

GENERAL NOTES

1. FINAL LOCATION OF NEW DOWNPIPES TO BE DETERMINED BY BUILDER/ARCHITECT AT TIME OF CONSTRUCTION.
2. THESE DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS DRAWINGS. ANY DISCREPANCIES TO BE REFERRED TO THE ENGINEER BEFORE PROCEEDING WITH WORK.
3. ALL MATERIALS AND WORKMANSHIP TO BE IN ACCORDANCE WITH AS/NZS 3500.3:2003 STORMWATER DRAINAGE, BCA AND LOCAL COUNCIL POLICY/CONSENT/REQUIREMENTS.
4. ALL DIMENSIONS AND LEVELS TO BE VERIFIED BY BUILDER ON-SITE PRIOR TO COMMENCEMENT OF WORKS. THESE DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONS NOR TO BE USED FOR SETOUT PURPOSES.
5. ALL SURVEY INFORMATION AND PROPOSED BUILDING AND FINISHED SURFACE LEVELS SHOWN IN THESE DRAWINGS ARE BASED ON LEVELS OBTAINED FROM DRAWINGS BY OTHERS.
6. THESE DRAWINGS DEPICT THE DESIGN OF SURFACE STORMWATER RUNOFF DRAINAGE SYSTEMS ONLY AND DO NOT DEPICT ROOF DRAINAGE OR SUBSOIL DRAINAGE SYSTEMS UNLESS NOTED OTHERWISE. THE DESIGN OF ROOF AND SUBSOIL DRAINAGE SYSTEMS IS THE RESPONSIBILITY OF OTHERS.
7. ALL STORMWATER DRAINAGE PIPES ARE TO BE 100mm DIAMETER UPVC AT MINIMUM 1% GRADE UNLESS NOTED OTHERWISE.
8. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE AND LEVEL ALL EXISTING SERVICES OR OTHER STRUCTURES WHICH MAY AFFECT BE AFFECTED BY THIS DESIGN PRIOR TO COMMENCEMENT OF WORKS.
9. ALL PITS WITHIN DRIVEWAYS TO BE 150mm THICK CONCRETE OR EQUAL.

NOTES:

1. THIS DRAWING TO BE READ IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS PREPARED BY GWN DRAFTING.
2. NEW ROOF GUTTERS TO HAVE OVERFLOW PROVISION IN ACCORDANCE WITH AS 3500.3:2003 AND SECTIONS 3.5.3, 3.7.5 AND APPENDIX G OF AS 3500.3:2003.
3. THIS PLAN MANAGES STORMWATER RUNOFF DERIVED FROM ROOF AND DRIVEWAY SURFACES ONLY AS SHOWN ON ARCHITECTURAL DRAWINGS. ANY OTHER SURFACE RUNOFF WATER TO BE MANAGED BY SEPARATE SYSTEM BY OWNER IN ACCORDANCE WITH AS 3500.3 AND BCA PART 3.1.2.
4. STORMWATER RUNOFF FROM THE SITE'S EXISTING BUILDING'S ROOF IS TO REMAIN THE STATUS QUO.

PITWATER DETENTION (OSD) CALCULATIONS:

RELEVANT DESIGN CODE: PITWATER DCP PART B5.7: ON-SITE STORMWATER DETENTION

SITE AREA = 667.40m²

PRE-DEVT HARD SURFACE = 297.90m² (REFER ARCH. DRAWING REF: 3001/08).

POST-DEVT HARD SURFACE = 317.70m² (REFER ARCH. DRAWING REF: 3001/08).

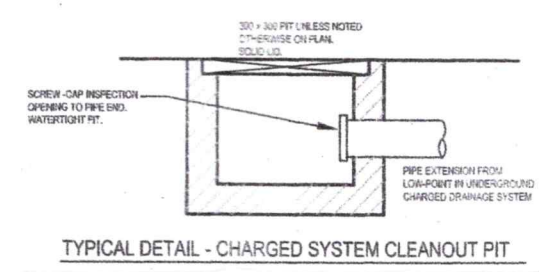
INCREASE HARD SURFACE = 19.80m² LESS THAN 50.00m².

THEREFORE, OSD NOT REQUIRED (TABLE PART B5.7)

MINIMUM PIPE COVER
(FROM FINISHED SURFACE TO TOP OF PIPE)

LOCATION	MINIMUM COVER (mm)	
	CAST/DUCTILE IRON OR GALV STEEL	OTHER AUTHORISED PRODUCTS (*)
1. NOT SUBJECT TO VEHICULAR LOADING:		
A. WITHOUT PAVEMENT:		
I. FOR SINGLE DWELLINGS -	0	100
II. OTHER THAN SINGLE DWELLINGS -	0	200
B. WITH PAVEMENT OF BRICK/PAVED OR FORCED CONCRETE -	0 (1)	50 (1)
2. SUBJECT TO VEHICULAR LOADING:		
A. OTHER THAN ROADS:		
I. WITHOUT PAVEMENT -	300	450
II. WITH PAVEMENT OF:		
- ASPHALT, CONC. FOR HEAVY VEHICLES -	0 (1) (2)	100 (1) (2)
- BRICK/PAVED, CONC LIGHT VEHICLES -	0 (1) (2)	75 (1) (2)
B. ROADS:		
I. SEALED	300	500 (3)
II. UNSEALED	300	500 (3)
3. SUBJECT TO CONSTRUCTION VEHICLES OR IN EMBANKMENT CONDITIONS	250	300 (3)

(*) INCLUDES OVERLAY ABOVE THE TOP OF THE PIPE OF NOT LESS THAN 50mm THICK
(1) BELOW THE UNDERSIDE OF THE PAVEMENT
(2) SUBJECT TO COMPLIANCE WITH AS/NZS 4503.1, AS/NZS 2569.1, AS/NZS 3500.3 OR AS 4080



STORMWATER MANAGEMENT PLAN