



GROUND FLOOR PLAN
SCALE 1:100

LEGEND

- PROPOSED STORMWATER
- EX. DP EXISTING GUTTER DOWNPIPE
- SURFACE FLOW ARROWS
- DESIGN SURFACE LEVEL
- EXISTING SURFACE LEVEL
- EXISTING UNALTERED ROOF AREA
- TREES TO BE RETAINED

PIPES NOTE:
Ø65 PVC @ MIN 1.0%
Ø90 PVC @ MIN 1.0%
Ø100 PVC @ MIN 1.0%
Ø150 PVC @ MIN 1.0%
Ø225 PVC @ MIN 0.5%
Ø300 PVC @ MIN 0.4%
UNLESS NOTED OTHERWISE

GENERAL NOTES

- ALL LINES ARE TO BE Ø90 uPVC 1.0% GRADE UNLESS NOTED OTHERWISE. CHARGED LINES TO BE SEWERGRADE & SEALED.
- EXISTING SERVICES LOCATIONS SHOWN INDICATIVE ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE & LEVEL ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY EARTHWORKS.
- ALL PIPES TO HAVE MIN 150mm COVER IF LOCATED WITHIN PROPERTY.
- ALL PITS IN DRIVEWAYS TO BE 450x450 CONCRETE AND ALL PITS IN LANDSCAPED AREAS TO BE 450x450 PLASTIC.
- PITS LESS THAN 600mm DEEP MAY BE BRICK, PRECAST OR CONCRETE.
- ALL BALCONIES AND ROOFS TO BE DRAINED AND TO HAVE SAFETY OVERFLOWS IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS.
- ALL EXTERNAL SLABS TO BE WATERPROOFED.
- ALL GRATES TO HAVE CHILD PROOF LOCKS.
- ALL DRAINAGE WORKS TO AVOID TREE ROOTS.
- ALL DPs TO HAVE LEAF GUARDS.
- ALL EXISTING LEVELS TO BE CONFIRMED BY BUILDER PRIOR TO CONSTRUCTION.
- ALL WORK WITHIN COUNCIL RESERVE TO BE INSPECTED BY COUNCIL PRIOR TO CONSTRUCTION.
- COUNCIL'S ISSUED FOOTWAY DESIGN LEVELS TO BE INCORPORATED INTO THE FINISHED LEVELS ONCE ISSUED BY COUNCIL.
- ALL WORK SHALL BE IN ACCORDANCE WITH B.C.A. AND A.S.3500.3.
- REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR LANDSCAPING.
- CARE TO BE TAKEN AROUND EXISTING SEWER. STRUCTURAL ADVICE IS REQUIRED FOR SEWER PROTECTION AGAINST ADDITIONAL LOADING FROM NEW PITS, PIPES, RETAINING WALLS AND OSD BASIN WATER LEVELS.
- ALL PIPES IN BALCONIES TO BE Ø65 uPVC CAST IN CONCRETE SLAB. CONTRACTOR TO PROVIDE A BREAK / OPEN VOID IN RAIL / BALLUSTRADE FOR STORMWATER EMERGENCY OVERFLOW. ALL ENCLOSED AREAS/PLANTER BOXES TO BE FITTED WITH FLOOR WASTES & DRAINED TO OSD DOWNPIPES TO BE CHECKED BY ARCHITECT & PLUMBER PRIOR TO CONSTRUCTION.

B	ISSUE FOR CONSTRUCTION CERTIFICATE	23/03/2020	EHZ	JSF
A	ISSUE FOR DEVELOPMENT APPLICATION	29/11/2019	EHZ	JSF
Issue	Description	Date	Design	Checked
10mm at full size				

Certification By Dr. Anthony Hasham (NPER)

Architect
David Katon Studio
6 High View Road,
Pretty Beach
NSW 2257
MOBILE : 0422271398
OFFICE : 0243601051

Client
Mr. Victor Comino
Council
Northern Beaches City Council

Scale
0 2 4 6 m
SCALE 1:100 @ A1

AUSTRALIAN CONSULTING ENGINEERS.
PTY LTD - A.C.N. 084 059 941
60/1 2A COOKS AVENUE - CANBERRA NSW 2193
PH: (02) 9763 1500 FX: (02) 9763 1515
EMAIL: info@aceng.com.au

Project
**22 OCEAN ROAD, PALM BEACH
PROPOSED ADDITIONS & ALTERATIONS
STORMWATER MANAGEMENT PLANS
CONSTRUCTION CERTIFICATE**

Drawing Title
STORMWATER LAYOUT PLAN
Scale 1:100 Project No. 190861 Dwg. No. 101 Issue B