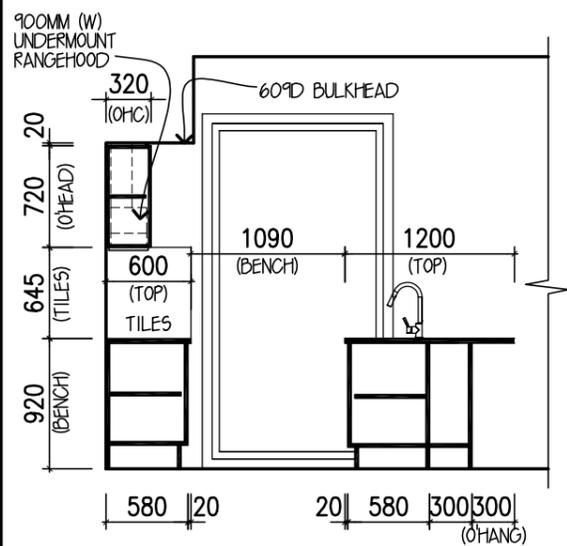
OWNER: MR & MRS HODGES
 LOT 7, NO 45 WARRIEWOOD ROAD
 WARRIEWOOD

JOB No: 720385 DATE: 17.02.2021

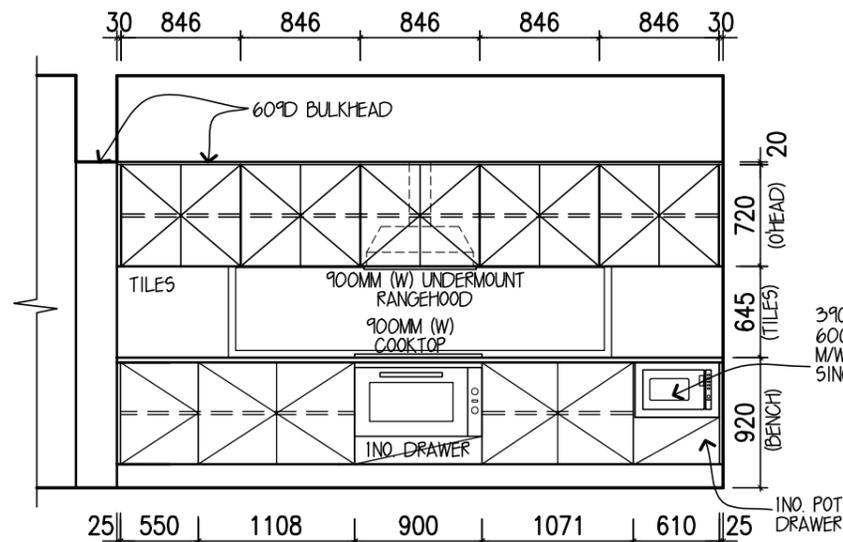
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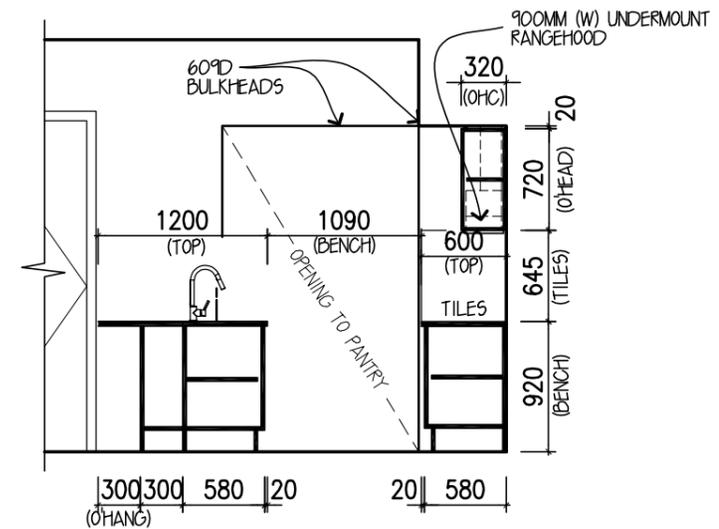
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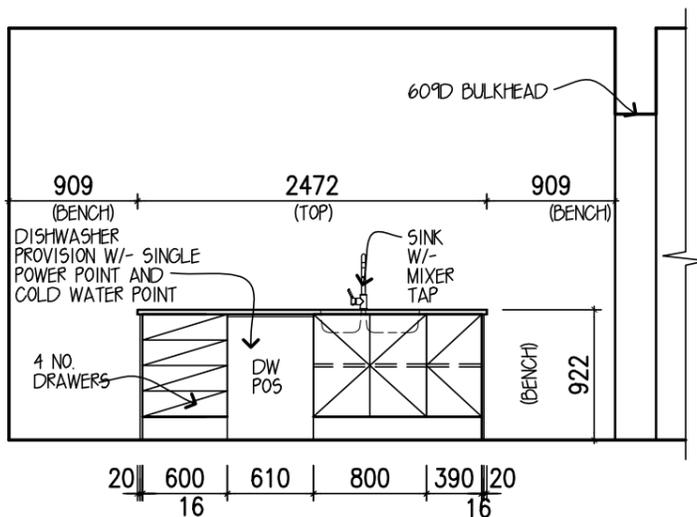
ELEVATION A
KITCHEN



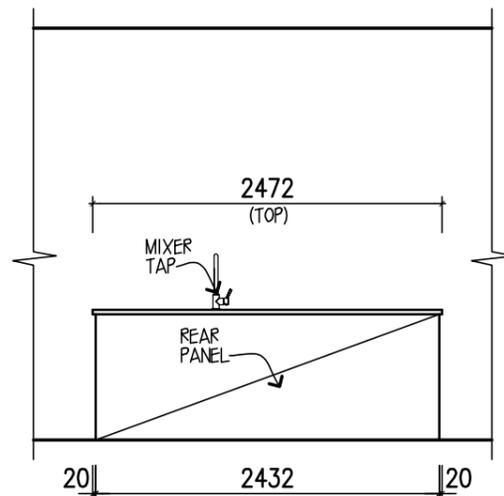
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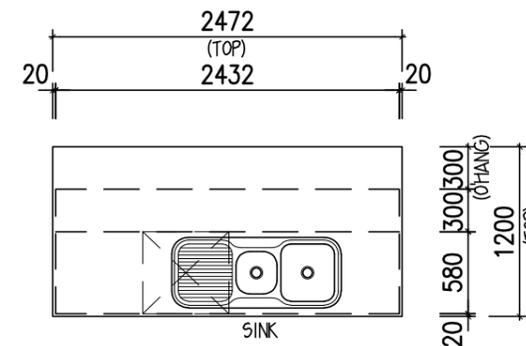
ELEVATION C



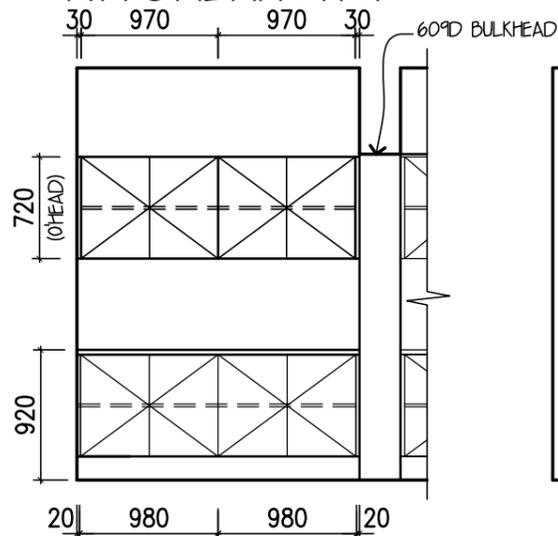
ELEVATION D
KITCHEN/P'TRY



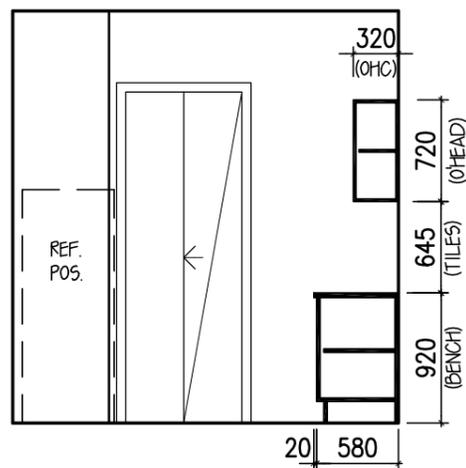
ELEVATION B (ISLAND
BENCH)



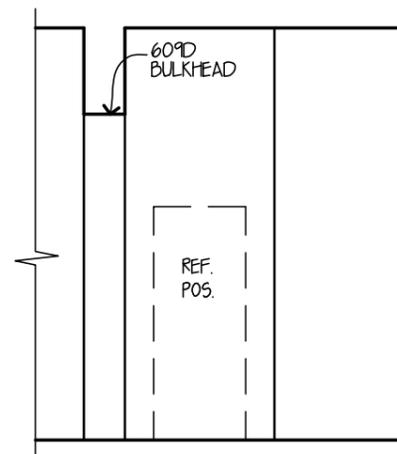
KITCHEN ISLAND
BENCH DETAIL



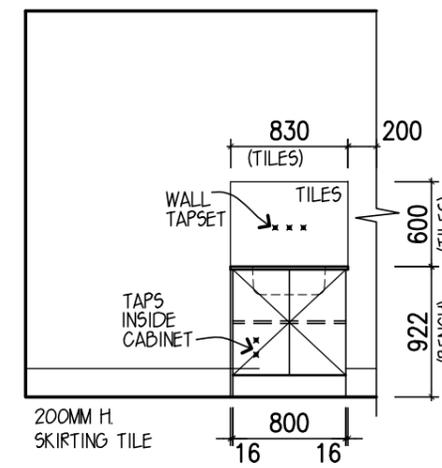
ELEVATION B
PANTRY



ELEVATION C



ELEVATION D



ELEVATION A
LAUNDRY

DESIGN: **TRENTHAM 30**
 FACADE: **PLANTATION** CEILING: 25, L
 GARAGE: **DOUBLE** LOCATION: F

INTERNALS

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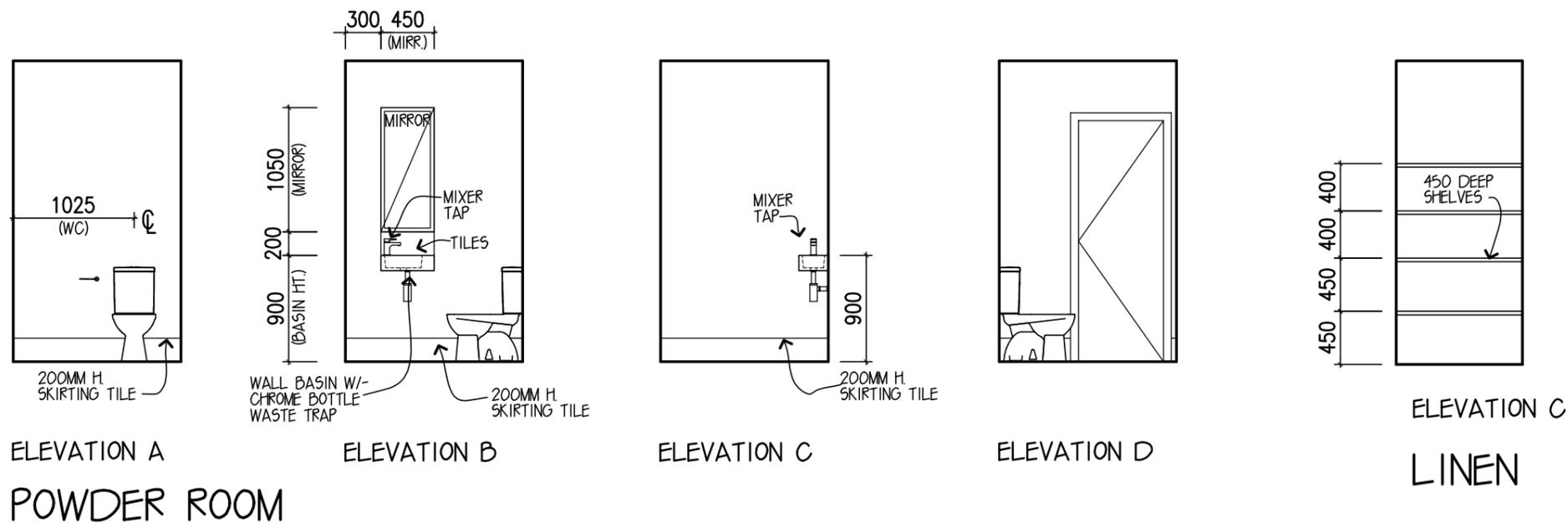
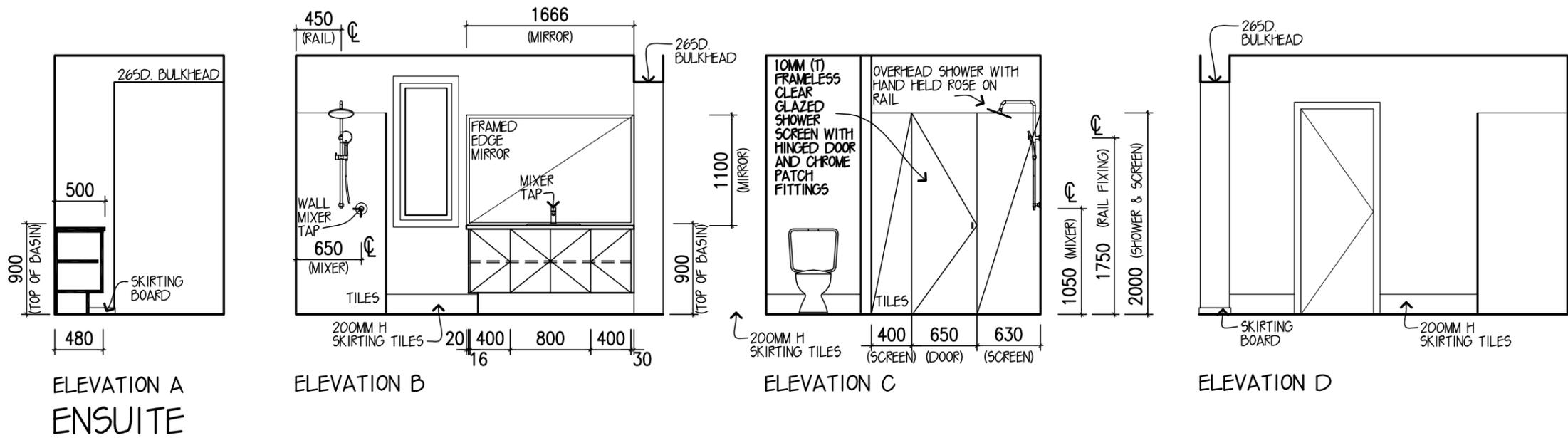
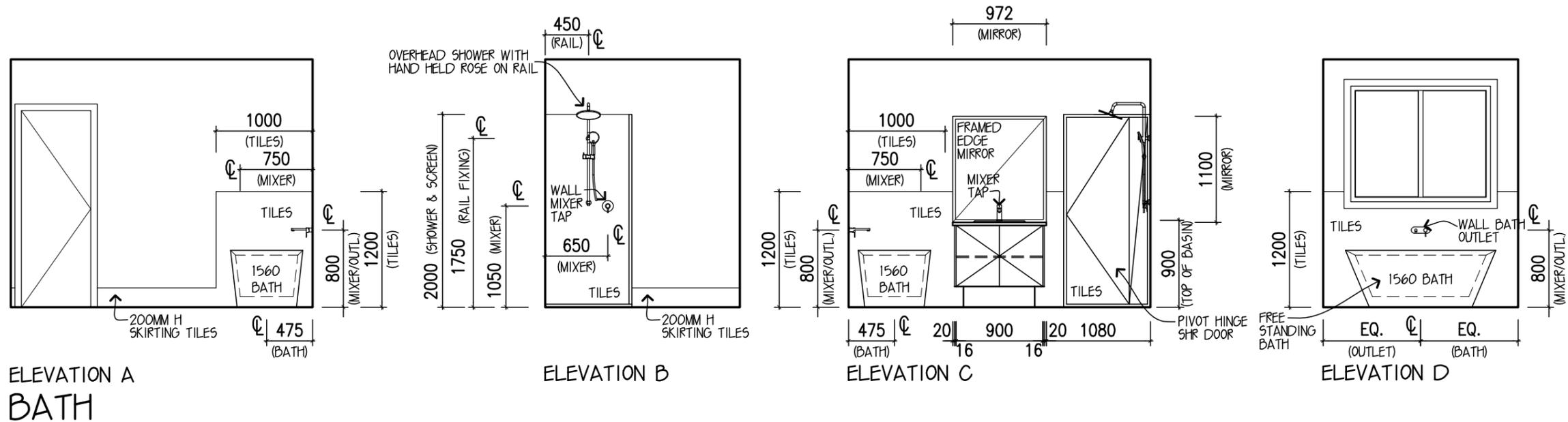


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LOT 7 . NO 45 WARRIEWOOD ROAD
WARRIEWOOD

JOB No: 720385	DATE: 17.02.2021
FC DATE: DD.MM.YYYY	MST VER: 16.02.2017
SCALE: 1:50 ON A3 SHEET	REVISION: F
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SHEET: 7 of 11	



DESIGN: **TRENTHAM 30**
 FACADE: **PLANTATION** CEILING: 25, L
 GARAGE: **DOUBLE** LOCATION: F

INTERNALS

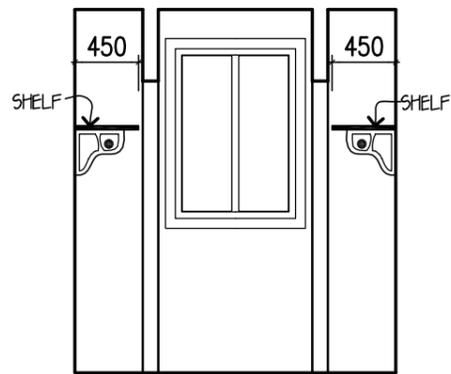
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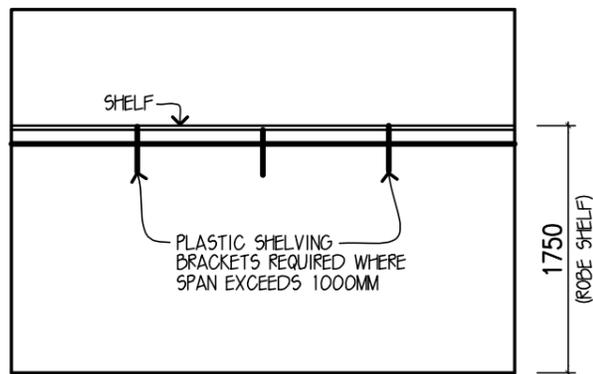
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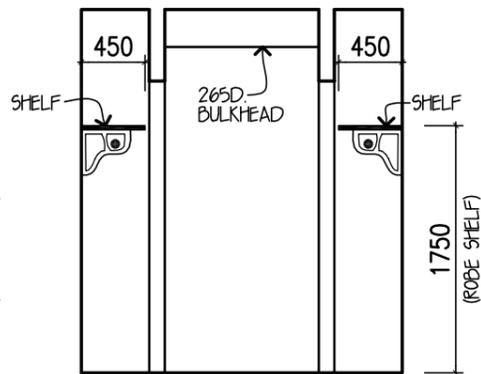
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SHEET: 8 of 11	



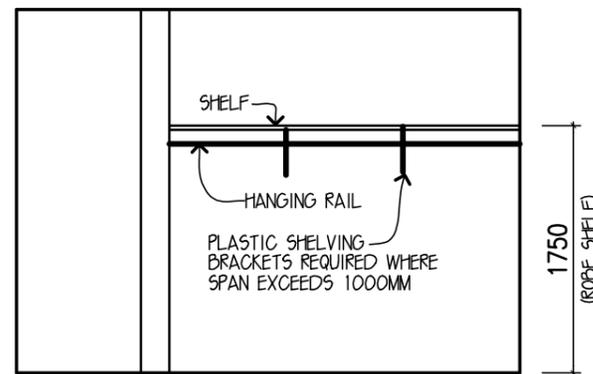
ELEVATION A
W.I.R.



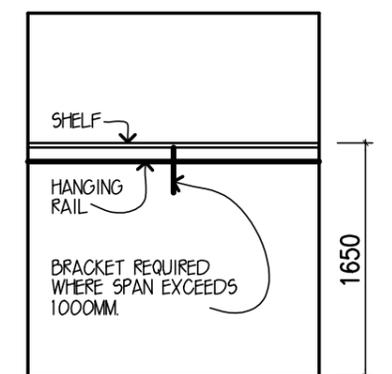
ELEVATION B



ELEVATION C



ELEVATION D



BED'S 2,3&4 (TYPICAL)
ROBE

DESIGN: TRENTHAM 30
 FACADE: PLANTATION CEILING: 25, L
 GARAGE: DOUBLE LOCATION: F

INTERNALS

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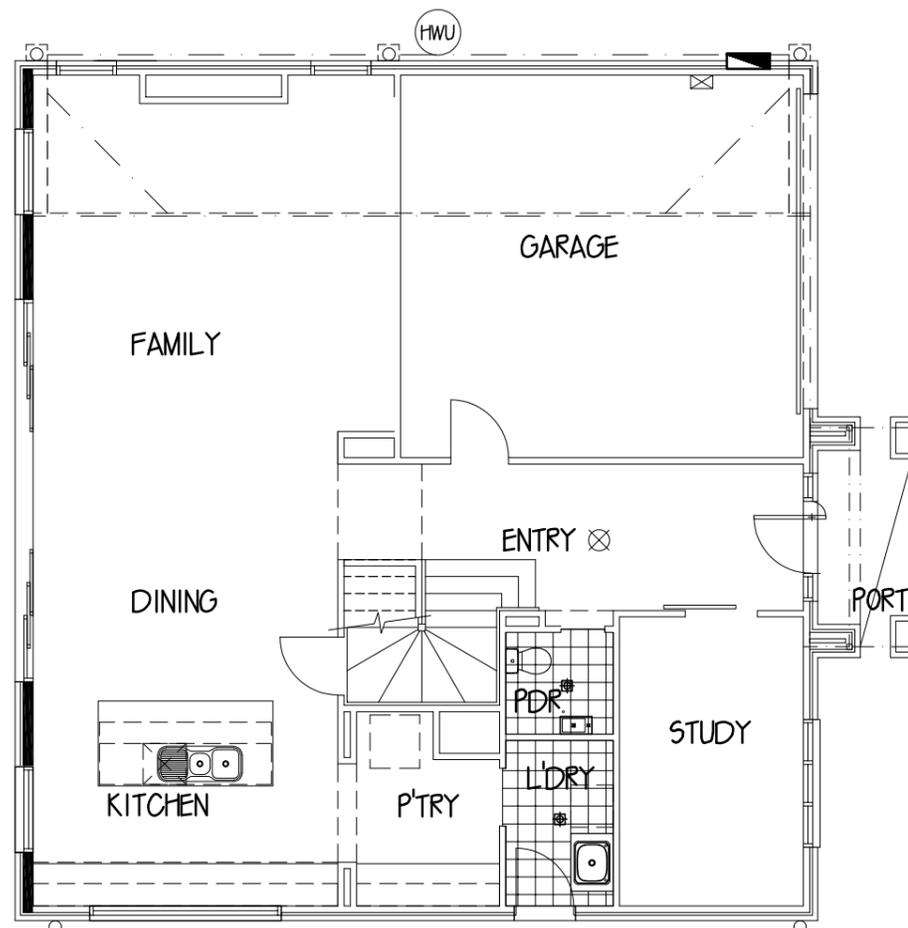


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FLOOR COVERINGS LEGEND

 WET AREA FLOOR TILING
TOTAL AREA: 5.32 SQM

 TIMBER FLOOR AREAS
TOTAL AREA: **** SQM

 CARPET FLOOR AREAS
TOTAL AREA: **** SQM

 TILED FLOOR AREAS
TOTAL AREA: **** SQM

DESIGN: TRENTHAM 30

FACADE: PLANTATION CEILING: 25, L

GARAGE: DOUBLE LOCATION: F

FREEDOM



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LOT 7 . NO 45 WARRIWOOD ROAD
WARRIWOOD

**GROUND FLOOR
FLOOR COVERINGS**

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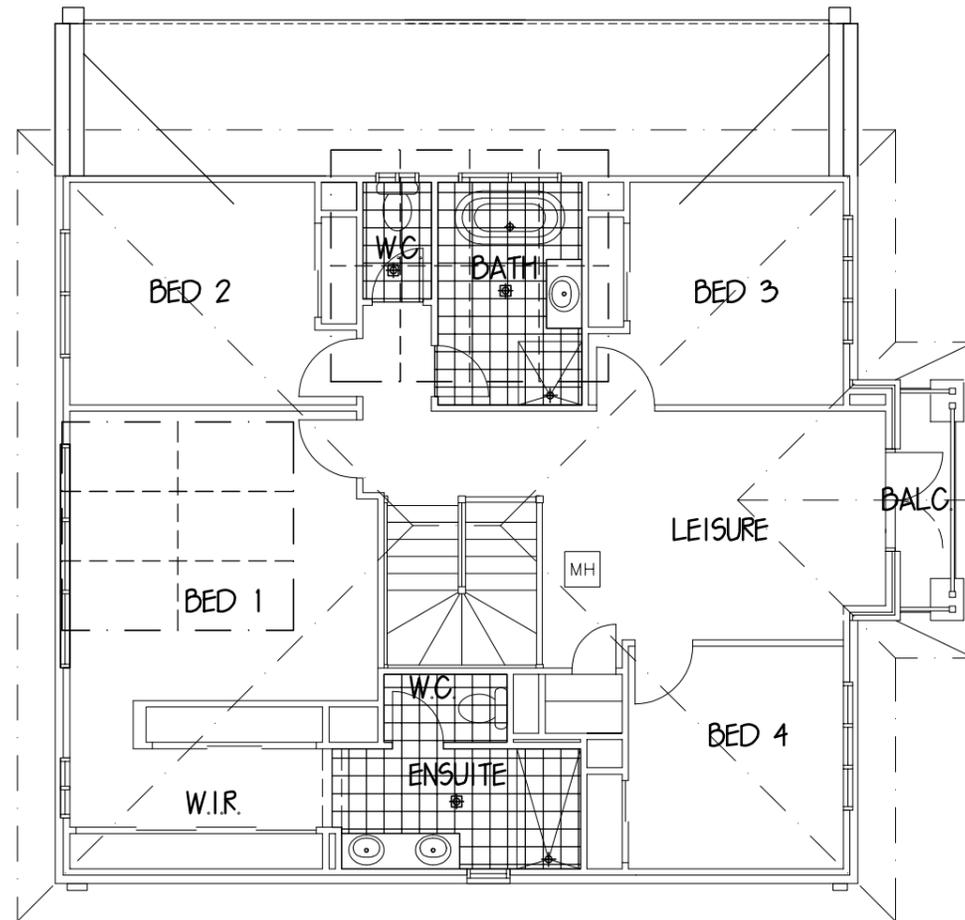
JOB No: 720385 DATE: 17.02.2021

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FLOOR COVERINGS LEGEND

 WET AREA FLOOR TILING
TOTAL AREA: 14.4 SQM

 TIMBER FLOOR AREAS
TOTAL AREA: **** SQM

 CARPET FLOOR AREAS
TOTAL AREA: **** SQM

 TILED FLOOR AREAS
TOTAL AREA: **** SQM

DESIGN: TRENTHAM 30

FACADE: PLANTATION CEILING: 25, L

GARAGE: DOUBLE LOCATION: F

**FIRST FLOOR
FLOOR COVERINGS**

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DRAWN: CMB CHECK: XX SHEET: 11 of 11

GENERAL DRAINAGE NOTES

- THE CONTRACTOR SHALL ADEQUATELY DRAIN THE SITE DURING ALL STAGES OF CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL LEVELS DIMENSIONS AND SERVICES PRIOR TO COMMENCEMENT OF WORK.
- ALL APPROPRIATE PERMITS SHALL BE OBTAINED AND FEES PAID FOR BY THE CONTRACTOR.
- ANY PAVEMENT OR FEATURES DAMAGED DURING THE COURSE OF THIS CONTRACT SHALL BE REINSTATED TO THEIR FORMER CONDITION.
- THE CONTRACTOR SHALL ARRANGE A SITE INSPECTION WITH THE CIVIL ENGINEERING SUPERVISING OFFICER PRIOR TO THE COMMENCEMENT OF WORK TO RECORD ANY DAMAGE TO EXISTING FEATURES.
- ALL EXISTING PIT COVERS, DOWNPIPE CONNECTIONS AND SIMILAR FEATURES IN CONSTRUCTION AREAS ARE TO BE ADJUSTED TO SUIT AS PART OF THIS CONTRACT.
- ALL CONCRETE PAVEMENT SHALL BE FINISHED WITH A NON SKID FLOAT, (NO BROOMED FINISH).
- BEFORE COMMENCEMENT OF WORK A TEMPORARY BENCH MARK IS TO BE ESTABLISHED BY THE CONTRACTOR IN A POSITION ON SITE SAFE FROM DISTURBANCE.
- ALL FILLING SHALL BE UNIFORMITY PLACED IN LAYERS NOT EXCEEDING 200mm LOOSE MEASUREMENT. EACH LAYER SHALL BE WITHIN 85% TO 115% OF OPTIMUM MOISTURE CONTENT AND BE PROPERLY COMPACTED, AS SPECIFIED, BASED ON THE STANDARD COMPACTION TEST AS OUTLINED IN AS 1289-1977.
- CRUSHED ROCK PAVEMENT COMPACTIONS SHALL BE TO 100% STANDARD MAXIMUM DRY DENSITY FOR BASE COARSE, AND 98% FOR SUB BASE COARSE.
- ANY SHORTFALL IN INDIGENOUS TOPSOIL REQUIRED TO BRING THE GARDEN AND GRASSED AREAS TO THE DESIGN LEVELS SHALL BE MADE UP WITH APPROVED IMPORTED TOPSOIL. NO ADDITIONAL PAYMENT WILL BE MADE FOR IMPORTED TOPSOIL.
- EXCAVATED MATERIAL SHALL BE STOCKPILED ON SITE AS DIRECTED BY THE SUPERINTENDENT. EXCESS TO BE REMOVED FROM SITE AT CONTRACTORS EXPENSE.
- TOPSOIL TO BE STRIPPED TO A DEPTH OF 150mm UNDER FILL AREAS AND ALL OTHER AREAS. THIS TOPSOIL SHALL BE STOCKPILED ON SITE AS DIRECTED BY SUPERINTENDENT . EXCESS SOIL TO BE STOCKPILED ON SITE AS DIRECTED BY THE SUPERINTENDENT, OR REMOVED FROM THE SITE AT THE CONTRACTORS EXPENSE, IF SO DIRECTED.
- ALL STORMWATER DRAINS SHALL BE BEDDED ON A MINIMUM OF 80mm COMPACTED THICKNESS 20 N.S. CLASS 3 FINE CRUSHED ROCK, IN SOIL BASED TRENCHES . INCREASE TO 200mm THICKNESS IN ROCK BASED TRENCHES.
- 100mm DIAMETER STORMWATER DRAINS SHALL BE LAID AT A MINIMUM GRADE OF 1:100, UNLESS OTHERWISE SHOWN.
- 150mm DIAMETER STORMWATER DRAINS SHALL BE LAID AT A MINIMUM GRADE OF 1:100, UNLESS OTHERWISE SHOWN.
- TRENCH EXCAVATIONS; WHERE ONE OR BOTH SIDES OF ANY TRENCH EXCEED 1.5 M IN DEPTH, THE CONTRACTOR SHALL ENSURE THAT THE PROVISIONS OF MINES ACT 1958 AND THE MINES (TRENCHES) REGULATIONS 1979 ARE COMPLIED WITH.
- TRENCHES TRAVERSING EXISTING OR PROPOSED PAVEMENTS INCLUDING ASPHALT AND CONCRETE SHALL BE BACKFILLED WITH "FIRST CLASS MATERIAL" AND COMPACTED, PAVEMENT SHALL BE REINSTATED TO THE SATISFACTION OF THE SUPERINTENDENT.
- ALL SURPLUS EXCAVATED MATERIAL SHALL BE REMOVED FROM SITE.
- FOOTPATHS, DRIVEWAYS, ROADWAYS, KERBS , R.O.W.'S OR EXISTING FEATURES DISTURBED, BROKEN OR AFFECTED BY THE WORKS ARE TO BE REINSTATED TO THE COMPLETE SATISFACTION OF THE CITY ENGINEER OR HIS REPRESENTATIVE.
- ALL CONCRETE TO BE SAW CUT AND BROKEN OUT TO THE NEAREST JOINT.
- ALL NATURE STRIPS AND LAWN AREAS OUTSIDE PRIVATE PROPERTY TO BE REINSTATED WITH TOP SOIL AND SEEDED.
- CONTRACTOR TO CONTACT LOCAL COUNCIL ENGINEERING DEPARTMENT AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OF OUTFALL DRAINAGE TO ARRANGE FOR COUNCIL SUPERVISION AND INSPECTION IF REQUIRED BY COUNCIL.
- THE CONTRACTOR IS TO VERIFY ALL LOCATIONS AND DEPTH OF SERVICES WITH THE RELEVANT AUTHORITIES FOR THE CONSTRUCTION OF DRAINS AND SERVICES OUTSIDE THE PROPERTY BOUNDARY PRIOR TO THE COMMENCEMENT OF WORK, AND SHALL BE FULLY RESPONSIBLE FOR RECTIFICATION OF ANY DAMAGED SERVICE.
- ALL EXCESS TOPSOIL SHALL BE REMOVED OFF SITE AT THE CONTRACTOR'S EXPENSE.
- ALL ADDITIONAL FILL MATERIAL REQUIRED DUE TO OVER EXCAVATION OR A SHORTFALL OF SUITABLE EXCAVATED MATERIAL SHALL BE IMPORTED AT THE CONTRACTORS EXPENSE.
- AT THE TIME OF THE PREPARATION OF THE DRAINAGE DESIGN, IF THE LANDSCAPING DESIGN WAS NOT SUPPLIED TO THIS OFFICE, THEN THE DRAINAGE SYSTEM MAY BE SUBJECT TO CHANGE. THIS OFFICE OR A QUALIFIED PRACTITIONER SHALL REVIEW THE DRAINAGE DESIGN WHEN LANDSCAPING DESIGN IS FINALISED.

DRAINAGE NOTES:

- ALL SURFACE DRAINAGE WORKS SHALL BE INSTALLED IN ACCORDANCE WITH CLAUSE 5.6.3 DRAINAGE REQUIREMENTS OF AS 2870-2011, WHEREIN FOR BUILDINGS ON MODERATELY, HIGHLY AND REACTIVE SITES:
 - SURFACE DRAINAGE SHALL BE CONTROLLED THROUGHOUT CONSTRUCTION AND BE COMPLETED BY THE FINISH OF CONSTRUCTION.
 - THE BASE OF TRENCHES SHALL SLOPE AWAY FROM THE BUILDING.
 - WHERE PIPES PASS UNDER THE FOOTING SYSTEMS, CLAY PLUGS ARE ADOPTED TO PREVENT THE INGRESS OF WATER.
- FOR BUILDINGS ON HIGHLY AND REACTIVE SITES, DRAINER SHALL PROVIDE DRAINAGE ARTICULATION TO ALL STORMWATER, SANITARY PLUMBING DRAINS AND DISCHARGE PIPES IN ACCORDANCE WITH CLAUSE 5.6.4 PLUMBING REQUIREMENTS, WHEREIN FLEXIBLE JOINTS IMMEDIATELY OUTSIDE BUILDING AND COMMENCING WITHIN 1m OF THE BUILDING PERIMETER ARE REQUIRED TO ACCOMMODATE THE REQUIRED DIFFERENTIAL MOVEMENT BASE ON THE SOIL CLASSIFICATION, REFER TABLE 'MIN. REQUIREMENTS FOR EXPANSION AND ALLOWABLE IN FITTINGS.
- SURFACE WATER MUST BE DIVERTED AWAY FROM THE DWELLING AND GRADED AWAY FROM ALL FOUNDATIONS TO GIVE A SLOPE OF NOT LESS THAN 50mm OVER THE FIRST 1000mm FROM THE DWELLING.
- SUBSURFACE DRAINS TO REMOVE GROUND OR TABLE WATER SHALL BE DETAILED BY THE DESIGN ENGINEER. FURTHERMORE, DAMP-PROOF MEMBRANE IN ACCORDANCE WITH 5.3.3 SHALL BE INSTALLED FOR GROUNDWATER OR AGGRESSIVE SOILS.
- DRAINAGE DESIGN IS IN ACCORDANCE WITH AS3500.

MATERIALS

- PROPOSED 100φ & 150φ STORMWATER DRAINS SHALL BE FORMED OF UNPLASTICISED POLYVINYL CHLORIDE PIPES AND FITTINGS CLASS SH (SEWER CLASS) MANUFACTURED TO CONFORM TO AS.1260.
- PROPOSED 225 DIAMETER AND LARGER STORMWATER DRAINS SHALL BE FORMED OF FIBRE REINFORCED CONCRETE CLASS 2, RUBBER RING JOINTED PIPE MANUFACTURED TO CONFORM TO AS 4058. (CLASS 3 WHERE INDICATED). USE UPVC TO AS1260. (CLASS SH) WHERE SHOWN ON THE DRAWINGS.

SERVICE

- PRIOR TO THE COMMENCEMENT OF WORK THE CONTRACTOR SHALL LOCATE EXISTING SERVICES TO BE RETAINED WHERE PROPOSED SERVICES CROSS THEM, AND ASCERTAIN FOR HIMSELF THAT NO CLASHES OF SERVICES WILL OCCUR.
- WHERE PROPOSED SERVICES TRAVERSE EXISTING ASPHALT AND CONCRETE PAVEMENTS THE PAVEMENT IS TO BE SAW CUT TO FULL DEPTH OF PAVEMENT PRIOR TO EXCAVATION.
- TRENCHES TRAVERSING EXISTING OR PROPOSED PAVEMENTS INCLUDING ASPHALT AND CONCRETE SHALL BE BACKFILLED WITH CLASS 2 FINE CRUSHED ROCK AND COMPACTED ALL TO THE SATISFACTION OF THE SUPERINTENDENT.
- THE CONTRACTOR SHALL CO-ORDINATE THE LAYING OF ALL SERVICES TO AVOID CLASHES.
- LAY ALL SERVICES TO NOMINATED LEVELS WHERE GIVEN, OTHER SERVICES SHALL BE LAID TO COMPLY WITH MINIMUM COVER REQUIREMENTS.
- DIFFERENT PARALLEL SERVICES THAT ARE IN CLOSE PROXIMITY TO EACH OTHER MAY BE LAID IN A COMMON TRENCH, SUBJECT TO THE APPROVAL OF THE RELEVANT AUTHORITY AND THE SUPERINTENDENT.

SITE DRAINAGE REQUIREMENTS - CONSTRUCTION STAGE:

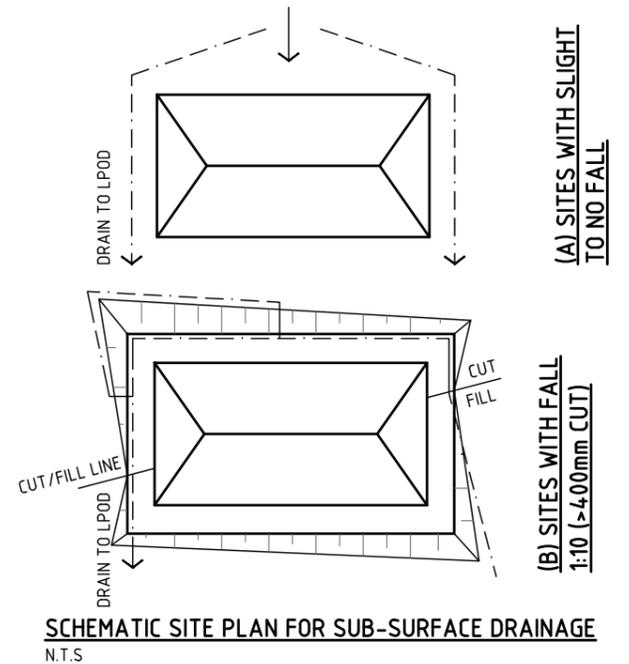
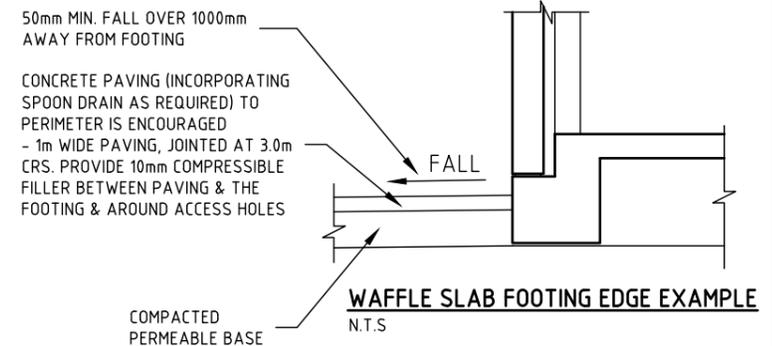
THE GEOTECHNICAL REPORT HAS RECOMMENDED THE USE OF A CERTAIN FOOTING THAT IS APPROPRIATE FOR THIS SITE. WHILE MAKING THIS RECOMMENDATION IT HAS BEEN ASSUMED THAT CERTAIN SITE DRAINAGE REQUIREMENTS AS PER AS2870-2011 & BCA HAS BEEN MET. DURING THE CONSTRUCTION OF THE FOOTING THE FOLLOWING SITE DRAINAGE REQUIREMENTS ARE LISTED AS BEING PART OF THE FINAL FOOTING DESIGN BY INTRAX CONSULTING ENGINEERS.

- MUST PREVENT WATER PONDING AGAINST OR NEAR THE FOOTING
- THE GROUND IN THE IMMEDIATE VICINITY OF THE PERIMETER FOOTING SHALL BE GRADED TO A FALL OF 50mm MIN. AWAY FROM THE FOOTING OVER A DISTANCE OF 1000mm (1:20) AND SHAPED TO PREVENT PONDING OF WATER (THIS INCLUDES THE GROUND UPHILL FROM THE FOOTING ON A CUT/FILL SITE) - WHERE FILLING IS PLACED ADJACENT TO THE BUILDING, THE FILLING SHALL BE COMPACTED AND GRADED TO ENSURE DRAINAGE OR WATER AWAY FROM THE BUILDING

- ALL COLLECTED STORMWATER MUST BE DISCHARGED TO A LPOD
- SURFACE DRAINAGE OF THE SITE SHALL BE CONTROLLED FROM THE START OF THE SITE PREPARATION AND CONSTRUCTION; SURFACE DRAINAGE INCLUDES SURFACE WATER RUN-OFF AND BUILDING WATER (ROOF/FLOOR/CONCRETE) RUN-OFF:
 - ALL WATER RUN-OFF SHALL BE CONTROLLED AT ALL TIMES
 - USE TEMPORARY DOWNPIPES TO COLLECT WATER FROM THE ROOFED BUILDING FRAME;
 - WHEN SILT PITS ARE USED TO GATHER SURFACE WATER FROM AREAS ADJACENT TO THE FOOTINGS, THESE SILT PITS ARE TO BE AT LEAST 1000mm AWAY FROM THE FOOTING AND CONNECTED TO THE STORMWATER SYSTEM WITH SOLID PIPE;
 - STORMWATER DRAINS SHALL BE AT LEAST 90mm AND HAVE A MINIMUM FALL OF 1:100 AND 100mm COVER UNDER THE SOIL AND/OR PAVED AREAS;
 - INSPECTION OPENINGS SHOULD BE PROVIDED AT EACH PIPE CONNECTION POINT AND AT A NOMINAL SPACING OF 25m
 - AVOID UNDERMINING THE FOOTING WITH ANY TRENCHES OR PIPE OR PITS UNLESS THE FOOTING HAS BEEN DESIGNED TO ALLOW FOR SUCH SITUATION.
- SUB-SURFACE DRAINAGE IS REQUIRED TO REMOVE ANY UNWANTED GROUND WATER BY MEANS 90mm SLOTTED PIPE IN A 300mm WIDE TRENCH (MIN. FALL OF 1:100), BASE OF THE TRENCH IS FILLED WITH 10mm CRUSHED ROCK OR SIMILAR COVERING THE SLOTTED PIPE.
 - AG DRAINS MUST BE INSTALLED AT THE BASE OF ALL SITE CUTS THAT EXCEED 4.00m IN HEIGHT, ALONG THE HIGH SIDE OF A SLOPING SITE AND POSSIBLY ALONG THE LOW SIDE OF A SLOPING SITE ALONG THE BOUNDARY. TO BE CONNECTED TO STORMWATER SYSTEM VIA A SILT PIT.
 - AG DRAINS TO BE LAID APPROX. 200mm INTO UNDISTURBED CLAY OR COMPACTED CLAY.
- AC CONDENSERS, HW OVERFLOW, WATER TANKS AND ADJOINING PROPERTIES ARE ALL POTENTIAL SOURCES OF UNWANTED WATER. THIS WATER MUST BE CONTROLLED AND DIRECTED TO THE LPOD. POSSIBLE WATER IMPACTING THE SITE FROM AN ADJOINING PROPERTY, ESPECIALLY IF THERE IS A FOOTING ON OR NEAR A BOUNDARY MUST BE ADDRESSED. LOCALISED FOOTING STRENGTHENING IS TO BE CONSIDERED DURING CONSTRUCTION ILO DRAINAGE THAT MAY JEOPARDISE THE FOOTINGS.
- GRATED DRAINS MAY BE UTILISED IN A PAVED AREA (E.G. DRIVERWAY/GARAGE INTERFACE) WHERE THE PAVING NECESSARILY SLOPES TOWARDS THE HOUSE OR GARAGE. SPOON DRAINS MAY ALSO BE USED IN CONJUNCTION WITH A PAVED SURFACE.
- THE GROUND BENEATH A TIMBER DECK MUST BE GRADED SO THAT THE AREA BENEATH THE DECK IS ABOVE THE ADJACENT FINISHED GROUND LEVEL TO PREVENT PONDING.
- ALL TRENCHES MUST BE DUG AT A SIMILAR GRADE AS THE PIPES THE TRENCHES HOUSE.
 - ALL TRENCHES MUST GENERALLY SLOPE AWAY FROM THE FOOTINGS
 - TRENCHES MUST BE 'CLAY PLUGGED' OR CONCRETED WHEN PASSING PERPENDICULARLY UNDER ANY PART OF THE FOOTING AND ON ANY SLOTTED PIPE SIDE OF A CONNECTION PIT
 - ALL TRENCHES WITHIN 1500mm OF ANY FOOTING MUST BE EFFECTIVELY SEALED FROM SURFACE WATER, WITH AT LEAST THE TOP 300mm OF THE TRENCH FILLED WITH LOCAL CLAY COMPACTED TO AN IMPERMEABLE TOP LAYER. APPROVED MOISTURE BARRIER USE WITH TRENCHES IS AN OPTION.
 - CONCRETE PAVING IS ADVISED OVER ANY TRENCHES WITHIN 1000mm OF ANY FOOTING.
- FLEXIBLE PLUMBING JOINTS ARE REQUIRED FOR H1/H2/E/P SITES TO ALLOW FOR EXPECTED VERTICAL GROUND MOVEMENTS (REFER GEOTECHNICAL REPORT). THE JOINTS MUST BE SET AT THE MIDWAY POINT WHEN INSTALLED & MUST ALSO INCORPORATE SWIVEL JOINTS IN THE SYSTEM
 - DRAINS EMERGING FROM UNDER THE FOOTING REQUIRE THE FLEXIBLE JOINT TO BE WITHIN 1000mm OF THE OUTSIDE OF THE PERIMETER FOOTING
 - INSTALLATION, LOCATION AND NUMBER OF JOINTS TO COMPLY WITH MANUFACTURER'S SPECS
- PLUMBING PENETRATING THE FOOTING MUST BE AVOIDED WHERE PRACTICABLE. IF UNAVOIDABLE THEN THE PIPE MUST PASS THROUGH THE MIDDLE THIRD OF THE FOOTING DEPTH AND LAGGING TO THE PIPE PROVIDED

MAINTENANCE:

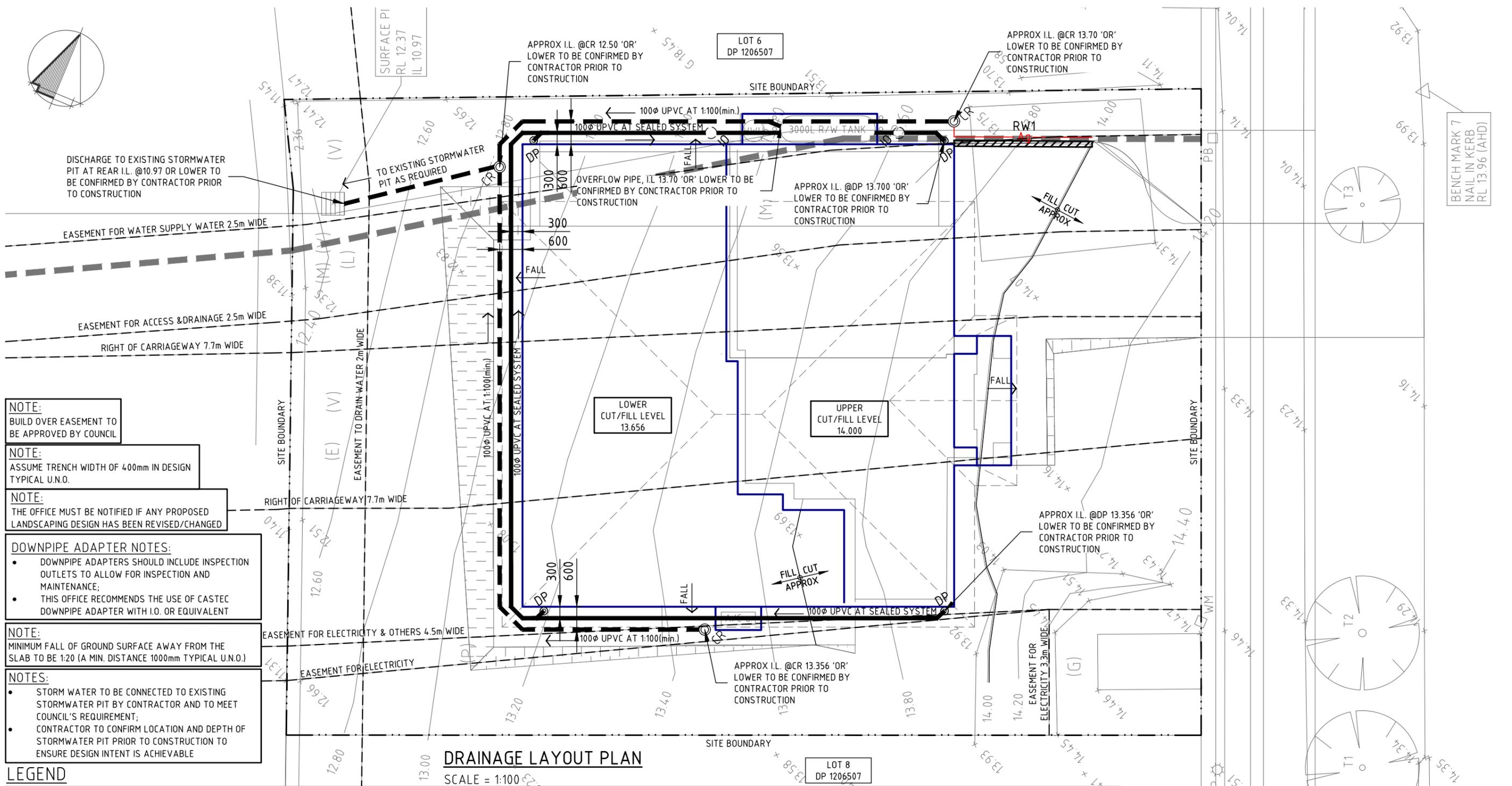
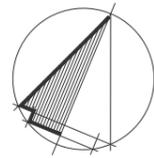
- THE MAINTENANCE OF THE SITE AROUND A NEW HOME IS AN IMPORTANT FACTOR IN THE LONG-TERM PERFORMANCE OF THE FOOTING SYSTEM
- THE PRIMARY OBJECTIVE OF THIS MAINTENANCE IS TO MINIMIZE THE VARIATION IN SOIL MOISTURE LEVELS AROUND THE FOOTING THAT COULD LEAD THE EXCESSIVE SOIL MOVEMENT AND POSSIBLE DISTRESS OF THE SUPERSTRUCTURE AND/OR FOOTING. WHEN THE SLAB FORMS PART OF THE TERMITE BARRIER SYSTEM FOR THE HOUSE, THEN IT IS ALSO NECESSARY TO MAINTAIN THE EFFECTIVENESS OF THAT BARRIER WITH APPROPRIATE MAINTENANCE ACTIVITIES.
- WHEN A CONCRETE SLAB-ON-GROUND IS USED AS PART OF THE TERMITE BARRIER SYSTEM AS OUTLINES IN AS3660.0, THEN IT CANNOT BE TOO HIGHLY STRESSED THAT REGULAR INSPECTION AND MAINTENANCE OF THE SLAB SURROUNDING BY A COMPETENT PROFESSIONAL IS REQUIRED TO ENSURE THAT ANY TERMITE INFESTATION IS DETECTED AND TREATED PROMPTLY.
- ONGOING MAINTENANCE AND INSPECTION ON A REGULAR BASIS IS A REQUIREMENT OF AS3660.1 AND OWNER SHOULD BE CLEARLY ADVISED IF THEIR RESPONSIBILITIES TO ENSURE THAT THEIR INVESTMENT IS PROPERLY PROTECTED.
- LEAKING TAPS, DOWNPIPES, SEWERS, GUTTERS AND DRAINAGE CAN ALSO AFFECT THE MOISTURE CONTENT OF THE SOIL AND THESE MUST BE INSPECTED REGULARLY TO ENSURE AGAINST DAMAGE TO THE FOOTINGS. SIMILARLY, GUTTERS, DOWNPIPE AND COLLECTION POINTS CAN GET BLOCKED WITH LEAVES AND OTHER DEBRIS, PREVENTING THE EFFECTIVE DRAINAGE OF STORMWATER AWAY FROM THE HOUSE. AGAIN, REGULAR INSPECTIONS AND MAINTENANCE SHOULD BE CARRIED OUT TO PREVENT BLOCKAGES.
- IT IS IMPORTANT FOR BUILDER TO MAKE THE HOMEOWNER AWARE OF THE MAINTENANCE ISSUES ASSOCIATED WITH ENSURING THE LONG-TERM PERFORMANCE OF THE FOOTING SYSTEM.



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REV.	REMARK/COMMENT	DATE:	APPR.

PROJECT	PROPOSED RESIDENCE - 720385 LOT 7 NO. 45 WARRIEWOOD ROAD WARRIEWOOD
CLIENT	METRICON HOMES PTY LTD - NSW

CONSTRUCTION ISSUE			
DRAWING GENERAL NOTES			
159253	ENGINEER:F.S	DRAWN:Z.X.	REV
	SHEET NO. S22	NO. OF SHEETS 28	01



LEGEND

	EXISTING LEVEL
	EXISTING SURFACE CONTOURS
	FINISHED FLOOR LEVEL
	INVERT LEVEL
	RETAINING WALL
	PROPERTY BOUNDARY

	GRATED TRENCH (STORMWATER)
	PROPOSED STORMWATER DRAIN SEALED SYSTEM
	PROPOSED STORMWATER DRAIN
	EXISTING STORMWATER/SEWER MAIN
	AGI-PIPE

	SWALE DRAIN
	NATURAL SPOON DRAIN
	EXISTING TREES
	CLAY PLUG
	EXPANSION/FLEXI JOINT
	100φ DOWNPIPES

	INSPECTION SHAFT
	GRATED SILT PIT
	CAPPED RISER
	GRATED RISER
	DRAINAGE PIPE FLOW DIRECTION

	GRATED STORMWATER PI-PREFABRICATED PLASTIC OF APPROXIMATE DIMENSIONS 225 x 225 x 85
	DIRECTION OF SURFACE RUNOFF MINIMUM 1:20 FALL AWAY FROM THE BUILDING TYPICAL U.N.O.

MINIMUM REQUIREMENT FOR EXPANSION/FLEXI JOINTS (IF REQUIRED)

SITE CLASS	DESIGN Ys MOVEMENT (mm)	MIN. EXPANSION JOINT CAPACITY REQUIREMENT	ALLOWABLE ROTATION
M	Ys<40	MIN. 25mm LAGGING THROUGH FOOTING	NOT APPLICABLE

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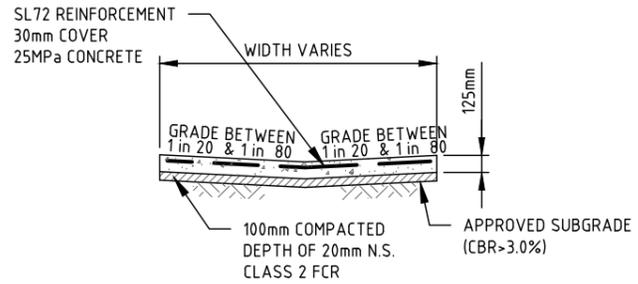
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CONSTRUCTION ISSUE

DRAWING
DRAINAGE LAYOUT PLAN

159253

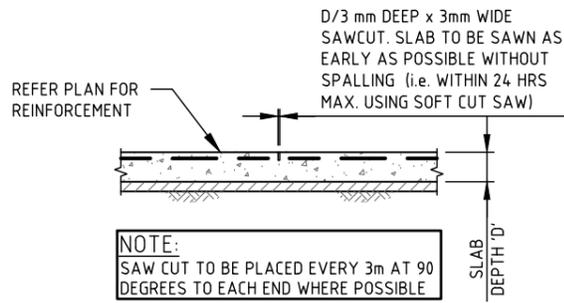
ENGINEER: F.S	DRAWN: Z.X.	REV
SHEET NO. S23	NO. OF SHEETS 28	01



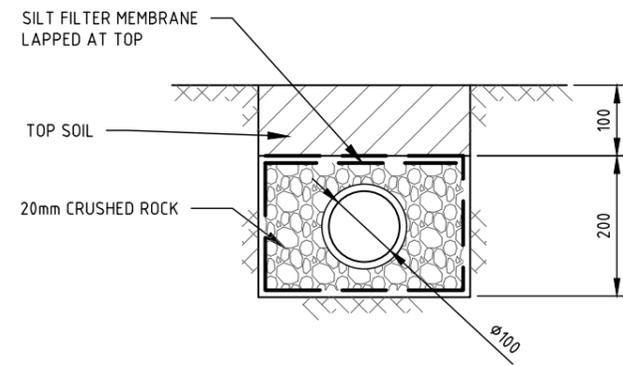
TYPICAL CONCRETE DRIVEWAY CROSS-SECTION

N.T.S.

NOTE:
(DRIVEWAY AT 'V' SHAPED)

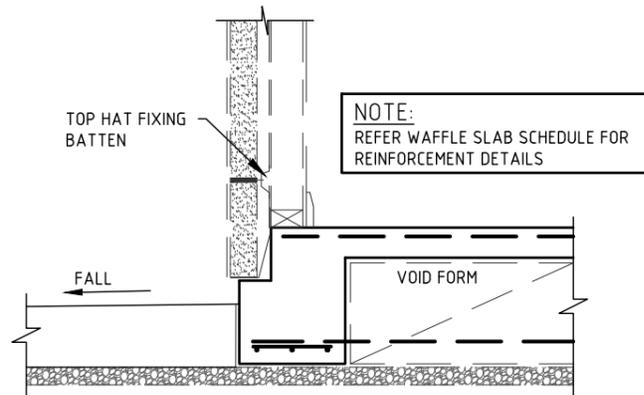


TYPICAL SAWCUT DETAIL



TYPICAL A.G. PIPE DETAIL

N.T.S.



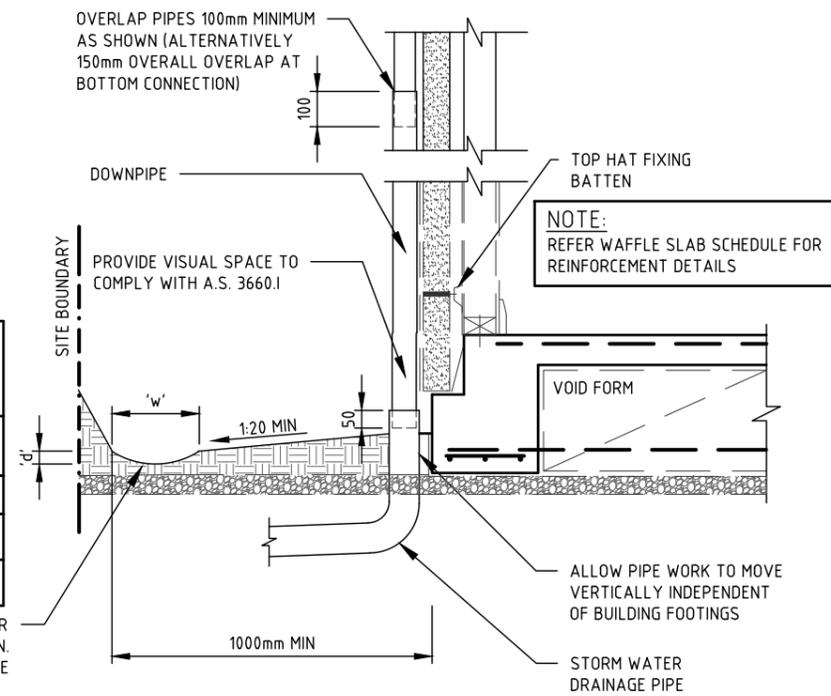
TYPICAL BENCHING DETAIL

N.T.S.

1. PREVENT "OVERPOUR" OF CONCRETE BY LINING ANY COLLAPSED SIDES OF TRENCHES WITH FIBRE CEMENT SHEETING, FORMPLY, BOARDS OR COMPACTED SOIL BACKFILLING BEHIND VAPOUR BARRIER (OR DAMP-PROOF MEMBRANE) DURING POUR.
2. FALL "CUT" BENCHING AWAY FROM THE FOOTING.
3. TERMINATE VAPOUR BARRIER (OR DAMP-PROOF MEMBRANE) UNDER DPM OR "CUT" BENCHING.
4. PLACE DPM BETWEEN PAVING AND FOOTING.
5. MINIMUM EDGE EXPOSURE (E) OF 70mm MAY BE REQUIRED FOR TERMITE PROTECTION TO COMPLY WITH AS3660.1 AND IS REQUIRED ON "E" CLASS SITES TO COMPLY WITH THE SOUTH AUSTRALIA HOUSING CODE (THE GREATER THE EXPOSURE HOWEVER, THE GREATER THE OPPORTUNITY TO DRY OUT FROM THE OUTSIDE FACE).
6. THE DPM (VISCIOUS DAMP PROOF MEMBRANE AS USED BY BRICKLAYERS) SHOULD SIT ON THE 'CUT' BENCH LEVEL FOR A MINIMUM OF 75mm. IT SHOULD THEN EXTEND UP THE FACE OF THE FOOTING TO END AT THE TOP OF THE PAVEMENT.

NATURAL SWALE DRAIN GUIDELINE		
CUT DEPTH	SWALE DEPTH 'd'	SWALE WIDTH 'w'
< 400mm	100mm	300mm
400mm-800mm	150mm	400mm
> 800mm	200mm	400mm

NATURAL SWALE (SPOON) FORMED FOR SURFACE WATER RUN OFF AT 1:100 MIN. WITH COMPACTED CLAY OR SAND BASE (REFER TO TABLE FOR RECOMMENDED SWALE SIZE)



TYPICAL DOWNPIPE & SWALE DRAIN DETAIL (IF REQUIRED)

N.T.S.

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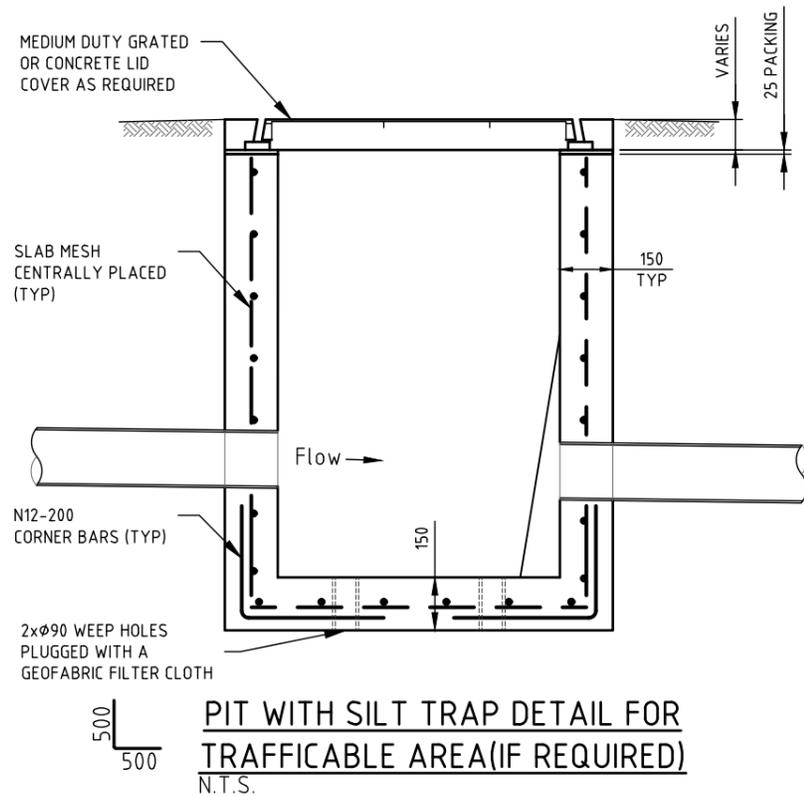


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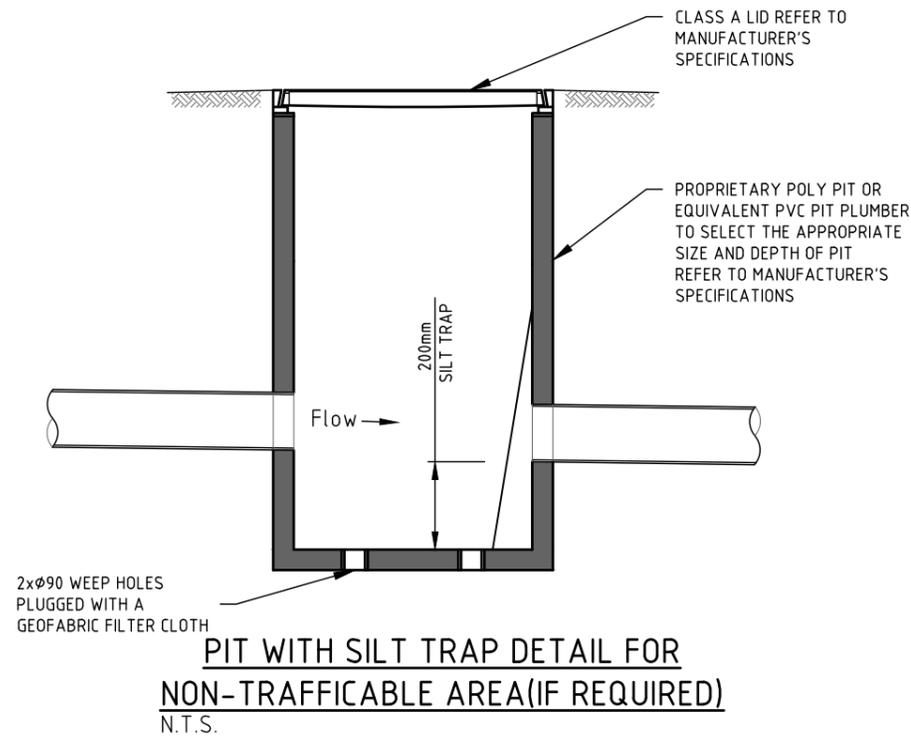
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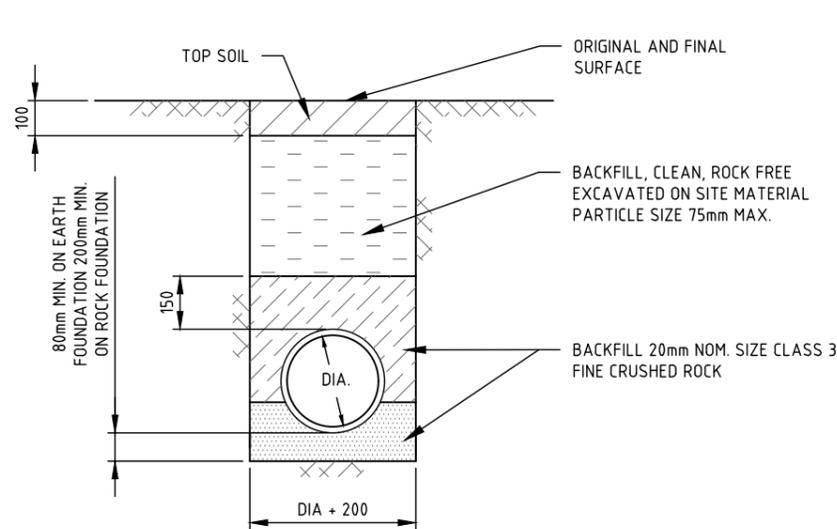
CONSTRUCTION ISSUE			
DRAWING DRAINAGE DETAILS - SHEET 1			
159253	ENGINEER: F.S.	DRAWN: Z.X.	REV
	SHEET NO. S24	NO. OF SHEETS 28	01



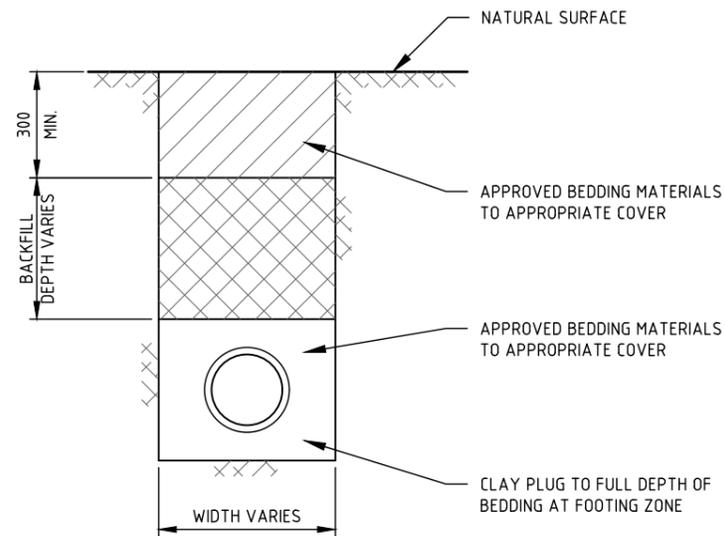
PIT WITH SILT TRAP DETAIL FOR TRAFFICABLE AREA(IF REQUIRED)
N.T.S.



PIT WITH SILT TRAP DETAIL FOR NON-TRAFFICABLE AREA(IF REQUIRED)
N.T.S.



TRENCH CONDITIONS FOR DRAINAGE PIPE INSTALLATION (NOT UNDER PAVEMENTS)
SCALE = 1:20



TYPICAL CLAY PLUG DETAIL
N.T.S.

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DRAWING
DRAINAGE DETAILS - SHEET 2

159253

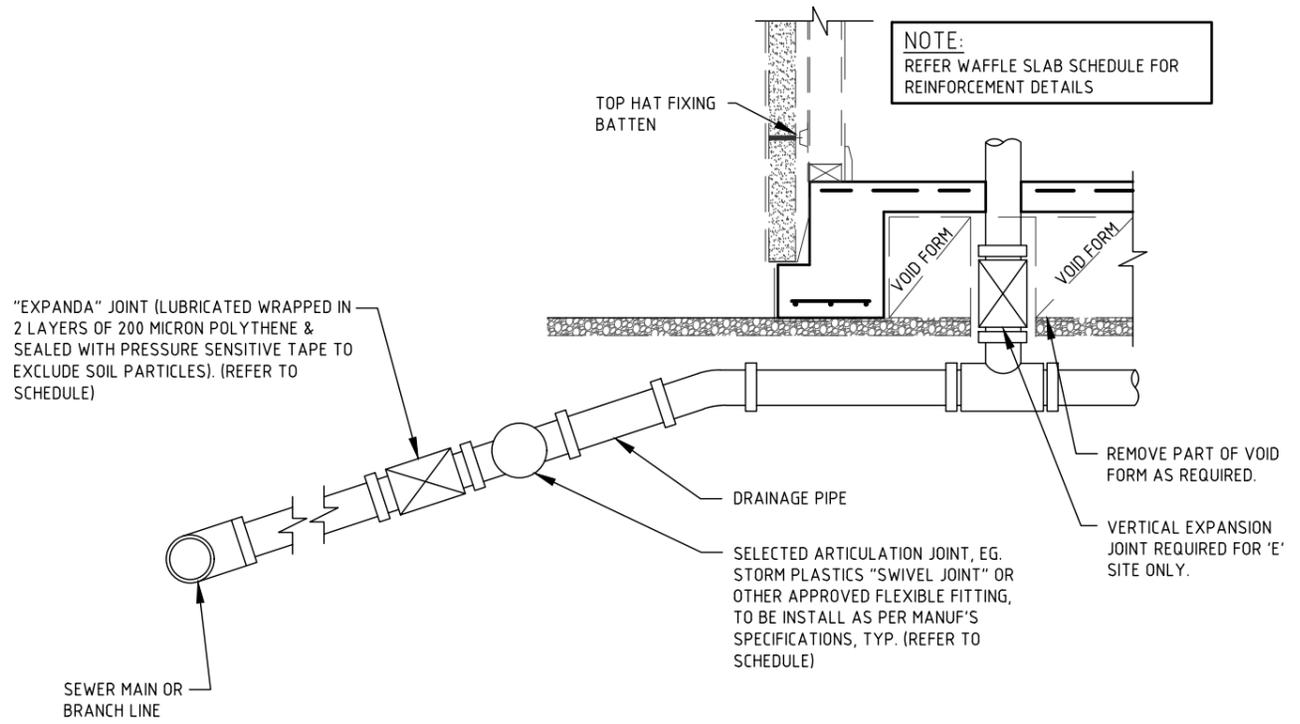
ENGINEER: F.S
SHEET NO.
S25

DRAWN: Z.X.
NO. OF SHEETS
28

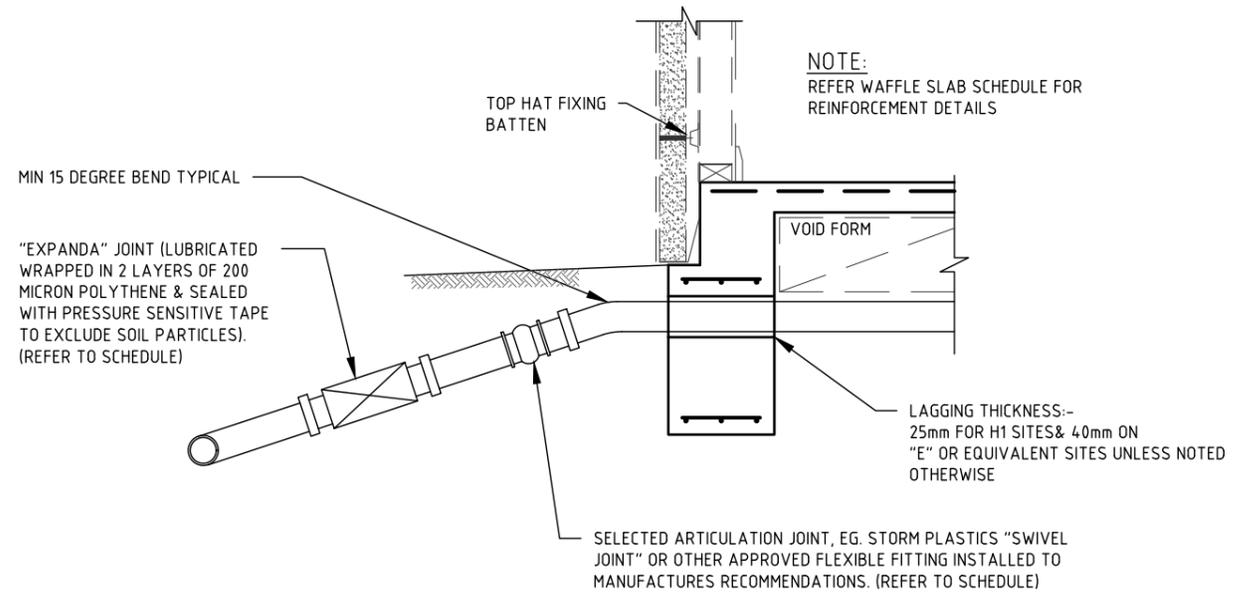
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MINIMUM REQUIREMENTS FOR SEWER ARTICULATION			
SITE CLASS	DESIGN Ys MOVEMENT (mm)	SEWER EXIT POINTS & ORG	
		SWIVEL	EXPANDER
M	Ys<40	0	0

NOTE:
EXPANDER REQUIRED ON ALL RISERS FOR (CLASS E, Ys >75mm OR EQUIVALENT SITES)



TYPICAL UNDER WAFFLE SLAB PIPE DETAIL
SCALE = 1:20



TYPICAL PIPE THROUGH FOOTING DETAIL - SECTION
SCALE = 1:20

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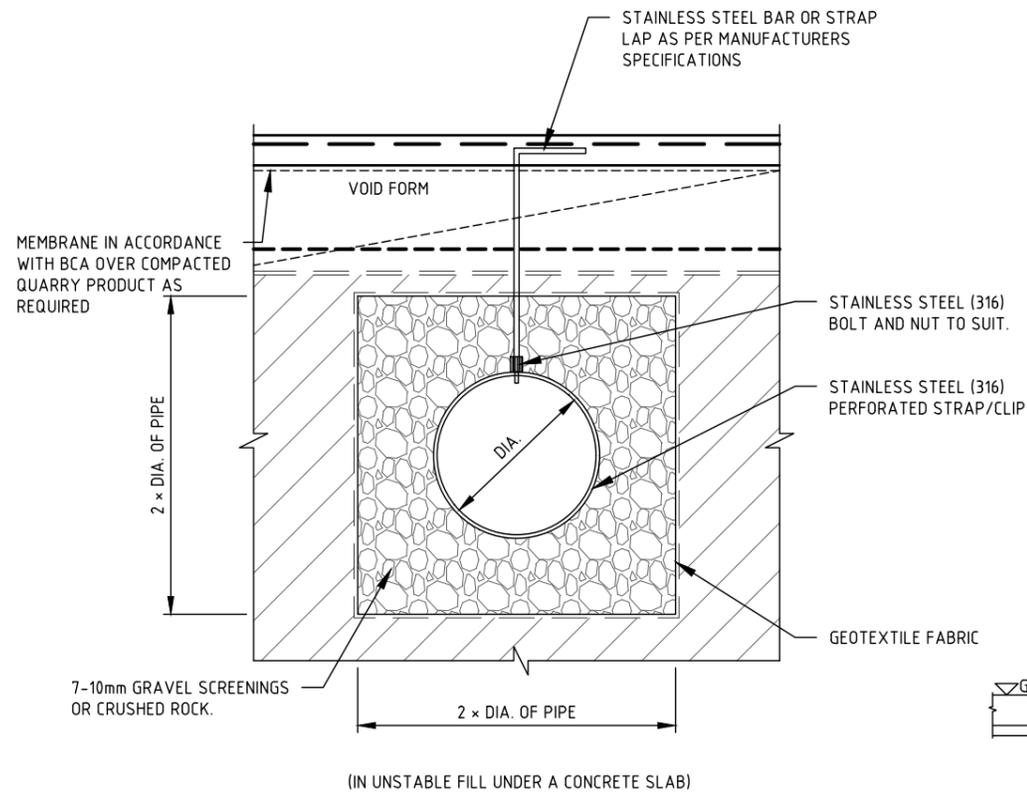
DRAWING
DRAINAGE DETAILS - SHEET 3

159253

ENGINEER: F.S
SHEET NO.
S26

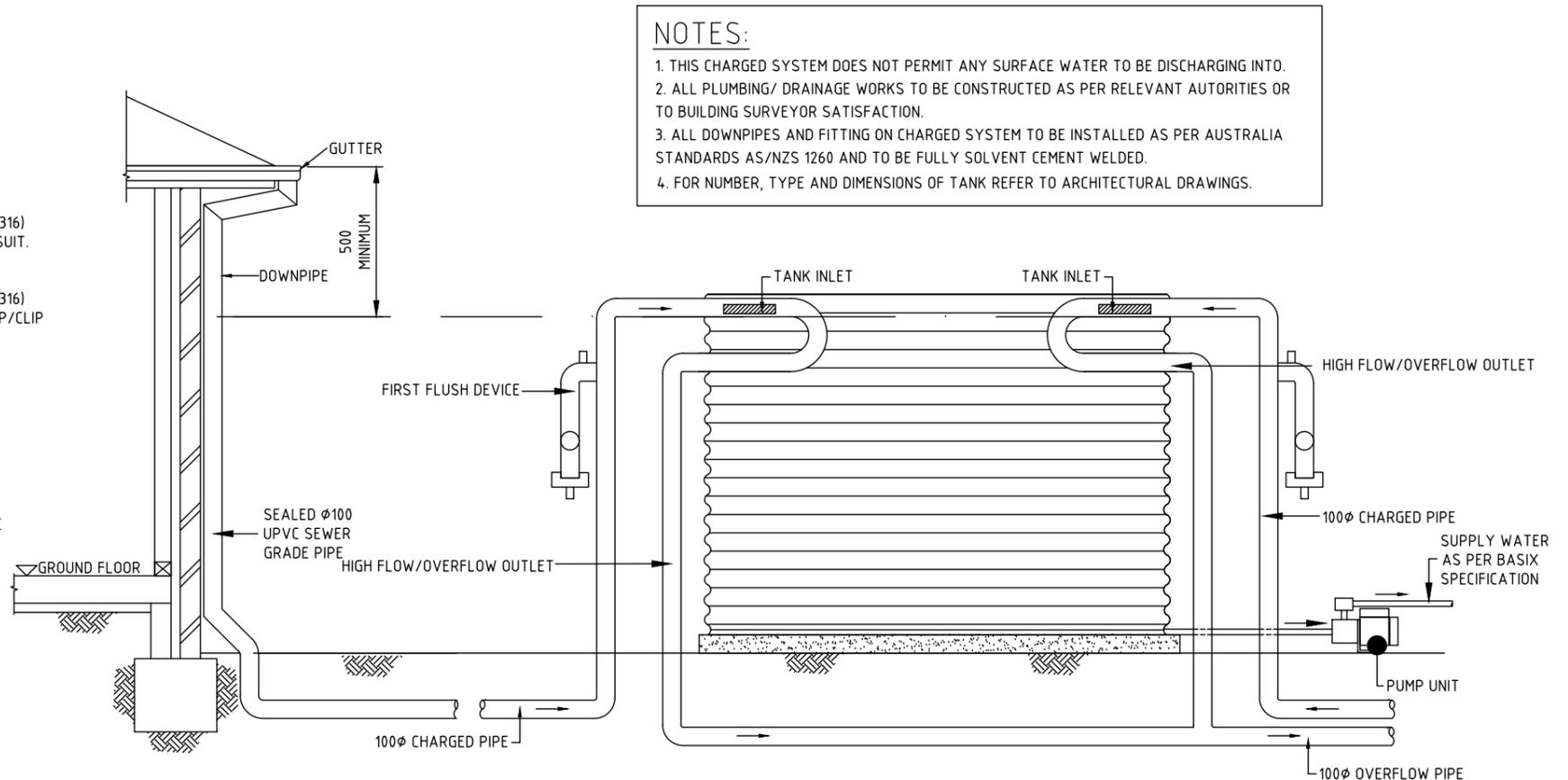
DRAWN: Z.X.
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28

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01



NOTE:
THE MAXIMUM SPACING OF BRACKETS, CUPS AND HANGERS TO COMPLY TO TABLE 9.1 OF AS 3500.2

**TYPICAL FIXING METHODS FOR
SANITARY PIPELINES**
N.T.S



NOTES:
1. THIS CHARGED SYSTEM DOES NOT PERMIT ANY SURFACE WATER TO BE DISCHARGING INTO.
2. ALL PLUMBING/ DRAINAGE WORKS TO BE CONSTRUCTED AS PER RELEVANT AUTHORITIES OR TO BUILDING SURVEYOR SATISFACTION.
3. ALL DOWNPIPES AND FITTING ON CHARGED SYSTEM TO BE INSTALLED AS PER AUSTRALIA STANDARDS AS/NZS 1260 AND TO BE FULLY SOLVENT CEMENT WELDED.
4. FOR NUMBER, TYPE AND DIMENSIONS OF TANK REFER TO ARCHITECTURAL DRAWINGS.

DOWN PIPE TO WATER TANK DETAILS
N.T.S

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CONSTRUCTION ISSUE			
DRAWING DRAINAGE DETAILS - SHEET 4			
159253	ENGINEER: F.S. SHEET NO. S27	DRAWN: Z.X. NO. OF SHEETS 28	REV 01

PROPOSED DEVELOPMENT LOT 7 NO. 45 WARRIEWOOD ROAD, WARRIEWOOD

GENERAL DRAINAGE NOTES

- THE CONTRACTOR SHALL ADEQUATELY DRAIN THE SITE DURING ALL STAGES OF CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL LEVELS DIMENSIONS AND SERVICES EXISTING AND REPORT ANY DISCREPANCIES TO BUILDER WITHIN 5 DAYS OF MOBILISATION TO SITE.
- ALL APPROPRIATE PERMITS SHALL BE OBTAINED AND FEES PAID FOR BY THE CONTRACTOR.
- ANY PAVEMENT OR FEATURES DAMAGED DURING THE COURSE OF THIS CONTRACT SHALL BE REINSTATED TO THEIR FORMER CONDITION.
- THE CONTRACTOR SHALL ARRANGE A SITE INSPECTION WITH THE CIVIL ENGINEERING SUPERVISING OFFICER PRIOR TO THE COMMENCEMENT OF WORK TO RECORD ANY DAMAGE TO EXISTING FEATURES.
- ALL EXISTING PIT COVERS, DOWNPIPE CONNECTIONS AND SIMILAR FEATURES IN CONSTRUCTION AREAS ARE TO BE ADJUSTED TO SUIT.
- ALL CONCRETE PAVEMENT SHALL BE FINISHED WITH A NON SKID FLOAT, (NO BROOMED FINISH).
- BEFORE COMMENCEMENT OF WORK A TEMPORARY BENCH MARK IS TO BE ESTABLISHED BY THE CONTRACTOR IN A POSITION ON SITE SAFE FROM DISTURBANCE.
- ANY SHORTFALL IN INDIGENOUS TOPSOIL REQUIRED TO BRING THE GARDEN AND GRASSED AREAS TO THE DESIGN LEVELS SHALL BE MADE UP WITH APPROVED IMPORTED TOPSOIL. NO ADDITIONAL PAYMENT WILL BE MADE FOR IMPORTED TOPSOIL.
- EXCAVATED MATERIAL SHALL BE STOCKPILED ON SITE AS DIRECTED BY THE SUPERINTENDENT. EXCESS TO BE REMOVED FROM SITE AT CONTRACTORS EXPENSE.
- TOPSOIL TO BE STRIPPED TO A DEPTH OF 150mm UNDER FILL AREAS AND ALL OTHER AREAS. THIS TOPSOIL SHALL BE STOCKPILED ON SITE AS DIRECTED BY SUPERINTENDENT. EXCESS SOIL SHALL BE REMOVED FROM THE SITE AT THE CONTRACTORS EXPENSE.
- ALL STORMWATER DRAINS SHALL BE BEDDED ON A MINIMUM OF 80mm COMPACTED THICKNESS 20 N.S. CLASS 3 FINE CRUSHED ROCK, IN SOIL BASED TRENCHES. INCREASE TO 200mm THICKNESS IN ROCK BASED TRENCHES.
- 100mm AND 150mm DIAMETER STORMWATER DRAINS SHALL BE LAID AT A MINIMUM GRADE OF 1:100, UNLESS OTHERWISE SHOWN.
- FOOTPATHS, DRIVEWAYS, ROADWAYS, KERBS, R.O.W.'S OR EXISTING FEATURES DISTURBED, BROKEN OR AFFECTED BY THE WORKS ARE TO BE REINSTATED TO THE COMPLETE SATISFACTION OF THE CITY ENGINEER OR HIS REPRESENTATIVE.
- ALL CONCRETE TO BE SAW CUT AND BROKEN OUT TO THE NEAREST JOINT.
- ALL NATURE STRIPS AND LAWN AREAS OUTSIDE PRIVATE PROPERTY TO BE REINSTATED WITH TOP SOIL AND SEED.
- CONTRACTOR TO CONTACT LOCAL COUNCIL ENGINEERING DEPARTMENT AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OF OUTFALL DRAINAGE TO ARRANGE FOR COUNCIL SUPERVISION AND INSPECTION IF REQUIRED BY COUNCIL.
- THE CONTRACTOR IS TO VERIFY ALL LOCATIONS AND DEPTH OF SERVICES WITH THE RELEVANT AUTHORITIES FOR THE CONSTRUCTION OF DRAINS AND SERVICES OUTSIDE THE PROPERTY BOUNDARY PRIOR TO THE COMMENCEMENT OF WORK, AND SHALL BE FULLY RESPONSIBLE FOR RECTIFICATION OF ANY DAMAGED SERVICE.
- ALL ADDITIONAL FILL MATERIAL REQUIRED DUE TO OVER EXCAVATION OR A SHORTFALL OF SUITABLE EXCAVATED MATERIAL SHALL BE IMPORTED AT THE CONTRACTORS EXPENSE.

DRAINAGE NOTES:

- ALL SURFACE DRAINAGE WORKS SHALL BE INSTALLED IN ACCORDANCE WITH CLAUSE 5.6.3 DRAINAGE REQUIREMENTS OF AS 2870-2011, WHEREIN FOR BUILDINGS ON MODERATELY, HIGHLY AND REACTIVE SITES:
 - SURFACE DRAINAGE SHALL BE CONTROLLED THROUGHOUT CONSTRUCTION AND BE COMPLETED BY THE FINISH OF CONSTRUCTION.
 - WHERE PIPES PASS UNDER THE FOOTING SYSTEMS, CLAY PLUGS ARE ADOPTED TO PREVENT THE INGRESS OF WATER.
- FOR BUILDINGS ON HIGHLY AND REACTIVE SITES, DRAINER SHALL PROVIDE DRAINAGE ARTICULATION TO ALL STORMWATER, SANITARY PLUMBING DRAINS AND DISCHARGE PIPES IN ACCORDANCE WITH CLAUSE 5.6.4 PLUMBING REQUIREMENTS, WHEREIN FLEXIBLE JOINTS IMMEDIATELY OUTSIDE BUILDING AND COMMENCING WITHIN 1m OF THE BUILDING PERIMETER ARE REQUIRED TO ACCOMMODATE THE REQUIRED DIFFERENTIAL MOVEMENT BASE ON THE SOIL CLASSIFICATION, REFER TABLE 'MIN. REQUIREMENTS FOR EXPANSION AND ALLOWABLE IN FITTINGS.
- DRAINAGE DESIGN IS IN ACCORDANCE WITH AS3500.

MATERIALS

- PROPOSED 100φ AND 150φ STORMWATER DRAINS AND FITTINGS SHALL BE UPVC CLASS SN8/10— UNLESS OTHER WISED SPECIFIED ON PLANS.
- PROPOSED 225φ AND 300φ STORMWATER DRAINS, USE UPVC CLASS SH TO AS1260, UNLESS OTHERWISE SPECIFIED ON THE PLANS.
- PROPOSED 375φ OR LARGER STORMWATER DRAINS, USE FRC RRJ JOINT CLASS 4 WHERE COVER EXCEEDS 600mm, UNLESS OTHERWISE SPECIFIED ON THE PLANS.
- PROPOSED 375φ OR LARGER STORMWATER DRAINS, USE RCP RRJ JOINT CLASS 2 WHERE COVER IS 600mm OR LESS, UNLESS OTHERWISE SPECIFIED ON THE PLANS.
- WHERE CONSTRUCTION LOADS CAN'T BE ACHIEVED, CONCRETE ENCASE THE PIPE OR IMPLEMENT LOW IMPACT CONSTRUCTION METHODS.
- IT IS THE CONTRACTORS RESPONSIBILITY TO CHECK PIPE TYPE AND CLASS REQUIREMENTS PRIOR TO CONSTRUCTION. IF THERE ARE ANY CONCERNS THEY SHOULD BE RAISED WITH THE DESIGNER PRIOR TO COMMENCEMENT OF CONSTRUCTION.

SERVICE

- WHERE PROPOSED SERVICES TRAVERSE EXISTING ASPHALT AND CONCRETE PAVEMENTS THE PAVEMENT IS TO BE SAW CUT TO FULL DEPTH OF PAVEMENT PRIOR TO EXCAVATION. THE INTERFACE BETWEEN EXISTING KERB AND CHANNEL (TO BE REMOVED) AND EXISTING ASPHALT SHALL BE SAWCUT.
- THE CONTRACTOR SHALL CO-ORDINATE THE LAYING OF ALL SERVICES TO AVOID CLASHES.
- LAY ALL SERVICES TO NOMINATED LEVELS WHERE GIVEN, OTHER SERVICES SHALL BE LAID TO COMPLY WITH MINIMUM COVER REQUIREMENTS.
- DIFFERENT PARALLEL SERVICES THAT ARE IN CLOSE PROXIMITY TO EACH OTHER MAY BE LAID IN A COMMON TRENCH, SUBJECT TO THE APPROVAL OF THE RELEVANT AUTHORITY AND THE SUPERINTENDENT.

SITE DRAINAGE REQUIREMENTS - CONSTRUCTION STAGE:

- PREVENT WATER PONDING AGAINST OR NEAR ANY EXISTING FOOTING.
- THE GROUND IN THE IMMEDIATE VICINITY OF THE PERIMETER FOOTING SHALL BE GRADED TO A FALL OF 50mm MIN. AWAY FROM THE FOOTING OVER A DISTANCE OF 1000mm (1:20) AND SHAPED TO PREVENT PONDING OF WATER (THIS INCLUDES THE GROUND UPHILL FROM THE FOOTING ON A CUT/FILL SITE) - WHERE FILLING IS PLACED ADJACENT TO THE BUILDING, THE FILLING SHALL BE COMPACTED AND GRADED TO ENSURE DRAINAGE OR WATER AWAY FROM THE BUILDING.
- ALL COLLECTED STORMWATER MUST BE DISCHARGED TO THE LPOD.
- INSTALL SUB-SURFACE DRAINAGE TO AS2439.1 100mm DIAMETER SN8 IN A 300mm WIDE TRENCH (MIN. FALL OF 1:100), BASE OF THE TRENCH IS FILLED WITH 12mm SINGLE SIZE AGGREGATE.
 - AG DRAINS MUST BE INSTALLED AT THE BASE OF ALL SITE CUTS THAT EXCEED 400mm IN HEIGHT, ALONG THE HIGH SIDE OF A SLOPING SITE AND POSSIBLY ALONG THE LOW SIDE OF A SLOPING SITE ALONG THE BOUNDARY. TO BE CONNECTED TO STORMWATER SYSTEM VIA A SILT PIT.
 - AG DRAINS TO BE LAID APPROX. 200mm INTO UNDISTURBED CLAY OR COMPACTED CLAY.
- TRENCHES MUST BE 'CLAY PLUGGED' OR CONCRETED WHEN PASSING PERPENDICULARLY UNDER ANY PART OF THE FOOTING AND ON ANY SLOTTED PIPE SIDE OF A CONNECTION PIT
 - ALL TRENCHES WITHIN 1500mm OF ANY FOOTING MUST BE EFFECTIVELY SEALED FROM SURFACE WATER, WITH AT LEAST THE TOP 300mm OF THE TRENCH FILLED WITH LOCAL CLAY COMPACTED TO AN IMPERMEABLE TOP LAYER. APPROVED MOISTURE BARRIER USE WITH TRENCHES IS AN OPTION.
- FLEXIBLE PLUMBING JOINTS ARE REQUIRED FOR H1/H2/E/P SITES TO ALLOW FOR EXPECTED VERTICAL GROUND MOVEMENTS (REFER GEOTECHNICAL REPORT). THE JOINTS MUST BE SET AT THE MIDWAY POINT WHEN INSTALLED & MUST ALSO INCORPORATE SWIVEL JOINTS IN THE SYSTEM
 - DRAINS EMERGING FROM UNDER THE FOOTING REQUIRE THE FLEXIBLE JOINT TO BE WITHIN 1000mm OF THE OUTSIDE OF THE PERIMETER FOOTING
 - INSTALLATION, LOCATION AND NUMBER OF JOINTS TO COMPLY WITH MANUFACTURER'S SPECS.

FOR INFILTRATION, DISPERSION AND ABSORPTION SYSTEM, THIS OFFICE TO BE NOTIFIED IMMEDIATELY IF SHALLOW ROCK PRESENTED ON SITE DURING TRENCHING AND EXCAVATION

IMPORTANT NOTES:
AT NO TIME IS ANY EXISTING OR PROPOSED FOOTING TO BE UNDERMINED DURING CONSTRUCTION. BUILDER TO ENSURE AND CONFIRM PRIOR TO COMMENCEMENT OF CONSTRUCTION. THIS OFFICE TO BE CONTACTED IF ANY DISCREPANCY

PROVIDE FLEXI JOINTS AND CLAY PLUGS AS PER AS2870

NOTE:
ALL CONCRETE JOINTS ARE SAWCUT JOINTS U.N.O. REFER TYPICAL DETAIL AND NOTES

BUILDER TO CONFIRM ALL PIT LEVELS AND COVERS PRIOR TO COMMENCEMENT OF CONSTRUCTION

ALL DOWNPIPES LOCATION ARE PRELIMINARY ONLY. CONTRACTOR TO REFER LATEST ARCHITECT PLANS FOR EXACT LOCATION OF ALL DOWNPIPES. CONNECTION TO BE DONE ACCORDANCE TO PLUMBING STANDARD AS3500

AUTHORITY APPROVAL REQUIRED PRIOR TO COMMENCEMENT OF CONSTRUCTION

ALL HWS AND AC UNIT OVERFLOWS TO BE CONNECTED TO THE PROPOSED STORMWATER DRAINAGE SYSTEM

WARNING
THE BUILDER/CONTRACTOR SHALL PROVE ALL EXISTING SERVICES WITHIN 3 DAYS OF MOBILISATION OR ANY WORKS OCCURRING ON SITE.

ALL FINISHED SURFACE LEVEL TO BE SLOPED AWAY FROM FINISHED FLOOR LEVEL AND DRAIN TOWARDS STORMWATER PITS

ALL INTERNAL DRAINAGE TO BE CONSTRUCTED AS PER AUSTRALIAN STANDARD AS3500.3-2018

STORMWATER PIPE TO BE LAID 800mm CENTERS AWAY FROM EDGE OF SLAB UNLESS SPECIFIED OTHERWISE

PROVIDE 2-N12 BARS × 1200 LONG TOP FOR ALL RE-ENTRY CORNERS OF PITS. (TYPICAL).

ALL UNDERGROUND & SURFACE DRAINAGE WORKS SHALL BE INSTALLED IN ACCORDANCE WITH CLAUSE 5.6.3 DRAINAGE REQUIREMENTS OF AS 2870-2011 & AS3500.3-2018. SURFACE DRAINAGE SHALL BE CONTROLLED THROUGHOUT CONSTRUCTION AND BE COMPLETED BY THE FINISH OF CONSTRUCTION.

MIN. REQUIREMENTS FOR EXPANSION AND ALLOWABLE IN FITTINGS		
SITE CLASS	MIN. REQUIRED EXPANSION JOINT CAPACITY	ALLOWABLE ROTATION
'E'	150mm	15°
'H'	70mm	15°
'P'	70mm PLUS ADDITIONAL REQUIREMENTS IN THE CASE OF FILL (MIN. DEPENDENT ON SITE CONDITION)	15°
'M'	MIN. 25mm LAGGING THROUGH FOOTINGS	NOT APPLICABLE

THE CONTRACTOR TO REFER SOIL CLASSIFICATION REPORT TO DETERMINE THE TYPE OF EXPANSION JOINT TO BE USED

Rev.	Remark/Comment	Date	Appr.
B	FOR CONSTRUCTION PENDING APPROVAL	01.09.21	R.J.
A	FOR CONSTRUCTION	02.08.21	R.J.

Client:
METRICON HOMES PTY LTD

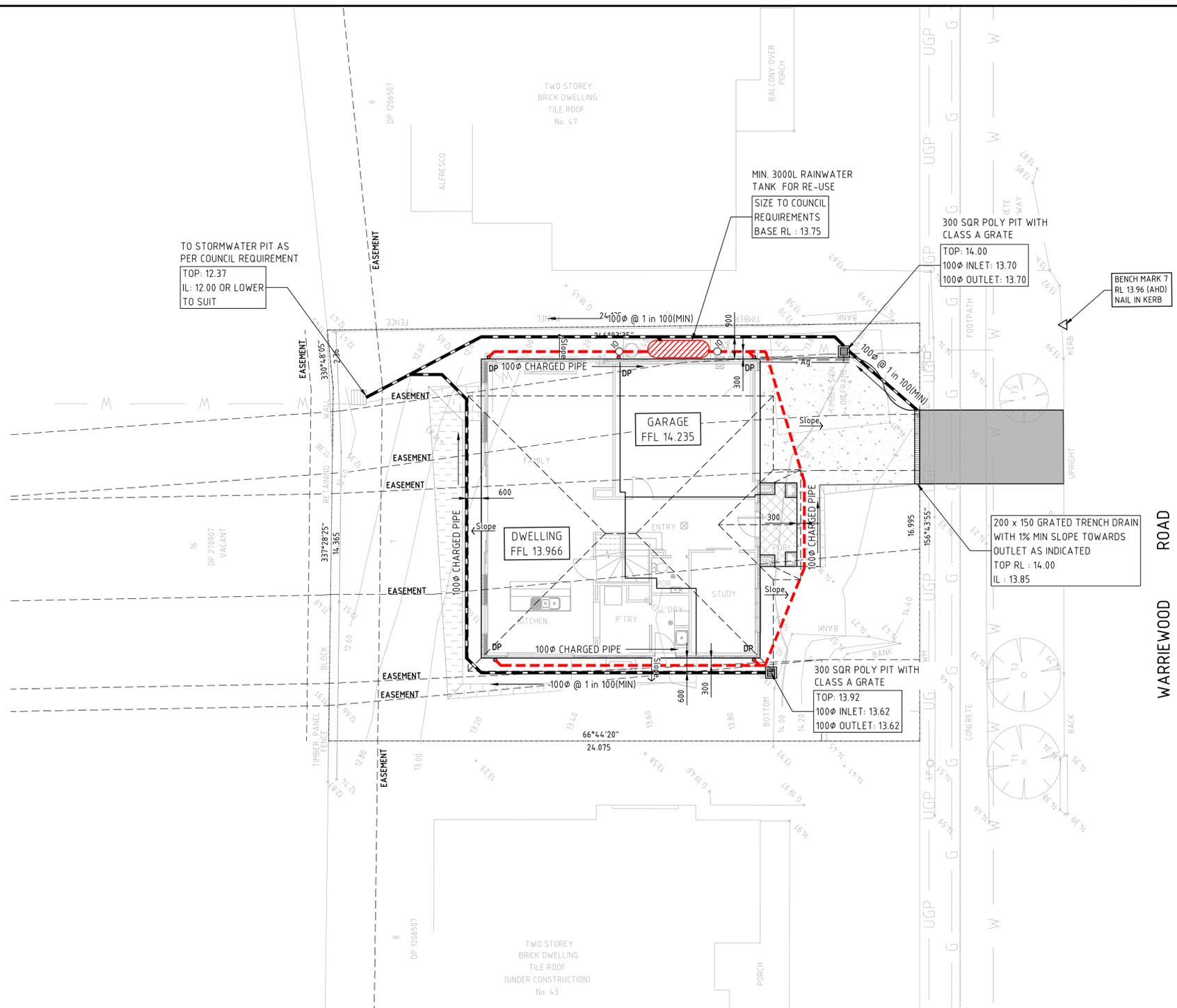
Project:
PROPOSED DEVELOPMENT
LOT 7 NO. 45 WARRIEWOOD ROAD,
WARRIEWOOD

Drawing:
GENERAL NOTES

FOR CONSTRUCTION
PENDING APPROVAL

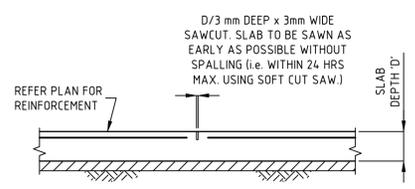
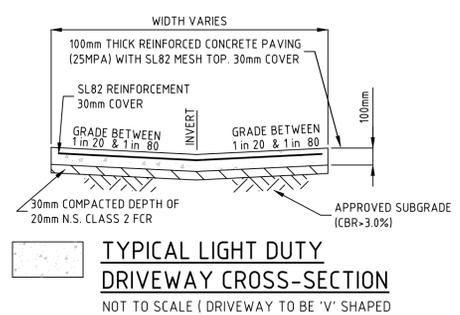
Date:	AUG.2021	Engineer:	P.F.	Drawn:	P.Y
Scale @ A1:	N/A	Checked:	R.J.	Sheets:	1 OF 3
Reference No.	159253	Drawing No.	C01	Rev.	B



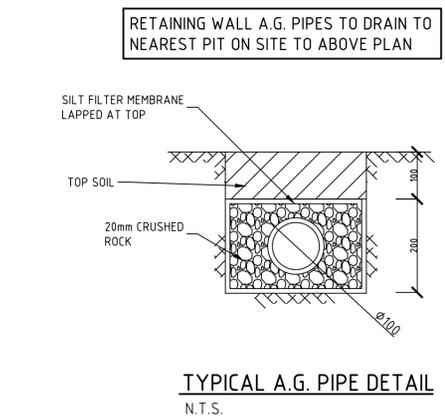
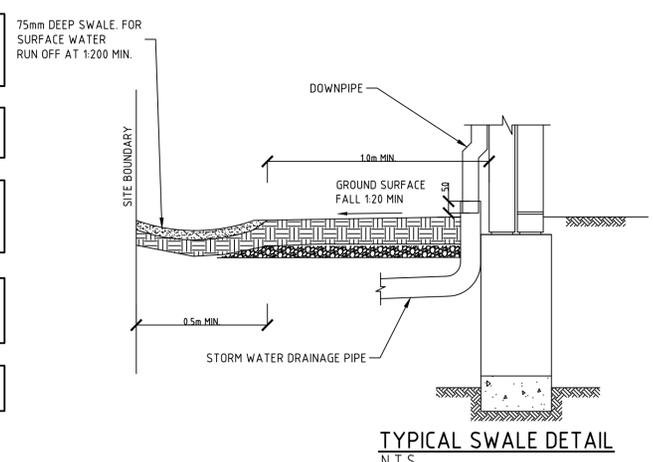


LEGEND

PL 0.00	PAVEMENT LEVEL
TOP 0.000	TOP OF PIT
INLET 0.000	INVERT LEVEL OF INLET PIPE
OUTLET 0.000	OUTLET INVERT LEVEL
FFL XX.XXX	FINISHED FLOOR LEVEL
---	EXISTING STORMWATER DRAIN
---	STORMWATER DRAIN (100Φ AT 1 IN 100)
[Symbol]	GRATED PIT
DP	DOWNPIPE (100Φ U.N.O.)
Slope	DIRECTION OF SURFACE RUNOFF 1:20 MIN
---	CHARGED STORMWATER LINE
○	INSPECTION OPENING
○	CAPPED RISER
---	SWALE DRAIN
Ag	SUBSOIL DRAINAGE



- PROVIDE INSPECTION OUTLET CAPPED RISERS EVERY MIN. 10m CTS. BETWEEN PITS
- ALL CONCRETE JOINTS ARE SAWCUT JOINTS TO DETAIL U.N.O.
- 100Φ OVERFLOW FROM WATER TANKS TO BE CONNECTED TO UNDERGROUND DRAINAGE SYSTEM (TYPICAL)
- WATER TANK STORAGE TO BE REUSED FOR TOILET FLUSHING AND IRRIGATION ONLY
- REFER TO ENDORSED PLAN FOR REMOVAL & PROTECTION OF TREES.



FOR CONSTRUCTION PENDING APPROVAL	01.09.21	R.J.
A FOR CONSTRUCTION	02.08.21	R.J.
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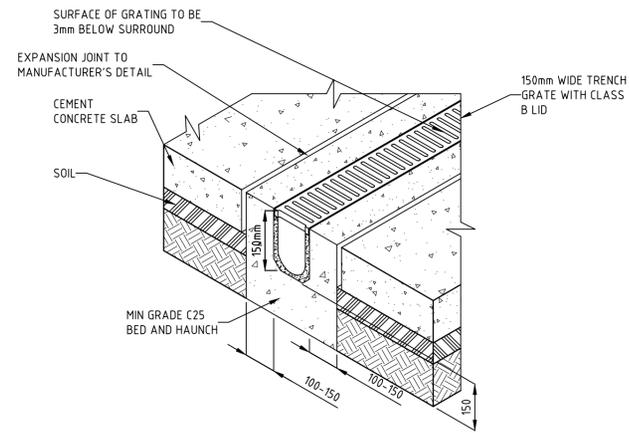
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Project: PROPOSED DEVELOPMENT
 LOT 7 NO. 45 WARRIEWOOD ROAD,
 WARRIEWOOD

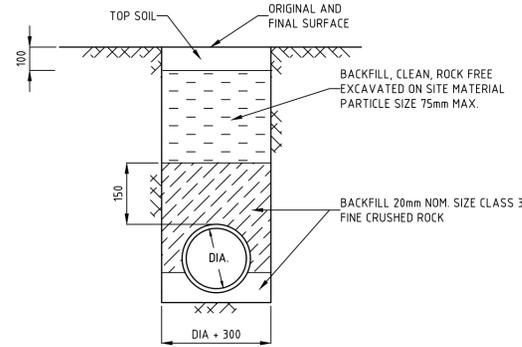
Drawing: STORMWATER HYDRAULIC MANAGEMENT PLAN

FOR CONSTRUCTION
PENDING APPROVAL

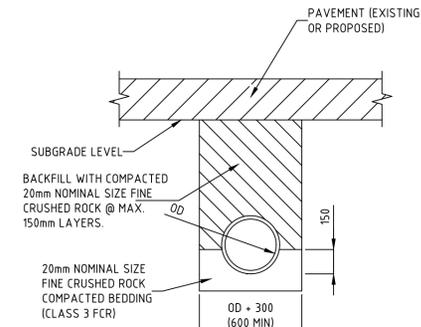
Date: AUG.2021	Engineer: P.F.	Drawn: P.Y
Scale @ A1: 1:100	Checked: R.J.	Sheets: 2 OF 3
Reference No. 159253	Drawing No. C02	Rev. B



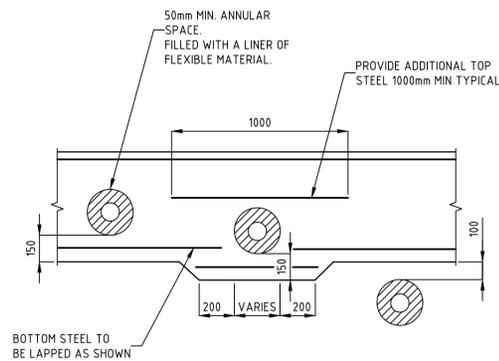
TYPICAL GRATED TRENCH INSTALLATION
NOT TO SCALE



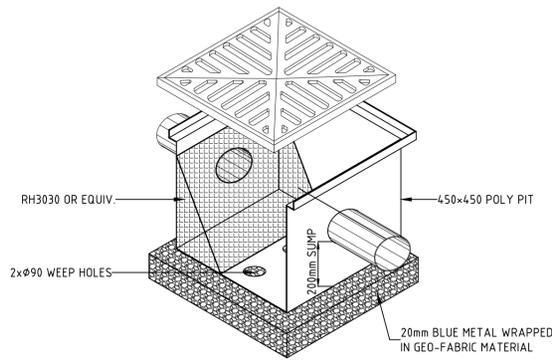
TRENCH CONDITIONS FOR DRAINAGE PIPE INSTALLATION (NOT UNDER PAVEMENTS)
NOT TO SCALE



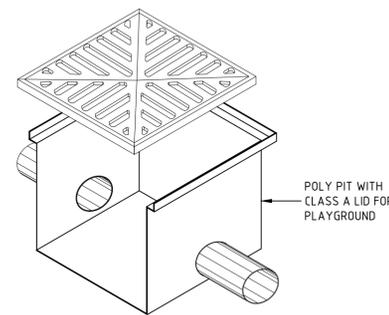
PIPE TRENCH UNDER PAVEMENT
NOT TO SCALE



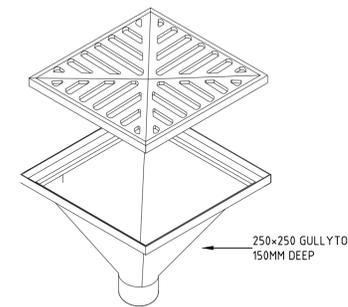
TYPICAL PIPE PENETRATION DETAIL
SCALE 1:20



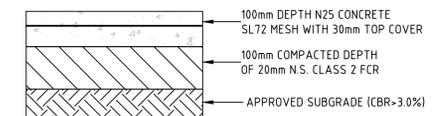
POLY PIT CLASS A COVER (EVERHARD OR SIMILAR) SILT ARRESTOR PIT
NOT TO SCALE



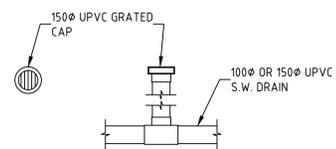
POLY PIT CLASS A COVER (EVERHARD OR APPROVED EQUIVALENT)
NOT TO SCALE (NO VEHICLE TRAFFIC ALLOWED)



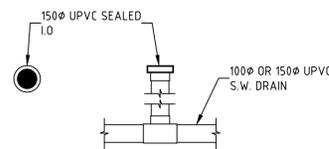
GULLYTOP CLASS A COVER (EVERHARD OR APPROVED EQUIVALENT)
NOT TO SCALE



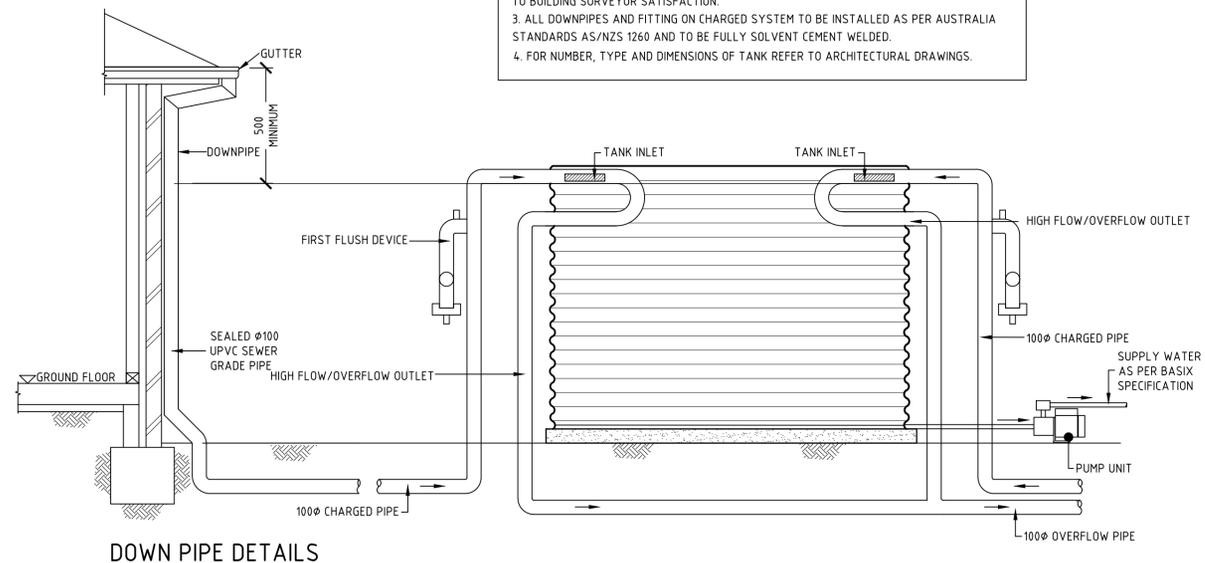
CONCRETE FOOTPATH PAVEMENT
NOT TO SCALE - PROVIDE 35mm DEEP SAWCUT FOR EVERY 1.5m SPACING AND CONSTRUCTION JOINT FOR EVERY NEW POUR REFER STRUCTURAL DRAWING FOR ISOLATION JOINT DETAILS



CAPPED RISER
NOT TO SCALE



SEALED INSPECTION OPENING DETAIL
NOT TO SCALE



DOWN PIPE DETAILS

- NOTES:**
1. THIS CHARGED SYSTEM DOES NOT PERMIT ANY SURFACE WATER TO BE DISCHARGING INTO.
 2. ALL PLUMBING/ DRAINAGE WORKS TO BE CONSTRUCTED AS PER RELEVANT AUTHORITIES OR TO BUILDING SURVEYOR SATISFACTION.
 3. ALL DOWNPIPES AND FITTING ON CHARGED SYSTEM TO BE INSTALLED AS PER AUSTRALIA STANDARDS AS/NZS 1260 AND TO BE FULLY SOLVENT CEMENT WELDED.
 4. FOR NUMBER, TYPE AND DIMENSIONS OF TANK REFER TO ARCHITECTURAL DRAWINGS.

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A	FOR CONSTRUCTION	02.08.21	R.J.

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Project:
**PROPOSED DEVELOPMENT
LOT 7 NO. 45 WARRIEWOOD ROAD,
WARRIEWOOD**

Drawing:
STORMWATER HYDRAULIC DETAILS

FOR CONSTRUCTION
PENDING APPROVAL

Date:	AUG.2021	Engineer:	P.F.	Drawn:	P.Y
Scale @ A1:	NTS	Checked:	R.J.	Sheets:	3 OF 3
Reference No.	159253	Drawing No.	C03	Rev.	B

ROOF TILE



BRISTILE YEOMAN SHINGLE
STORM GREY

GUTTER / FASCIA



BASALT SURFMIST

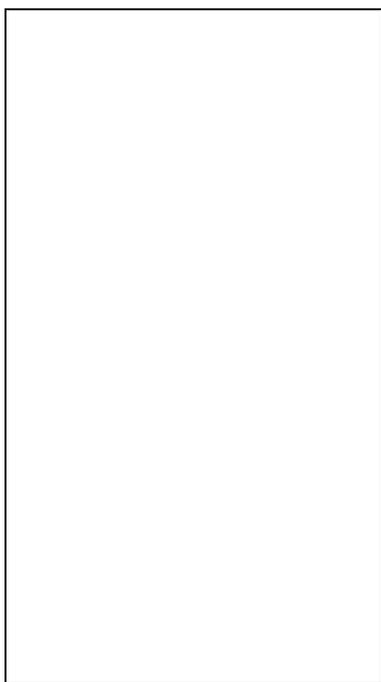
EAVES / LINING

DocuSigned by:
05-08-2021 | 1:54 PM EST
Simon James H...
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DocuSigned by:
05-08-2021 | 1:56 PM EST
Emma Hobbes
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DULUX LEXICON QUARTER

ALU FRAMES



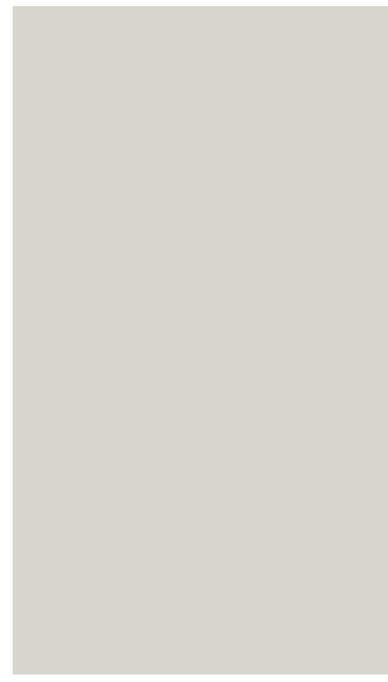
PEARL WHITE

RENDER



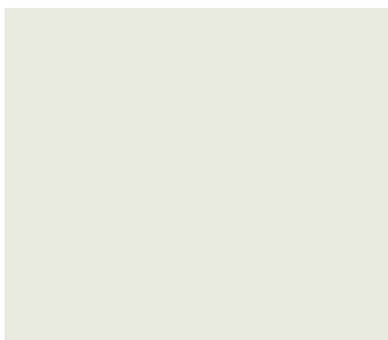
DULUX PAVING STONE

CLADDING



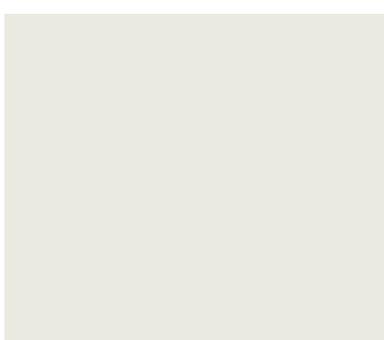
DULUX PIPE CLAY

GARAGE



COLOURBOND SURFMIST

MOULDINGS



DULUX COLOURBOND
SURFMIST

FRONT ENTRY DOOR



DULUX DOMINO

NOTE: COMPUTER-GENERATED COLOURS ARE INDICATIVE. Refer to supplier samples where available.