

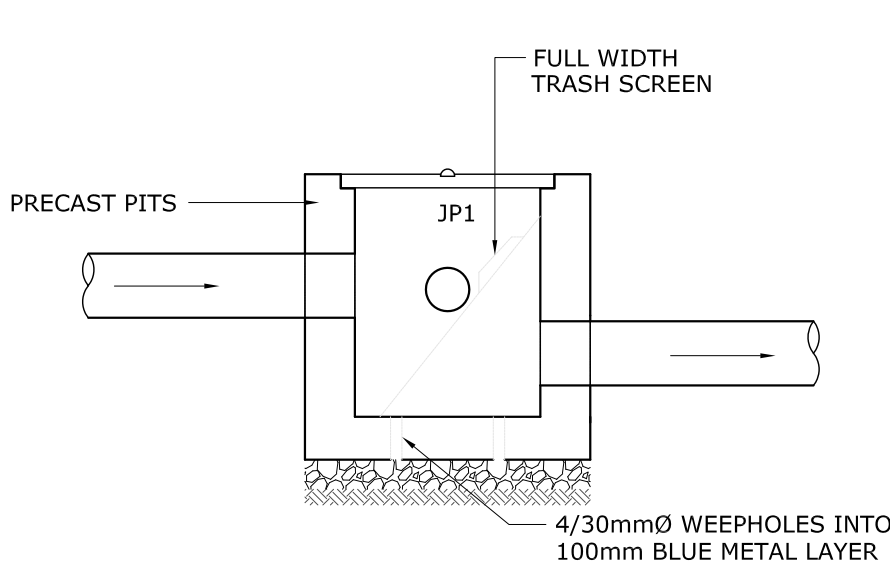
STORMWATER DRAINAGE PLAN

1:100



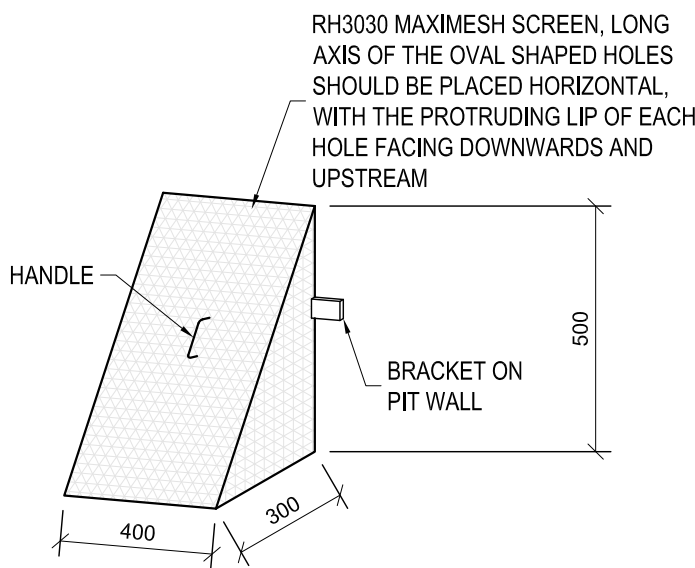
SUMMARY

SITE AREA = 517.4 m²
INCREASED IMPERVIOUS AREA = 49.4 m² < 50 m²
TOTAL EXISTING IMPERVIOUS AREA ≈ 136 m²
IMPERVIOUS AREA RATIO = 26.3% < 35%
ON-SITE DETENTION IS NOT RERQUIRED



SILT ARRESTOR PIT DETAIL

SCALE 1:100



STANDARD TRASH SCREEN

LEGEND

- PROPOSED FLOOR FOOTPRINT
- EXISTING ROOF
- PROPOSED ROOF
- PROPOSED 100Ø DOWN PIPE
- OVERLAND FLOW PATH
- ROOF FLOW PATH
- 100Ø SEWER GRADE PVC @ MIN. 1% FALL
- 100Ø SEWER GRADE PVC @ MIN. 1% FALL (REPLACE THE EXISTING PIPE)



STORMWATER LAYOUT NOTES

PITS UP TO 600mm DEEP TO BE 450x450 U.N.O.
PITS UP TO 900mm DEEP TO BE 600x600 U.N.O.
PITS UP TO 1200mm DEEP TO BE 900x900 U.N.O.

PITS TO BE PRECAST CONCRETE OR RENDERED BRICK WITH CONCRETE HEAVY DUTY GRATES. U.N.O. LIGHT DUTY PITS & GRATES MAY BE USED ONLY IN LIGHT/FOOT TRAFFICABLE AREAS.

U.N.O. ALL PITS TO BE BENCHED TO DISCHARGE PIPES (U.N.O. GALVANISED STEP IRONS TO ALL PITS EXCEEDING 900 DEPTH.)

- COVER & SUMO GRATES SHALL COMPLY WITH AS2733 & AS4198
- DOWNPIPES Ø=90mm IF CHARGED AND 100x50 BOX IF GRAVITY. U.N.O. DP's SHALL BE INSTALLED IN ACCORDANCE WITH AS3500.3.2.4,11 & AS4198. MAXIMUM ROOF AREA PER DOWNPIPE IS 30m² WITH A QUAD 115 HI-FRONT GUTTER U.N.O.
- PIPES TO HAVE 1% MINIMUM GRADE U.N.O. BY PIT INVERTS, PIPES TO BE V.C. CLASS "X" OR U.P.V.C. CLASS STORMWATER PIPE TO AS1254,1260,1273,1477,2179.2 AND WHERE EXPOSED TO DIRECT SUNLIGHT TO HAVE ADEQUATE PROTECTION TO U.V. RADIATION IN ACCORDANCE WITH AS2032. SEWER GRADE/GALVANISED PIPES TO BE USED WHERE COUNCIL POLICY OR CONSENT REQUIRE SUCH.
- GUTTER OUTLETS SHALL BE FITTED VERTICALLY TO THE SOLE OF THE EAVE GUTTERS. RAINHEADS TO HAVE AN OVERFLOW DUCT OR WEIR 50mm BELOW THEIR CREST.
- PROVIDE OVERFLOW SPITTERS TO ALL COVERED BALCONIES/TERRACES. NOT TO BE DIRECTED ON TO ROOF SURFACES.
- RIISING MAINS (PRESSURE PIPE) TO BE IN ACCORDANCE WITH AS3500.1.2.
- SUBSOIL DRAINS TO BE IN ACCORDANCE WITH AS2439.1 CLASS 100 TO BE USED ONLY IN SINGLE DWELLINGS.
- ALL PIPE JOINTS TO BE IN ACCORDANCE WITH AS3500.3.2:2.7
- ALL VALVES TO BE IN ACCORDANCE WITH AS3500.3.2
- EXPANSION JOINTS AND ACCESSORIES TO COMPLY WITH AS2179.2 & AS4198.
- ALL TRENCHES TO BE IN ACCORDANCE WITH AS3500.3.2.7.2.8-14, EMBEDMENT MATERIAL & TRENCH FILL TO ALL PIPES & SUBSOIL DRAINS TO BE IN ACCORDANCE WITH AS3500.3.2.7, ALL WORKS TO BE IN ACCORDANCE WITH AS1254,1741,2032,2733,2865,3996,1260,1477,2179.1 & 2.2566, 6367,8301, ARR97 & BCA
- IT IS THE BUILDER'S RESPONSIBILITY TO CONFIRM THAT LEVELS AND SURVEYS ARE IN ACCORDANCE WITH LEVELS ON SITE AND ARE APPROVED BY COUNCIL & THE ARCHITECT BEFORE COMMENCING WORK.
- NO SEWER VENTS, GULLY PITS OR SIMILAR TO BE LOCATED BELOW THE MAXIMUM WATER SURFACE LEVEL IN DETENTION BASINS. ALL BASIN WALLS TO BE WATERTIGHT & STRUCTURALLY DESIGNED BY A STRUCTURAL ENGINEER.
- ALL FENCES WHICH MAY DIVERT FLOW FROM PROPOSED DIRECTION TO BE RAISED 100mm.
- BUILDER TO ENSURE ALL DRAINAGE AREAS INCLUDING EXPOSED BALCONIES TO HAVE OVERFLOW MECHANISM IN PLACE IN THE EVENT OF BLOCKAGE WITH ADEQUATE OVERFLOW SECTION THROUGH PLANTERS, PARAPETS ETC.
- ALL EXTERIOR FINISHED GROUND LEVEL TO BE SLOPING AWAY FROM PERIMETER WALLS IN ALL CASES.
- ALL HEADROOM CLEARANCES TO BE COORDINATED BETWEEN THE BUILDER & THE ARCHITECT. NOTIFY ENGINEER FOR APPROVAL IF ANY CHANGES ARE TO OCCUR.
- ALL GULLY POSITIONS ARE DIAGRAMMATIC ONLY - BUILDER SHOULD CONSULT ARCHITECTURALS FOR DIMENSIONS TO LOCATE STORMWATER ELEMENTS U.N.O.
- FIRE RATING TO ARCHITECT'S SPECIFICATIONS.
- ALL FINISHED FLOOR LEVELS ARE NOMINATED BY ARCHITECT.
- ALL SITE SAFTEY MEASURES AND WORK METHOD STATEMENTS PREPARED BY BUILDER/SUB-CONTRACTORS ARE TO BE IMPLEMENTED DURING CONSTRUCTION. NO WORK IS TO COMMENCE UNTIL ALL WORKERS CARRY OUT SITE INDUCTION, PREPARED AND CARRIED OUT BY BUILDER. ANY HAZARD IDENTIFICATION TO BE REPORTED IMMEDIATELY TO SITE SUPERVISOR TO CARRY OUT NECESSARY PROCEDURES TO ELIMINATE HAZARD, PRIOR TO PROCEEDING WITH WORK. STRUCTURAL AND GEOTECHNICAL ADVICE SHOULD BE SOUGHT IN ALL CASES. CONFINED SPACES SIGNAGE TO BE INSTALLED IN ACCESSIBLE UNDERGROUND TANKS TO WORK COVER SPECIFICATIONS. ALL PITS EXCEEDING 600mm DEPTH TO HAVE "J" BOLTS INSTALLED TO GRATES.
- MAINTENANCE DEVICES REQUIRED BY AUTHORITIES ARE NOT TO BE ASSUMED SHOWN ON DRAWINGS.
- EARTH MOUNDING SHOWN AS TEMPORARY MEASURE UNTIL LANDSCAPING COMPLETED TO DIRECT FLOWS AS SHOWN.

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Rev.	Description	By.	App.	Date
A	ISSUED FOR D.A.	J.J.	M.A.	10.11.2020

HYTEN
ENGINEERING
STRUCTURAL | STORMWATER | GLASS ENGINEERING
0413 863 363 michael@hyten.com.au www.hyten.com.au

Client	SCOTT MORT
Project	68 KIRKWOOD STREET, SEAFORTH

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ISSUED FOR	DEVELOPMENT APPLICATION	Project Number	20 H 574	Drawing Number	SW 01

