

STORMWATER MANAGEMENT PLAN

5 BARRABOOKA STREET CLONTARF

NOTES:

- ALL PROPOSED PITS TO BE 450 x 450 CAST IN-SITU OR PRECAST PITS UNLESS SHOWN OTHERWISE.
- ALL CHARGED LINE PIPES TO BE 100Ø uPVC SEWER CLASS UNLESS SHOWN OTHERWISE
- ALL DOWNPIPES TO BE 90Ø uPVC OR 100 x 50 UNLESS OTHERWISE SHOWN
- ALL NON-PRESSURE STORMWATER PIPES TO BE 100Ø uPVC UNLESS SHOWN OTHERWISE
- ALL GRATED DRAINS TO BE MINIMUM 150 WIDE GALVANIZED HEAVY DUTY GRATES.
- ALL NON-TRAFFICABLE PITS TO BE LIGHT DUTY. PITS IN TRAFFICABLE AREAS TO BE HEAVY DUTY.
- ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH COUNCILS SPECIFICATIONS.
- ALL PITS GREATER THAN 1.2m DEPTH SHALL INCLUDE STEP IRONS AND HAVE MINIMUM CLEAR DIMENSIONS OF 600 x 600.
- ALL PITS ARE TO BE BENCHED TO ALLOW SMOOTH FLOW OF WATER THROUGH PITS
- ALL DOWNPIPES SHALL CONFORM TO AS/NZS 1866 FOR ALUMINIUM PIPES AND AS 1254, AS/NZS 1260, AS 1273, AS/NZS 1477, AS/NZS 2179.2 AND AS 2032 FOR uPVC PIPES.
- ALL BOX GUTTERS SHALL COMPLY WITH AS/NZS 2179.1
- ALL BOX GUTTERS SHALL BE CONSTRUCTED WITH A MINIMUM 1:200 GRADE TO SUMP/DOWNPIPES
- ALL DRAINAGE WORKS SHALL BE IN ACCORDANCE WITH AS 3500.3.2

DOWNPIPE TYPE	CROSS SECTION AREA MIN. (mm ²)	DOWNPIPE SIZES	
		ROUND	RECTANGULAR
90	8600	90Ø	-
100	11000	100Ø	-
125	12900	125Ø	-
150	24700	150Ø	-
1050	8600	-	100 X 50
1075	12900	-	100 X 75
1010	17100	-	100 x 100
1210	21500	-	125 x 100
1515	24700	-	150 x 150



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SHEET INDEX:

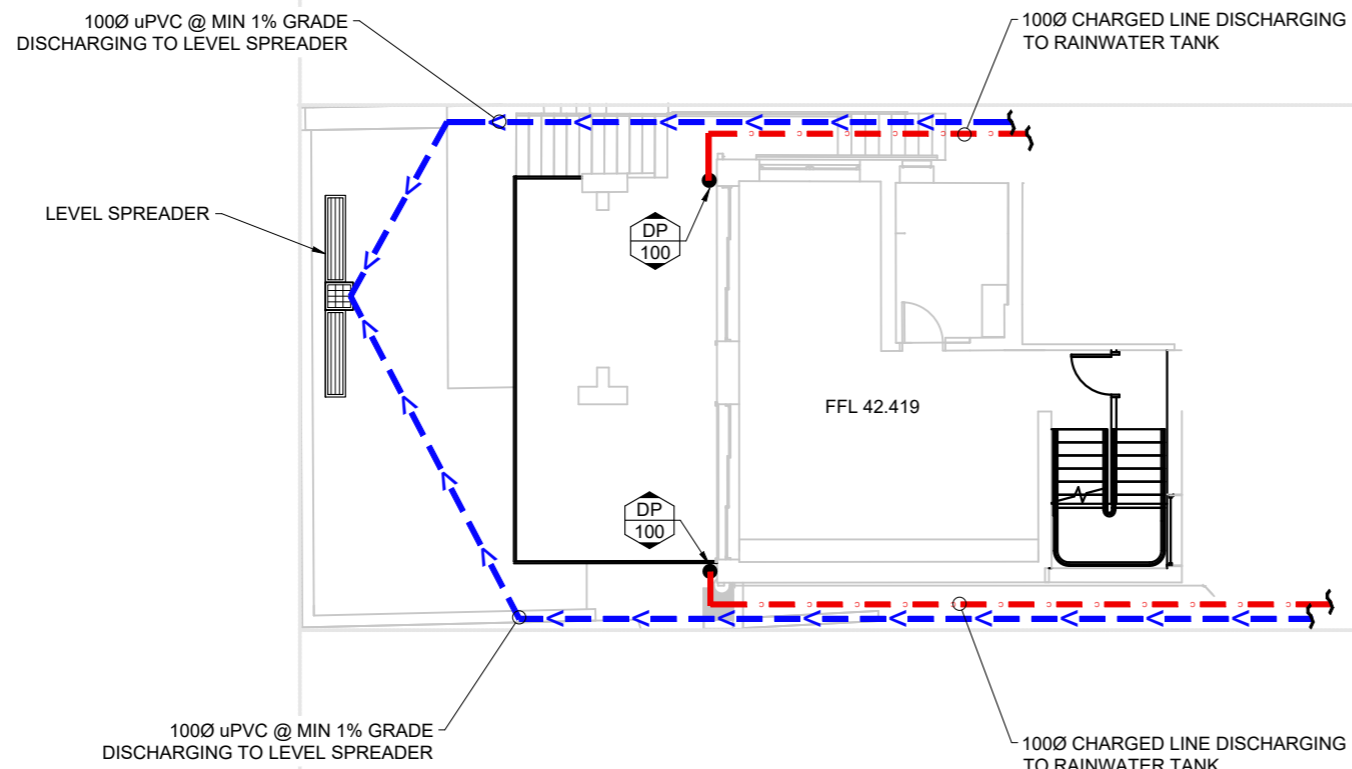
SHEET No.	TITLE	AMMENDMENT No.
1	INDEX SHEET	0
2	STORMWATER DETAIL PLAN	0
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LEGEND

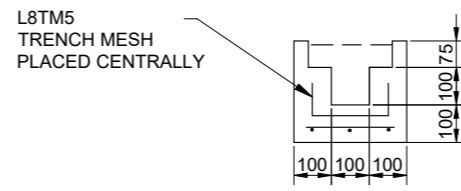
- ⇒ FLOWPATH
- ⊙ FLOOR WASTE
- FS-1 FLOW SPREADER AND DOWNPIPE TYPE 1
- ▣ PROPOSED GRATED PIT
- ▣ PROPOSED SEALED WATER TIGHT PIT
- RH RAINHEAD
- Bu SUMP OVERFLOW
- PROPOSED STORMWATER PIPE - GRAVITY
- PROPOSED V-DRAIN
- C PROPOSED STORMWATER PIPE - CHARGED
- RM PROPOSED RISING MAIN (PRESSURE PIPE)
- SS PROPOSED SUBSOIL DRAIN
- PROPOSED BUILDING
- PROPOSED CONTOURS
- DR PROPOSED BASEMENT CHANNEL
- DP 100 NEW DOWNPIPE - 100Ø
- EDP 100 EXISTING DOWNPIPE - 100Ø
- IL 0.00 PIT/PIPE INVERT LEVEL
- TK 0.00 TOP OF KERB LEVEL
- ▣ GRATED DRAIN
- + 00.00 EXISTING SURFACE LEVEL
- + 00.00 PROPOSED SURFACE LEVEL
- o IP SEALED INSPECTION OPENING
- ▣ HIP ROOF
- ▣ FLAT ROOF
- ▣ TERRACE/BALCONY
- ▣ BASIX ROOF AREA DRAINING TO RAINWATER TANK
- ▣ AREA BYPASSING ON-SITE DETENTION TANK

FOR DA APPROVAL

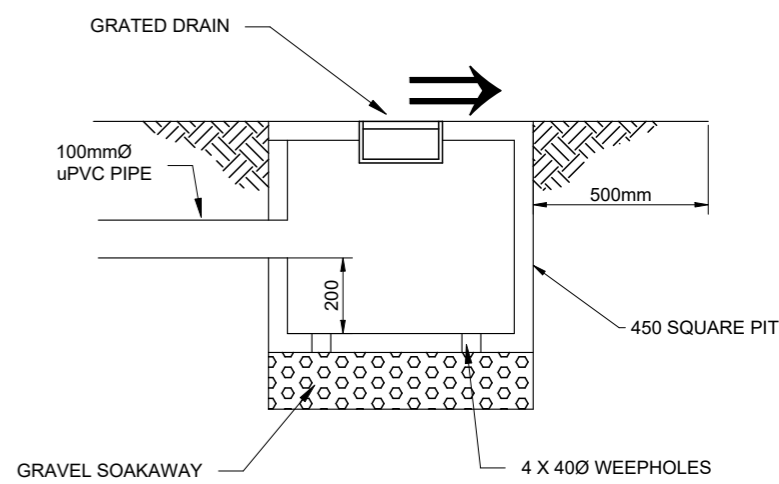
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CONSULTANT	No.	AMMENDMENT	DATE	No.	AMMENDMENT	DATE					CHECKED: C.K.		DATUM: AHD	
DO NOT SCALE											JOB & DRAWING No:	242407	No. IN SET: 1 OF 12	ISSUE: 0



BASEMENT PLAN
SCALE: 1:150



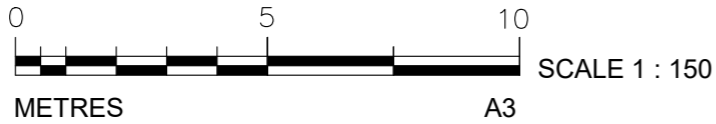
GRATED DRAIN SECTION DETAIL
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LEVEL SPREADER SECTION DETAIL
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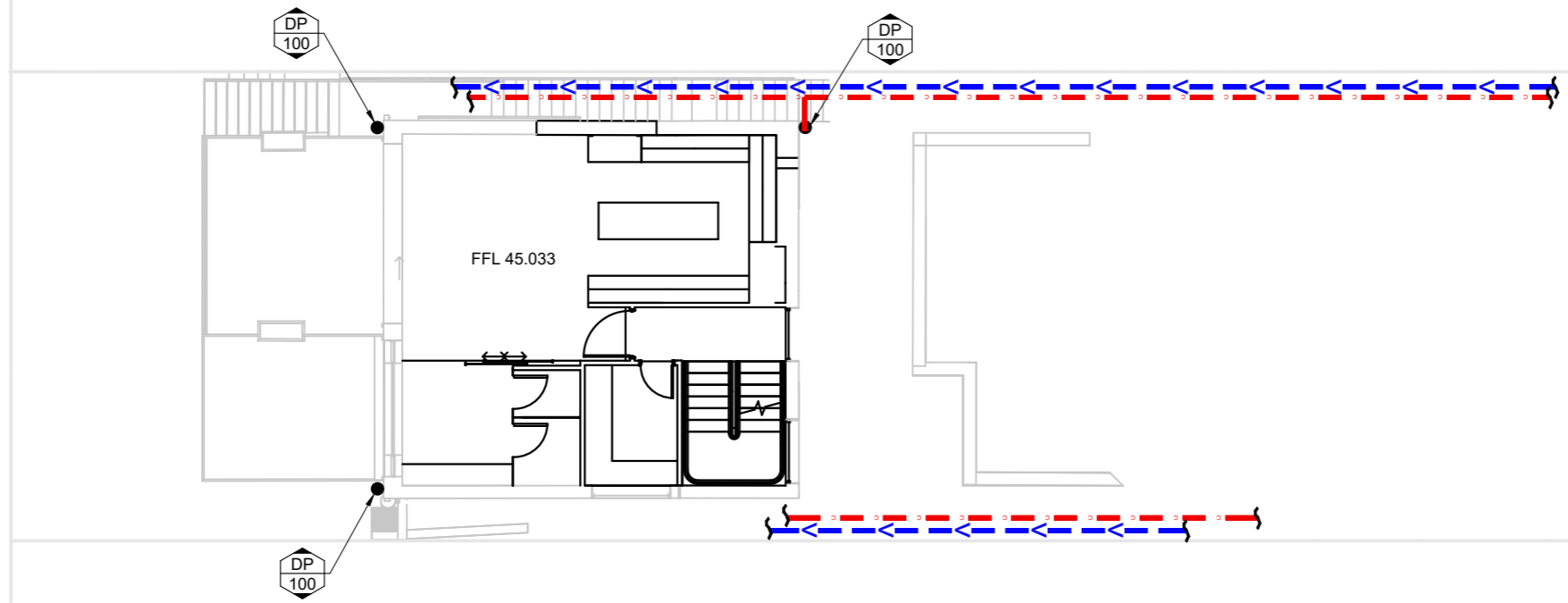


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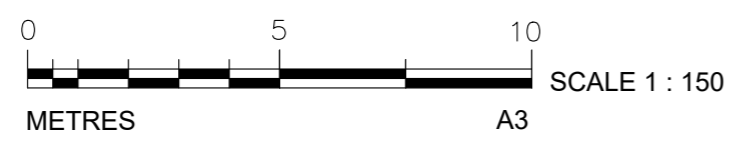
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LOWER GROUND FLOOR PLAN
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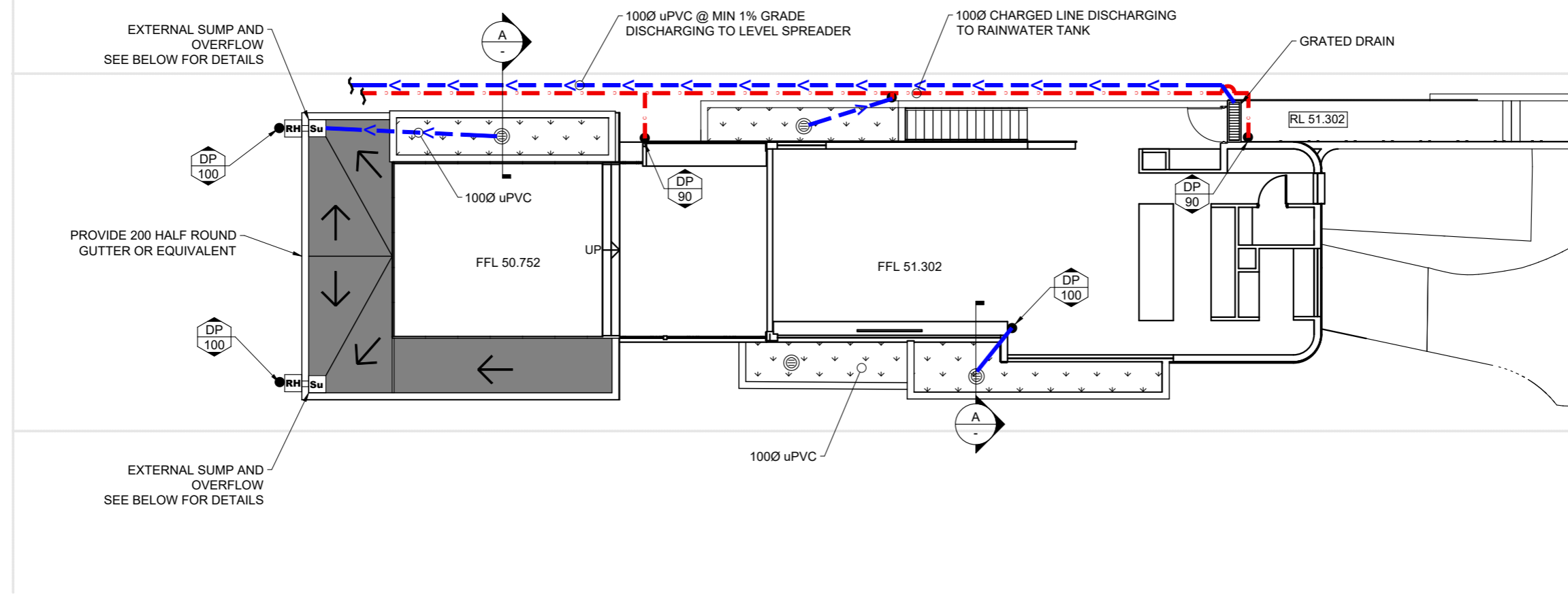


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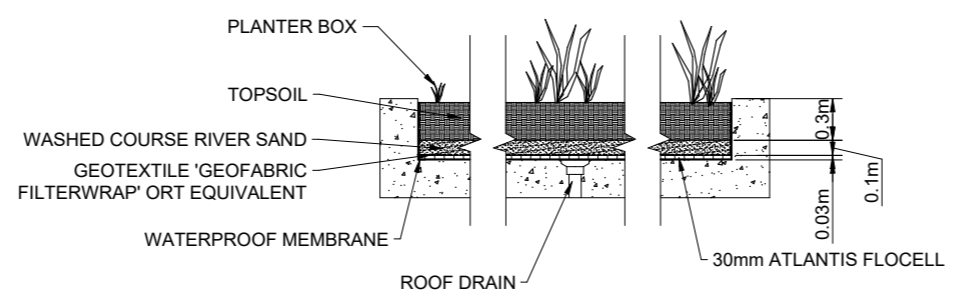


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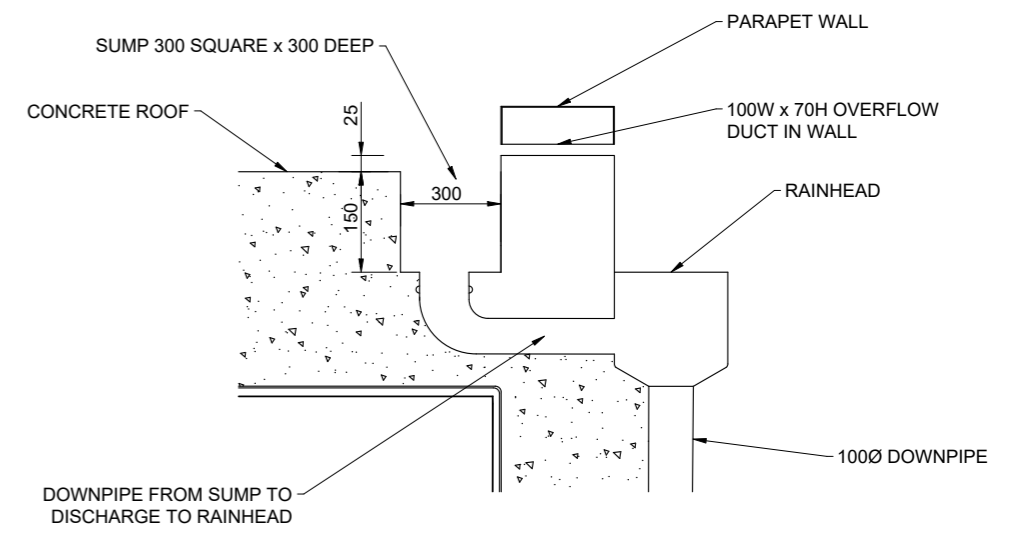
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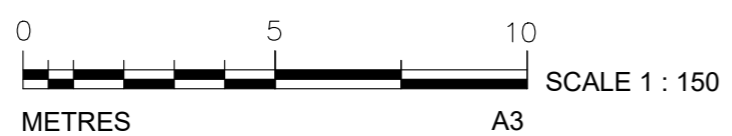
LEVEL 1 FLOOR PLAN
SCALE: 1:150



PLANTER BOX TYPICAL DETAIL
SCALE: 1:50



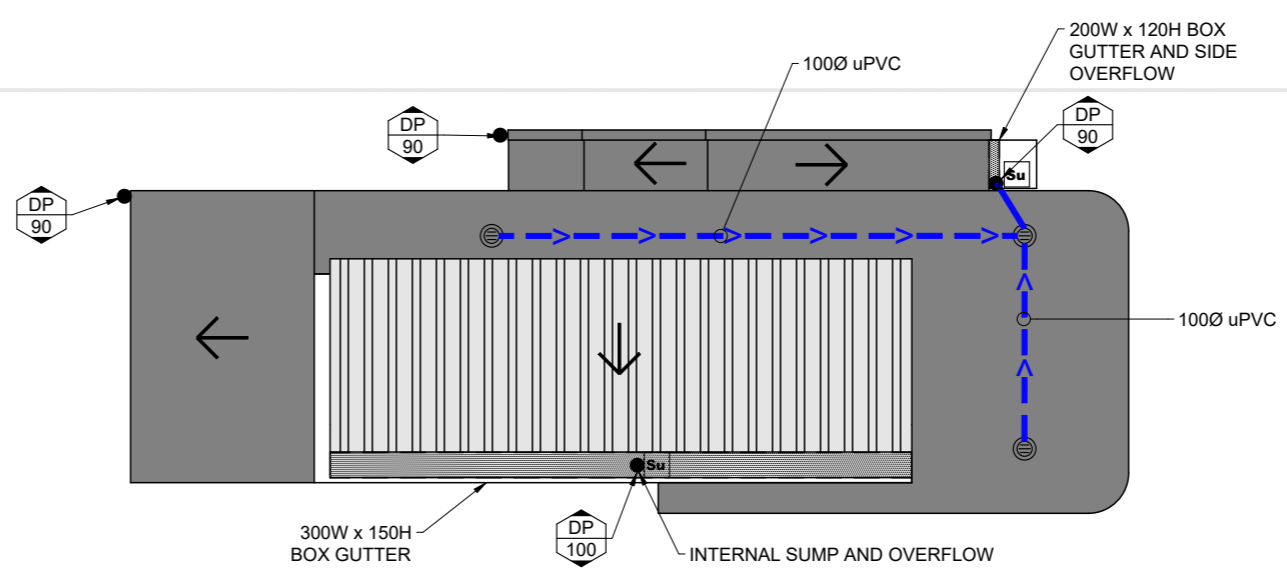
EXTERNAL SUMP AND OVERFLOW DETAIL
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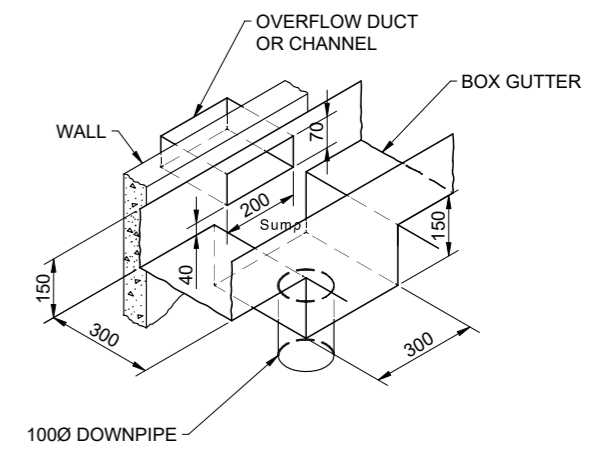
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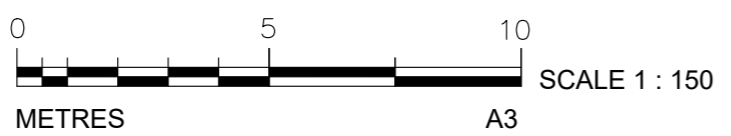
ROOF PLAN
SCALE: 1:150



SUMP SIDE OVERFLOW ISOMETRIC
SCALE: N.T.S.

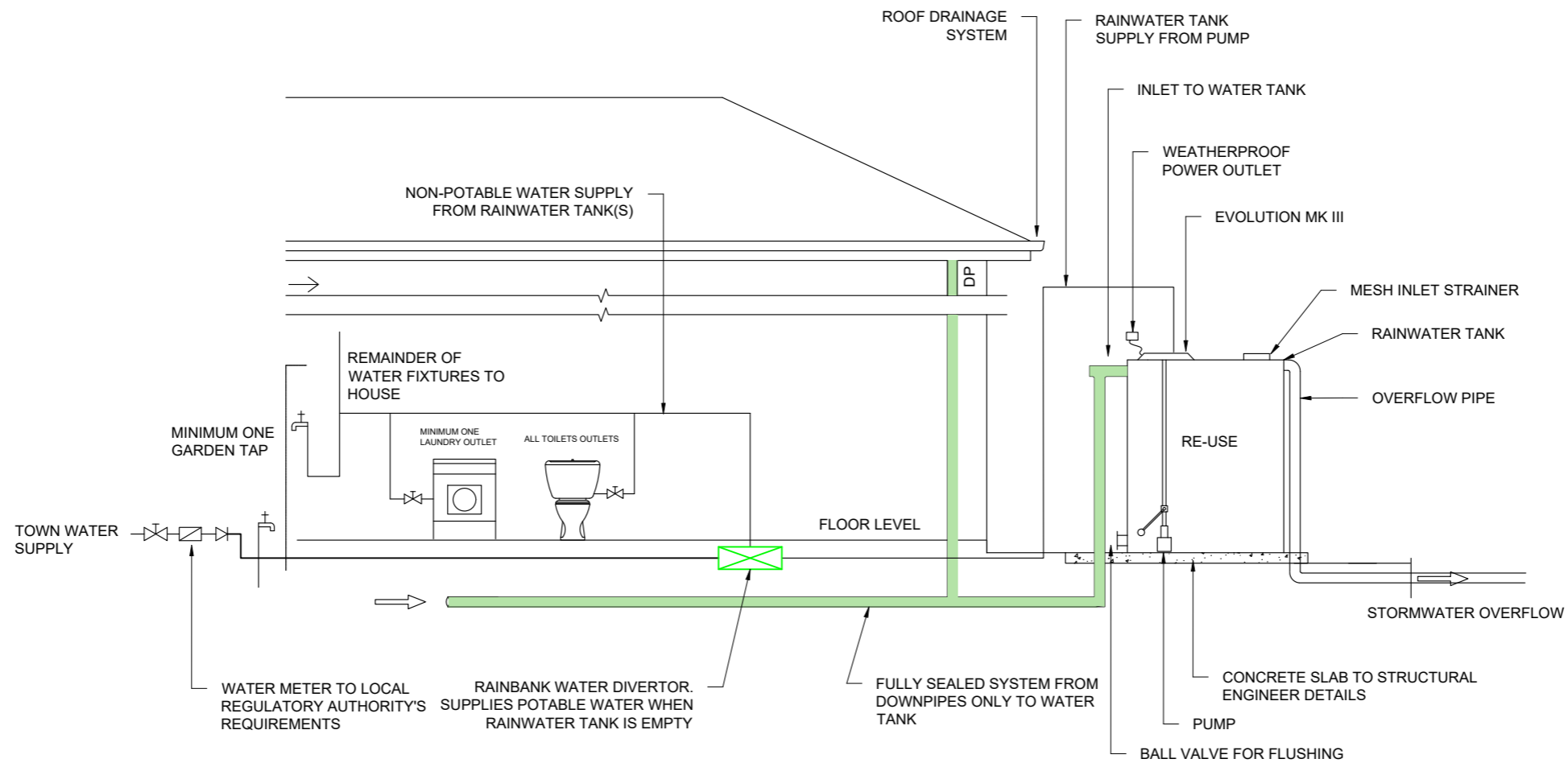


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										JOB & DRAWING No:	242407	No. IN SET: 6 OF 12	ISSUE: 0



TYPICAL RAINWATER TANK SYSTEM
SCALE: N.T.S

RAINWATER TANK NOTES

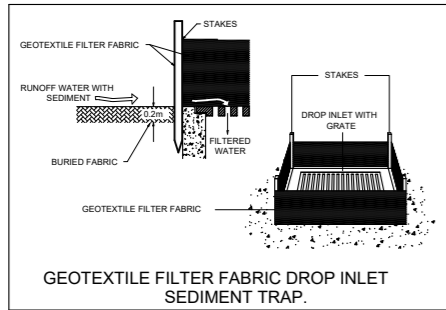
RAINWATER TANKS ARE TO BE:
ERECTED ON A SELF-SUPPORTING BASE IN THE APPROVED LOCATION ON THE PROPERTY IN ACCORDANCE WITH THE STAMPED-APPROVED SITE PLANS FOR THE DEVELOPMENT,
STRUCTURALLY SOUND AND CONSTRUCTED IN ACCORDANCE WITH AS/NZS 3500 1.2- 1998: NATIONAL PLUMBING AND DRAINAGE - WATER SUPPLY - ACCEPTABLE SOLUTIONS,
FULLY ENCLOSED AND ALL OPENINGS SEALED TO PREVENT ACCESS BY MOSQUITOES,
FITTED WITH A FIRST FLUSH DEVICE,
FITTED WITH A TRICKLE SYSTEM TO TOP UP FROM MAINS WATER, PROVIDED WITH AN AIR GAP, AND
INSTALLED BY A LICENSED PLUMBER IN ACCORDANCE WITH SYDNEY WATER'S "PLUMBING REQUIREMENTS INFORMATION FOR RAINWATER TANK SUPPLIERS AND PLUMBERS APRIL 2003" AND THE NSW CODE OF PRACTICE: PLUMBING AND DRAINAGE.



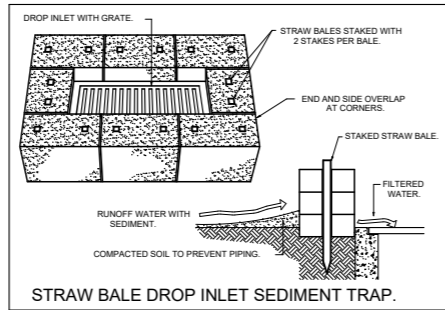
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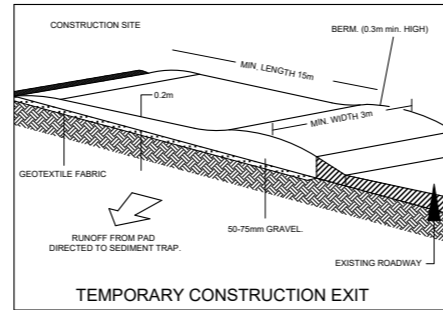
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ARCHITECT SQUILLACE									PROJECT: 5 BARRABOOKA STREET, CLONTARF		DESIGNED: C.K.		SCALE: AS SHOWN	
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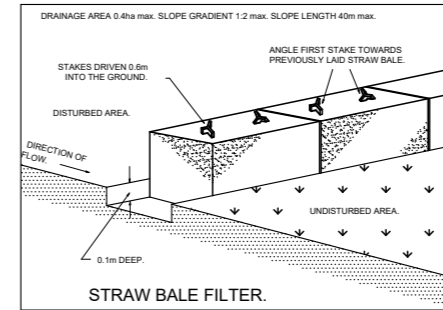
DETAIL 1



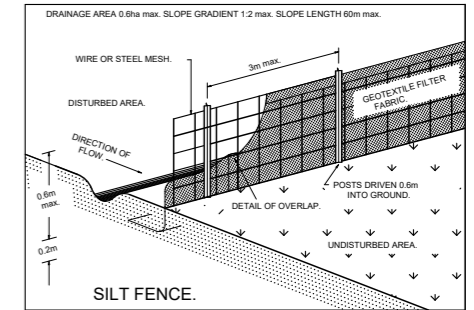
DETAIL 2



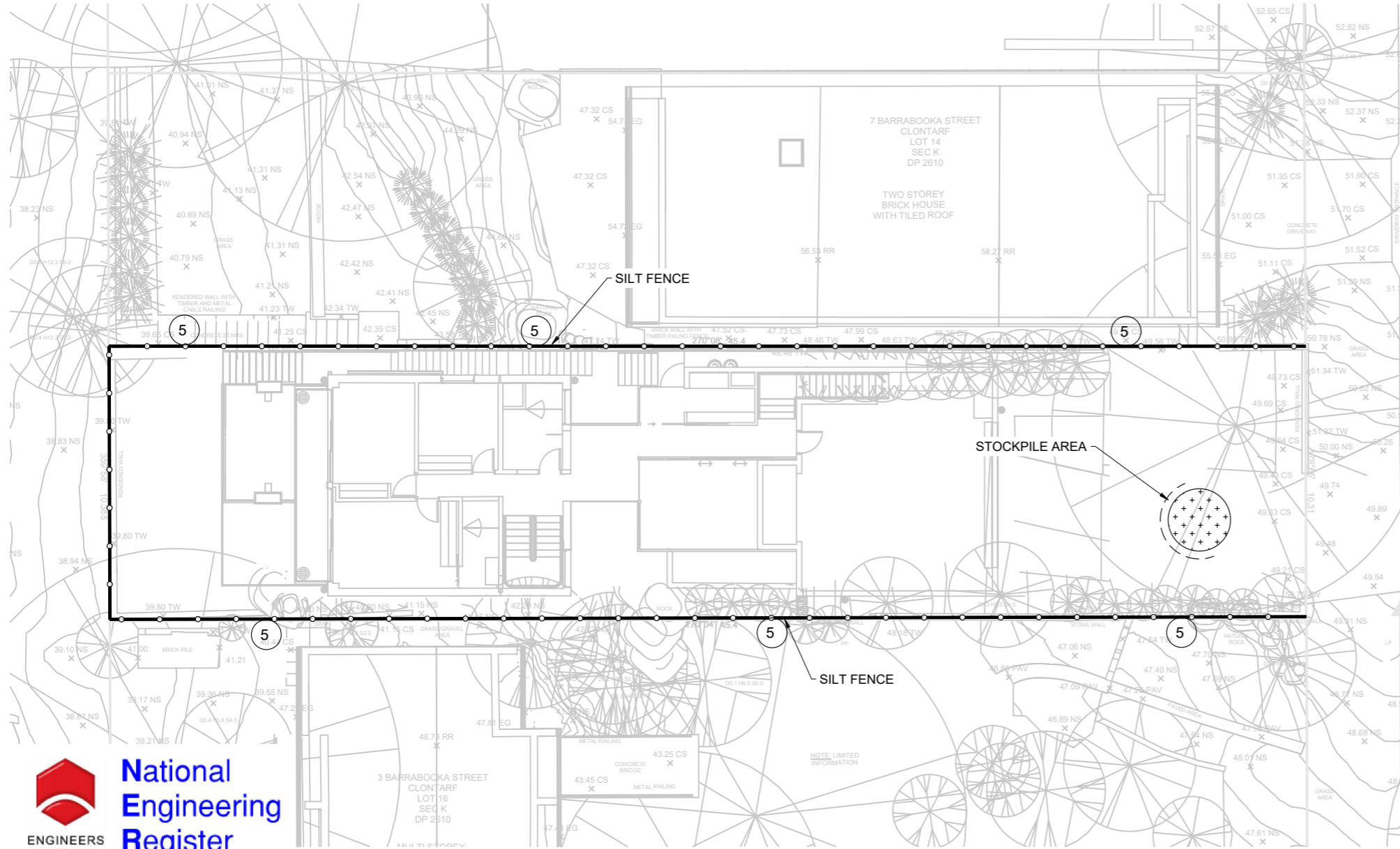
DETAIL 3



DETAIL 4



DETAIL 5



EROSION CONTROL NOTES:

1. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH COUNCIL'S STANDARD SPECIFICATIONS AND TO THE SATISFACTION OF COUNCIL'S ENGINEER.
2. EROSION AND SEDIMENTATION CONTROLS SHALL BE CONSTRUCTED AS SHOWN ON SHEET 2 AND 3 OF THIS PLAN AND/OR WHERE DIRECTED BY COUNCIL'S ENGINEER.
3. SEDIMENTATION AND EROSION CONTROL DEVICES SHALL BE IMPLEMENTED PRIOR TO OR IN CONJUNCTION WITH THE FIRST PHASE OF EARTHWORKS AND SHALL BE REMOVED ONLY WHEN THE AREAS ABOVE IT HAVE BEEN STABILISED. EACH SEDIMENTATION AND EROSION CONTROL DEVICE SHALL BE INSPECTED AFTER EACH STORM FOR STRUCTURAL DAMAGE OR CLOGGING BY SILT AND OTHER DEBRIS AND PROMPTLY DESILTED, REPAIRED OR REPLACED IF REQUIRED.
4. TOPSOIL STOCKPILES SHALL BE LOCATED OUTSIDE HAZARD AREAS SUCH AS DRAINAGE DEPRESSIONS.
5. ALL AREAS NOT SUBJECT TO CONSTRUCTION WORKS SHALL BE RETAINED FREE FROM DISTURBANCE OR DAMAGE FOR THE DURATION OF THE WORKS.
6. TREES TO BE RETAINED SHALL BE PROTECTED DURING SITE WORKS AND CONSTRUCTION BY THE ERECTION OF SOLID BARRICADES AT THE DRIP LINE OR AS SPECIFIED BY COUNCIL'S ENGINEER.
7. THE DEVELOPER OR CONTRACTOR WILL TAKE ALL MEASURES TO PREVENT DAMAGE TO TREES AND ROOT SYSTEMS DURING SITE WORKS AND CONSTRUCTION ACTIVITIES INCLUDING THE PROVISION OF WATER, SEWERAGE AND STORMWATER DRAINAGE SERVICES. IN PARTICULAR, WORKS, ERECTION OF STRUCTURES, EXCAVATION OR CHANGES TO SOIL LEVELS WITHIN 4 METRES OF THE TRUNKS OF TREES TO BE RETAINED ARE NOT PERMITTED UNLESS PART OF THE DEVELOPMENT AS APPROVED, AND THE STORAGE OF SPOIL, BUILDING MATERIALS, SOILS OR THE DRIVING OR PARKING OF ANY VEHICLE OR MACHINERY WITHIN 4 METRES OF THE TRUNK OF A TREE TO BE RETAINED, IS NOT PERMITTED.
8. WETTING OF THE SITE SHOULD BE CARRIED OUT AS OFTEN AS NECESSARY AS A FORM OF DUST CONTROL.
9. SILT FENCES TO BE CONSTRUCTED WHERE EVER NATURAL SURFACE SLOPES AWAY FROM DISTURBED AREAS OR WHERE DIRECTED BY THE ENGINEER.



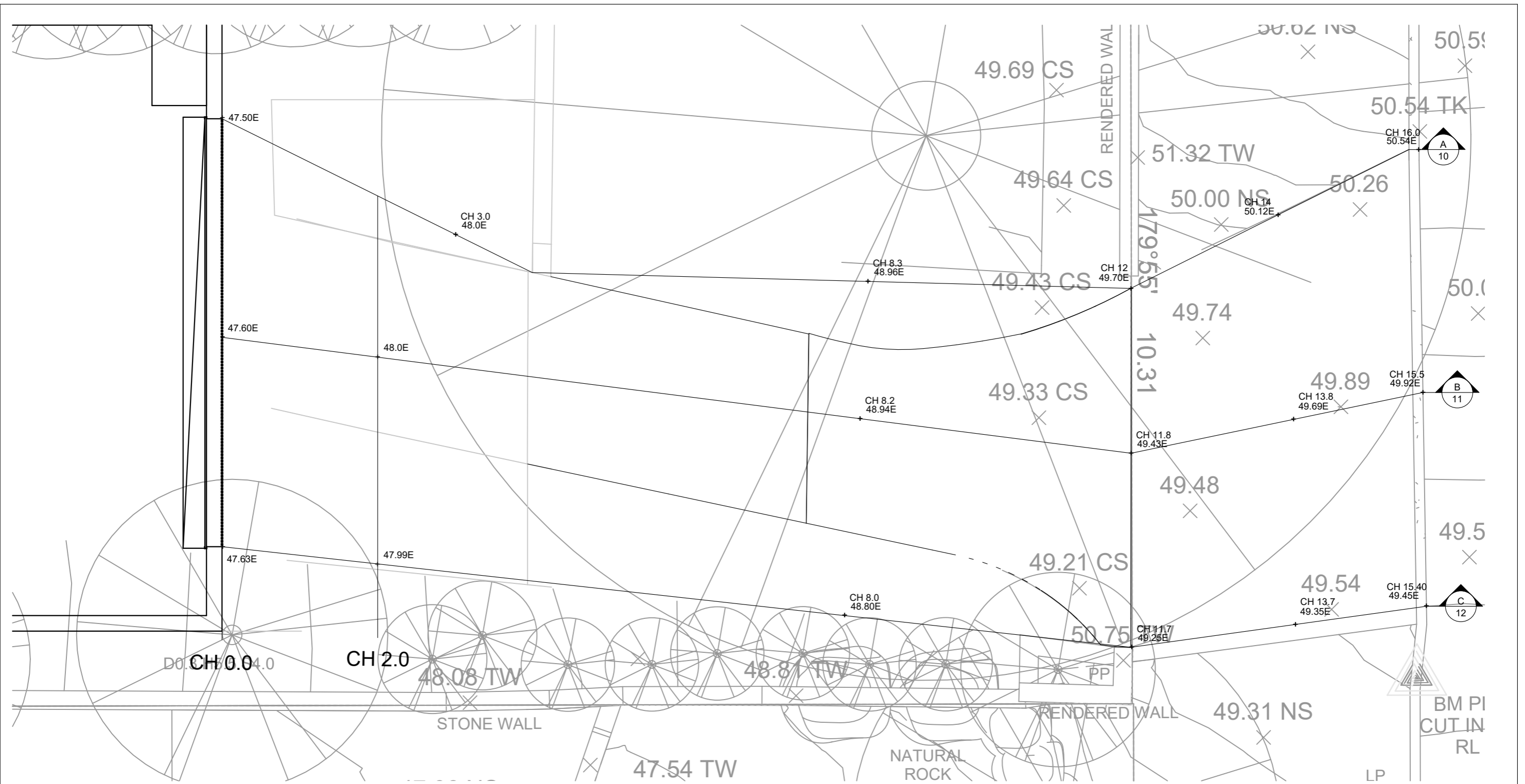
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EROSION AND SEDIMENT CONTROL PLAN

SCALE: 1:200

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ARCHITECT SQUILLACE							PROJECT: 5 BARRABOOKA STREET, CLONTARF		DESIGNED: C.K.		SCALE: AS SHOWN	
CONSULTANT	No.	AMMENDMENT	DATE	No.	AMMENDMENT	DATE			CHECKED: C.K.		DATUM: AHD	
					DO NOT SCALE				JOB & DRAWING No:	242407	No. IN SET: 8 OF 12	ISSUE: 0



DRIVEWAY PLAN

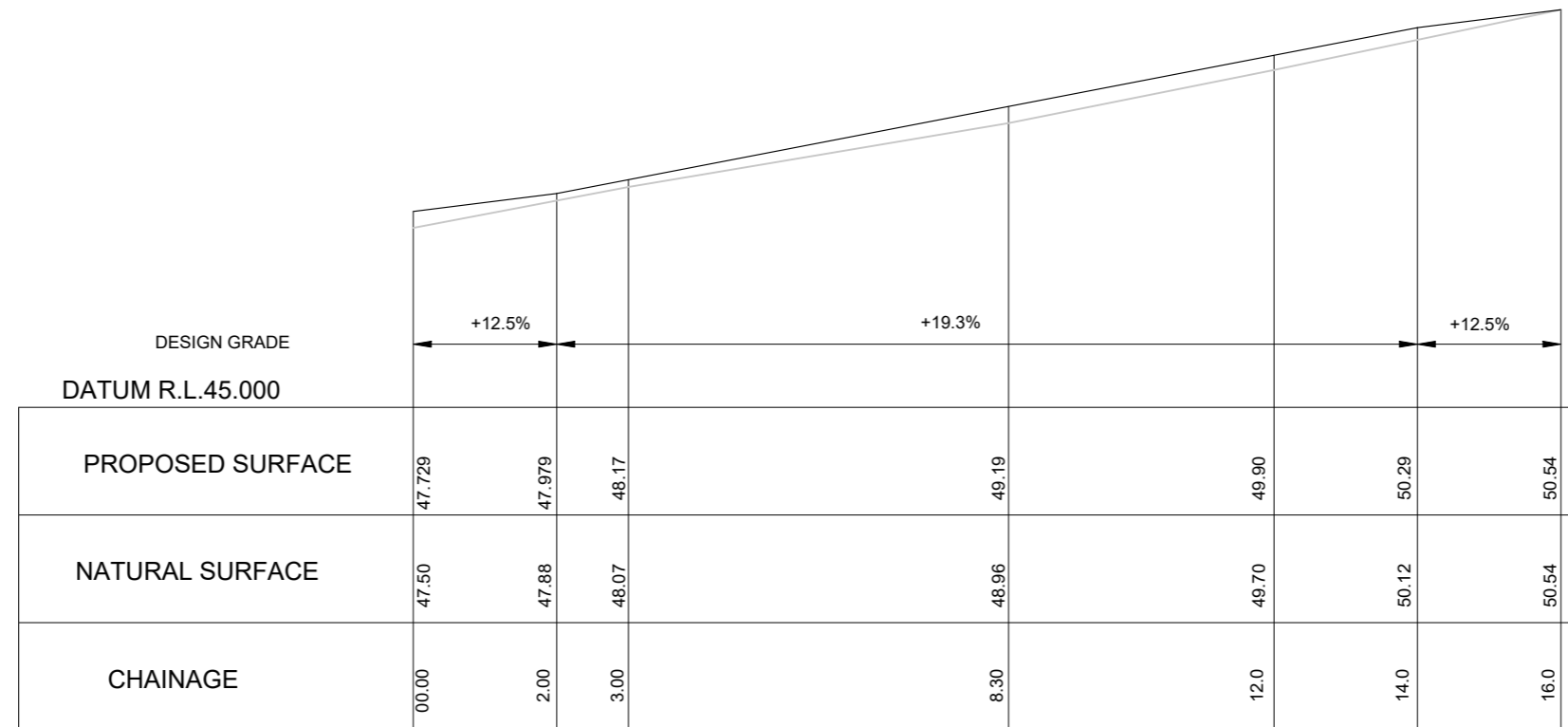
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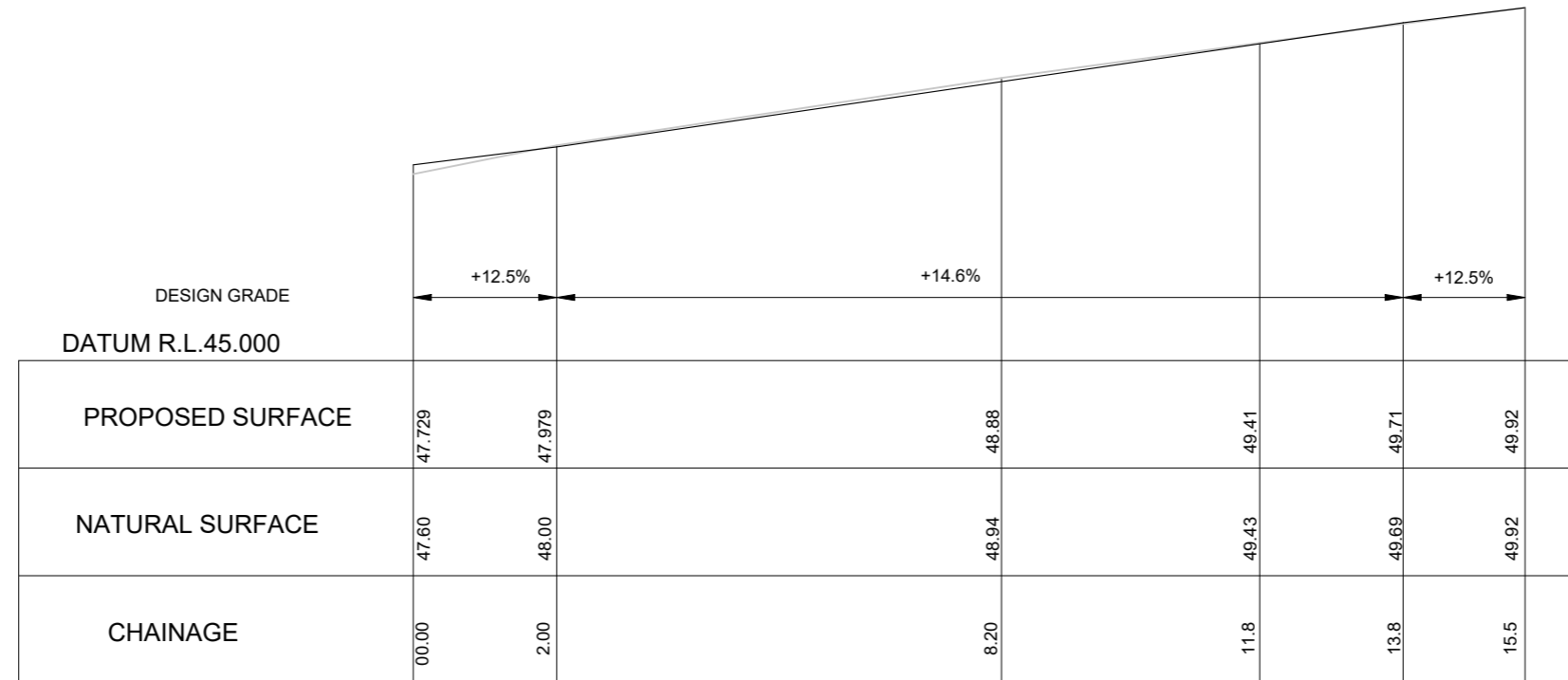
DRIVEWAY LONGSECTION A
9
SCALE: 1:100



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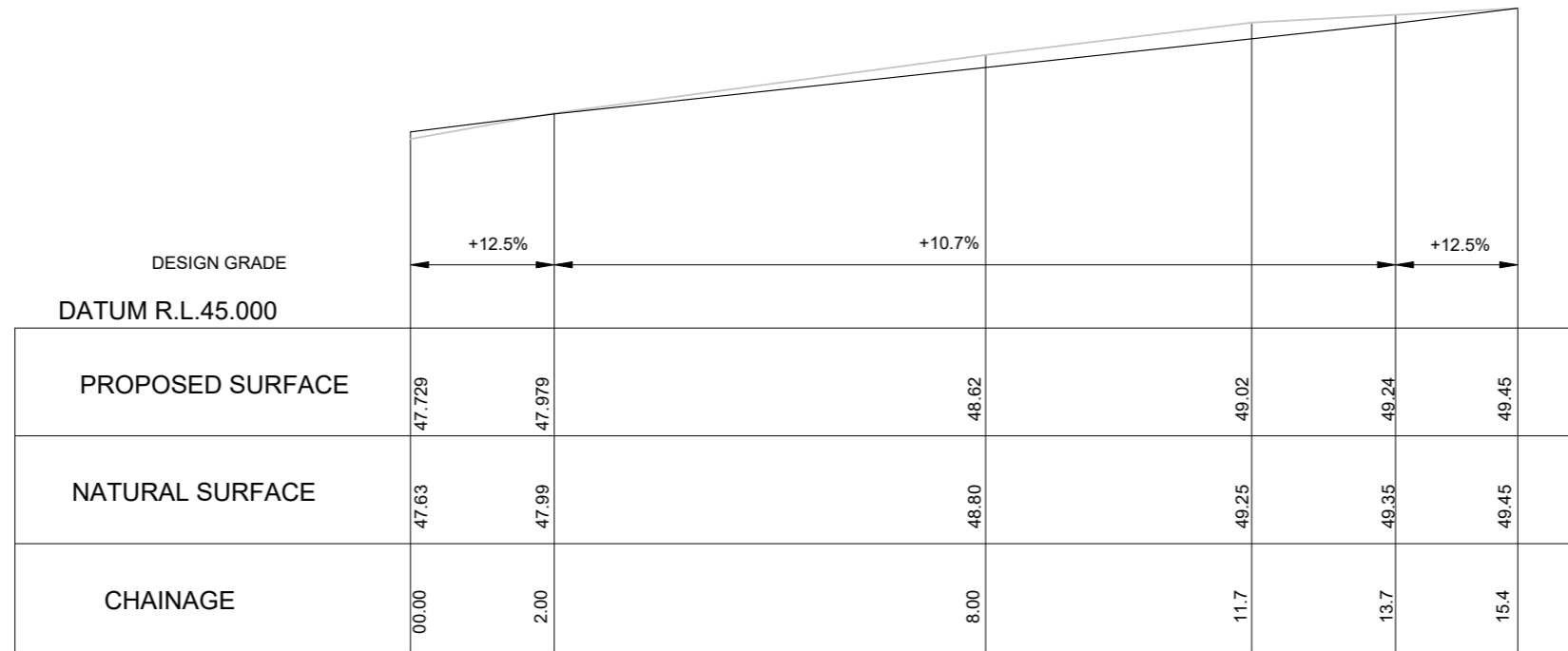
DRIVEWAY LONGSECTION B
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SCALE: 1:100



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									JOB & DRAWING No: 242407		No. IN SET: 11 OF 12	ISSUE: 0



DRIVEWAY LONGSECTION C
9
SCALE: 1:100



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