



PRIME ENGINEERING CONSULTANTS

PROPOSED ALTERATIONS & ADDITIONS 5 BUYUMA PLACE, AVALON BEACH



**PRIME
ENGINEERING
CONSULTANTS**

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DRAWN	DATE	DESCRIPTION	ISSUE	CLIENT	DESIGNED BY:	D.S.	ISSUE:	COVER PAGE
D.S.	26.11.2021	ISSUED FOR CDC	A	DIEZ	CHECKED BY:	D.S.	A	
				SITE ADDRESS	SCALE:	1:100		
				5 BUYUMA PLACE, AVALON BEACH	JOB NO:	ARCH DRAWING NO:	SHEET NO:	
					PSW21341	DIEZ	SW01	

LEGEND	
DP ●	DOWNPIPE
	STORMWATER LINE
SSD	SUBSOIL DRAINAGE LINE
OF	OVERFLOW LINE
SWRM	STORMWATER RISING MAIN
e	EXISTING STORMWATER LINE
SW SW	AUTHORITY STORMWATER LINE
HL HL	HIGH LEVEL STORMWATER LINE
S	AUTHORITY SEWER LINE
W	AUTHORITY WATER LINE
G G	AUTHORITY GAS LINE
	AUTHORITY ELECTRICITY LINE
FO FO FO	AUTHORITY FIBRE OPTIC LINE
TEL	AUTHORITY COMMS LINE
/ /	FENCE LINE
	GRATED SURFACE INLET PIT
	GRATED SURFACE INLET PIT WITH ENVIROPOD INSERT
	JUNCTION PIT
	KERB INLET PIT
	EXISTING GRATED SURFACE INLET PIT
	EXISTING GRATED TRENCH DRAIN
	EXISTING JUNCTION PIT
	EXISTING KERB INLET PIT
	EXISTING TELSTRA PIT
	EXISTING HYDRANT
	EXISTING STOP VALVE
	EXISTING GAS VALVE
	EXISTING POWER POLE
	EXISTING BOUNDARY TRAP

LEGEND		
FF ●		FIRST FLUSH
	eSMH	EXISTING SEWER MANHOLE
OF		OVERLAND FLOW PATH
RWO ●		RAINWATER OUTLET
CO ●		CLEAR OUT POINT
DDO ●		DISH DRAIN OUTLET
PD ●		PLANTER DRAIN
		CAPPING
	(1.0)	PIT TAG/NUMBER
RH		RAINHEAD
		DOWNPIPE DROP
		NON RETURN VALVE
		WALL PENETRATION
DP ●		DOWNPIPE SPREADER
		WARNING LIGHT
0.00 ●		SPOT LEVELS
		BENCHMARK



DIAL BEFORE YOU DIG SHOULD BE CONTACTED PRIOR TO ANY EXCAVATION ON SITE

TM: TRADE MARK OF THE ASSOCIATION OF DIAL BEFORE YOU DIG SERVICES LTD. USED UNDER LICENSE.

SERVICES SHOWN ON PLAN ARE INDICATIVE, EXACT DEPTH AND LOCATION TO BE CONFIRMED ONSITE. CONTRACTOR TO CARRY OUT DIAL BEFORE YOU DIG APPLICATION AND ENGAGE A REGISTERED SURVEYOR TO PEG OUT ALL EXISTING SERVICES PRIOR TO ANY WORK COMMENCING ONSITE.

ABBREVIATIONS:

ø or DIA DIAMETER
CBR CALIFORNIA BEARING RATIO
CH CHAINAGE
CL CENTER LINE
CO CLEAR OUT
DD DISH DRAIN
DDO DISH DRAIN OUTLET
DEJ DOWELLED EXPANSION JOINT
DGB DENSE GRADED BASECOURSE
DGS DENSE GRADED SUB-BASE
DP DOWNPIPE
e EXISTING
FFL FINISHED FLOOR LEVEL
GTD GRATED TRENCH DRAIN
GSIP GRATED SURFACE INLET PIT
HYD HYDRANT
IJ ISOLATING JOINT
IK INTEGRAL KERB
IL INVERT LEVEL
IP INTERSECTION POINT
KIP KERB INLET PIT
KO KERB ONLY
K&G KERB & GUTTER
KR KERB RETURN
LS LONGITUDINAL SECTION
NGL NATURAL GROUND LEVEL
OFP OVERLAND FLOW PATH
OSD ON-SITE DETENTION
R RADIUS
RCP REINFORCED CONCRETE PIPE
RK ROLL KERB & GUTTER
RL REDUCED LEVEL
RW RETAINING WALL
RWT RAINWATER TANK
SJ SAWN CONTROL JOINT
SMH SEWER MAN HOLE
SW STORMWATER
SWP STORMWATER PIT
SWRM STORMWATER RISING MAIN
SWS STORMWATER SUMP
SV STOP VALVE
TOK TOP OF KERB
TOW TOP OF WALL
TWL TOP WATER LEVEL
TP TANGENT POINT
UPVC UNPLASTICISED POLYVINYL CHLORIDE
UNO UNLESS NOTED OTHERWISE
WPJ WEAKENED PLANE JOINT
FF FIRST FLUSH DEVICE
TYP TYPICAL
BM BENCH MARK

DRAINAGE NOTES:

ALL PIPES TO BE LAID ON 75mm SAND BED WITH THE BARRELS FULLY SUPPORTED

100mm AND 150mm DIAMETER PIPES TO BE LAID ON MINIMUM 1% GRADE

MINIMUM DEPTH OF COVER FOR PIPES NOT SUBJECT TO VEHICULAR LOADING TO BE 300mm

ALL DRAINAGE PIPES LAID UNDER PAVEMENT SHALL BE REINFORCED CONCRETE WITH RUBBER RING JOINTS

BACKFILL TRENCHES WITH COMPACTED SAND OR APPROVED AGGREGATE MATERIAL

ALL PITS TO HAVE 600x600mm INTERNAL DIMENSIONS (U.N.O.)

SILT ARRESTORS TO HAVE 900x900mm INTERNAL DIMENSIONS

HEAVY DUTY GRATES AND COVERS ARE TO BE PROVIDED IN TRAFFICABLE AREAS

PIT GRATE TO BE TYPE WELDLOK OR APPROVED EQUIVALENT

ALL PITS SHALL BE PROVIDED WITH A LOCKING CLIP

ALL PITS SHALL BE MAINTAINED REGULARLY

TOP OF BENCHING SHALL BE TO THE HALF OF THE OUTLET PIPE DIAMETER

MAXIMUM FRONT ENTRY PIPE: –
STRAIGHT ENTRY – ø750
SKEW ENTRY 45° – ø525

ø100 SUBSOIL DRAINAGE PIPE 3000mm LONG WRAPPED IN FABRIC SOCK TO BE PROVIDED ADJACENT TO INLET PIPES

COMPRESSIVE STRENGTH f_c FOR CAST IN SITU CONCRETE TO BE A MINIMUM OF 20MPa AT 28 DAYS

PROVIDE CLEANING EYES TO ALL DOWNPIPES NOT DIRECTLY CONNECTED TO PITS

ISOLATED JOINTS TO BE PROVIDED TO ISOLATE CONCRETE PAVEMENTS FROM PITS

ALL TRENCH GRATES PROVIDED SHALL HAVE A MINIMUM CLEAR WIDTH OF 200mm

STORMWATER DRAINAGE CONNECTIONS TO THE MAIN SYSTEM SHALL BE TO THE REQUIREMENTS AND THE SATISFACTION OF LOCAL COUNCIL

STORMWATER PIPE BEDDING/PAVING NOTES:

WHERE TRENCH BASE IS ROCK A MINIMUM OF 75mm BEDDING TO BE PROVIDED UNDER PIPE COLLARS.

STORMWATER PIPE BEDDING DETAIL TO BE IN ACCORDANCE WITH LOCAL COUNCIL REQUIREMENTS. BEDDING DETAILS TO BE CONFIRMED UPON EXCAVATION & PRIOR TO INSTALLATION OF PIPEWORK.

FOOTPATH REINSTATEMENT NOTES:

REMOVE ALL SAND FILL WITHIN THE FOOTPATH AREA TO THE EXISTING SUBGRADE.

SUPPORT ALL AUTHORITY SERVICES TO STRUCTURAL ENGINEERS DETAILS DURING EXCAVATION.

REINSTATE FOOTPATH SUBGRADE.

THE CONTRACTOR SHALL PROVIDE CERTIFICATION OF COMPACTION FROM A NATA REGISTERED TESTING AUTHORITY. MINIMUM THREE TESTS PER LAYER AS FOLLOWS:
SELECT FILL 95% MODIFIED
SELECT FILL (LESS THAN 300mm 98% MODIFIED
BELOW BASE COURSE)
BASE COURSE 100% MODIFIED

EROSION & SEDIMENT CONTROL NOTES:

PROVIDE SILT FENCE/HAY BAIL BARRIERS TO THE LOW SIDE OF ALL EXPOSED EARTH EXCAVATIONS (TYPICAL).

ISOLATE EXISTING STORMWATER PITS WITH HAY BALES TO FILTER ALL INCOMING FLOWS.

DO NOT STOCK PILE EXCAVATED MATERIAL ON THE ROAD WAY.

SURVEY

THE EXISTING SITE CONDITIONS SHOWN ON THE FOLLOWING DRAWINGS HAVE BEEN INVESTIGATED BY COMPLETE PRECISION SURVEYS, BEING REGISTERED SURVEYORS. THE INFORMATION IS SHOWN TO PROVIDE A BASIS FOR DESIGN. PRIME ENGINEERING CONSULTANTS DOES NOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THE SURVEY BASE OR ITS SUITABILITY AS A BASIS FOR CONSTRUCTION DRAW.

SHOULD DISCREPANCIES BE ENCOUNTERED DURING CONSTRUCTION BETWEEN THE SURVEY DATA AND ACTUAL FIELD DATA, CONTACT PRIME ENGINEERING CONSULTANTS.

DRAWING REGISTER		
NUMBER	NAME	REVISION
SW0	COVER SHEET	A
SW1	SPECIFICATIONS SHEET	A
SW2	STORMWATER DRAINAGE PLAN & DETAILS	A



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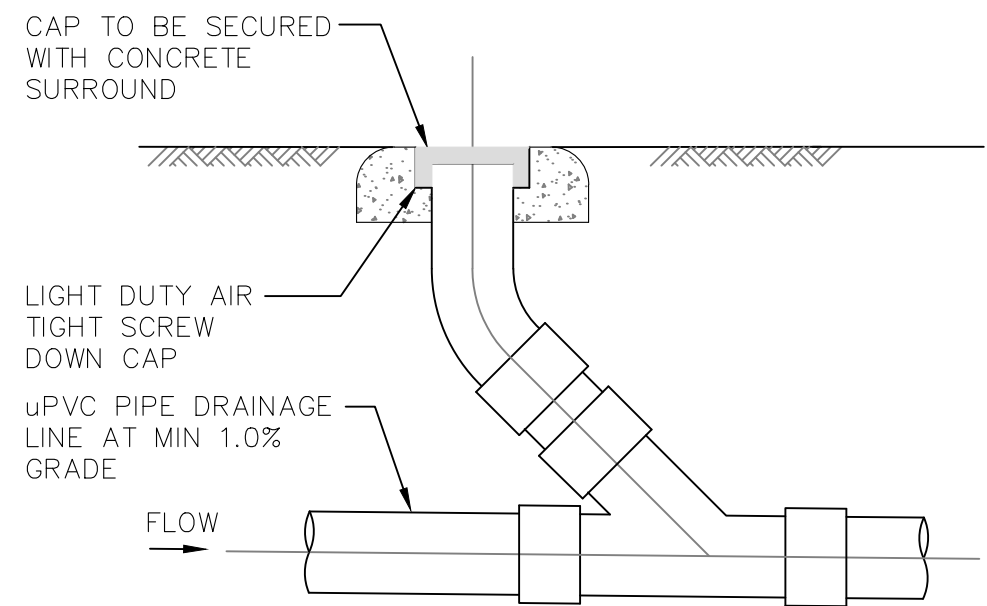
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				5 BUYUMA PLACE, AVALON BEACH	JOB NO:	ARCH DRAWING NO:	SHEET NO:	
					PSW21341	DIEZ	SW02	

DESIGN NOTES:

- THE SITE IS LOCATED IN NORTHERN BEACHES COUNCIL.
- SITE AREA = 1325.00m²
- THE DEVELOPMENT CONSISTS OF THE CONSTRUCTION OF A ALTERATIONS & ADDITIONS
- ALL NEW STORMWATER PIPES TO HAVE A MINIMUM OF 100mm CONCRETE OR 300mm TOPSOIL COVER U.N.O.
- INSTALL CLEAR OUT FOR INSPECTION AND MAINTENANCE PURPOSES WHERE REQUIRED.

EROSION & SEDIMENT CONTROL NOTES:

- CONTRACTOR TO PROVIDE SILT FENCE/HAY BAIL BARRIERS TO THE LOW SIDE OF ALL EXPOSED EARTH EXCAVATIONS (TYP).
- ISOLATE EXISTING STORMWATER PITS WITH HAY BALES TO FILTER ALL INCOMING FLOWS.
- DO NOT STOCK PILE EXCAVATED MATERIAL ON THE ROAD WAY.



DETAIL 1
CLEANING EYE
SCALE 1:20

- ASSUMED LOCATION OF EXISTING STORMWATER PIPE. TO BE CONFIRMED DURING CONSTRUCTION. PLUMBER TO PERFORM CCTV INSPECTION TO ASSESS CONDITION & STATE OF REPAIR. ALLOW FOR REPLACEMENT IF REQUIRED (TYP).
- EXISTING STORMWATER PIPES ARE TO BE RETAINED U.N.O (TYP). PLUMBER TO ASSESS CONDITION AND STATE OF REPAIR (TYP).
- EXISTING STORMWATER DISCHARGE CONNECTION TO KERB TO BE RETAINED. PLUMBER TO ASSESS CONDITION & STATE OF REPAIR.

GROUND FLOOR PLAN
SCALE 1:100

PROPOSED ALTERATIONS & ADDITIONS
5 BUYUMA PLACE, AVALON BEACH
FFL: 39.61

EXISTING DWELLING
5 BUYUMA PLACE, AVALON BEACH
FFL: 39.61

PROPOSED ALTERATIONS & ADDITIONS
5 BUYUMA PLACE, AVALON BEACH
FFL: 39.61

EXISTING TERRACE
FFL: 39.56

CONNECT NEW STORMWATER PIPES TO EXISTING STORMWATER SYSTEM AS SHOWN. PLUMBER TO MAKE SMOOTH CONNECTION &

DOWNPIPE TO SPREAD ON LOWER ROOF BELOW (TYP).

ALL NEW STORMWATER PIPES SHOWN ON PLAN ARE ø100mm uPVC U.N.O. (TYP).



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PSW21341	DIEZ	SW03

SITE STORMWATER DRAINAGE PLAN