

ISSUE

PRINTS

EMAIL

EMAIL

EMAIL

ISSUED TO

BUILDER/CLIENT

BUILDER/CLIENT

BUILDER/CLIENT

DATE

14-8-19

23-1-20

15-4-20

SCALE(A3) 1:200,100 u.n.o.

DATE JUNE 2019

DRAWN M./.

APPROVED

DESIGNED M./.

SCALE BAR - 1m INTERVALS

GROUND FLOOR LAYOUT

REFER TO SHEET 2 FOR RAINWATER TANK DETAILS LEAF GUTTER GUARDS OR SIMILAR SCREENING RECOMMENDED TO ALL GUTTERS.

WHSA HAZARD IDENTIFICATION:

TRENCHING—ALL PERSONS TO FOLLOW THEIR APPROVED SWMS IN RELATION TO BARRICADING DEEP TRENCHES AND WEARING APPROPRIATE CLOTHING. ANY PERSON WORKING INSIDE A TRENCH MUST BE SUPERVISED BY

DIAL BEFORE YOU DIG 1100 MUST BE CHECKED BEFORE ANY TRENCHING COMMENCES ON SITE. ANY WORKS NEAR IDENTIFIED SERVICES TO BE CARRIED OUT IN ACCORDANCE WITH THE TRADES SWMS. INSTALLATION OF DOWNPIPES AND GUTTERING TO BE CARRIED OUT IN

- ACCORDANCE WITH INSTALLERS APPROVED SWMS. (A) PROPOSED SITE OF DRAINAGE EASEMENT 1.22 WIDE
- (B) SITE OF DRAINAGE EASEMENT 2.44 WIDE (F511027)

RECOMMENDATIONS BY FLOOD REPORT BY J & F DESIGNS ARE TO BE ADHERED TOO. EXTRACT OF REPORT BELOW.

-The proposed landscaped area in front of the site must slope toward the easement to ensure no water ponds in front of the proposed building.

The existing boundary levels to remain the same. - No permanent structures are allowed within the overland flow path over the existing stormwater easement to ensure an unobstructed overland flow path for excess stormwater runoff from upstream catchment areas.

No brick or other masonry type fence is allowed front of the site over the existing easement and at the rear boundaries – fences are to be replaced or altered to allow the conveyance of the flow through the site without obstruction.

- Gates and fences within the overland flow paths must be of lightweight materials and permeable to allow for free flow of water.

- The existing ground levels at the rear of the property should remain the same unless noted as part of the overland flow paths.

– All new structures are to have flood compatible building components/ materials (e.g. concrete, timber, steel and brickwork) below 1% AEP flood level plus 300mm freeboard.

- Waterproofing of electrical equipment, wiring and any other services should be undertaken in accordance with the Australian Standard.

- Provide adequate storage areas for hazardous materials and valuable goods above the flood level plus 300mm freeboard.

 All electrical connections, air conditioning units, or external power points are to be set above the minimum habitable floor level.

TR TO NOTES FOR PIPE CLASS				
10 110120 1011 112 02100		R.L. 0.00	NEW REDUCED LEVEL	
۱ ;	PIPE DIA.	MIN.GRADE	(NEW FINISHED GROUND LEVEL)	
_	7 11 L DIA.	WIII V. OI VIDE	+ 00, 00	EXISTING LEVEL
	100	CHARGED	S.L. 0.00	SURFACE LEVEL
			<i>I.L. 0.00</i>	INVERT LEVEL
- 1	100	000	T.O.W.	TOP OF WALL LEVEL
- 1	100	2%	<i>G.F.L.0.00</i>	GARAGE FLOOR LEVEL
	150	1%	F.F.L.O.00	FINISHED FLOOR LEVEL
			A,B,C etc.	SEE PIPE SCHEDULE
+			L 1	PIPE LABEL
- 1	150	4%	<i>PIT P1</i>	SURFACE INLET PIT
_			PIT OP1	OVERLAND FLOW PIT
			<i>a-</i> · <i>-a-</i>	90mm. AG. LINE
			O DP	DOWNPIPE-SIZE
, OTHER CHRESCHES WATERS			REFER TO NOTES FOR DP SIZE	
L OTHER SURFACE WATERS D BE STRICTLY CONNECTED D A SEPARATE SYSTEM BY UNER IN ACCORDANCE WITH IS 3500:.3:2003 AND BCA PART 3.1.2.3.			⊕ GP	GULLY PIT
			₫GP	GARDEN GULLY PIT
			= 0/F	OVERFLOW-200x100
			RWH/S	RAIN WATER HEAD/SUMP
			T SP	DP WITH SPREADER

O CE

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RAINWATER TANKS WITH PUMPS TO SUPPLY GARDEN TAPS AND INTERNAL RE-USE AS PER BASIX ASSESSMENT

PART 3.1.2.3.

MOUNDING

PROPOSED RESIDENCE AT 602 WARRINGAH ROAD **FORESTVILLE** FOR CLARENDON HOMES

BALCONY GULLY PIT

CLEANING EYE

GROUND FALL

100 HIGH EARTH

STORMWATER

LAYOUT SH.1

JOB NUMBER

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Archt. driveway co-ordination

A Archt. and flood report co-ordination

REVISION B

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CLARENDON HOMES

STORMWATER LAYOUT NOTES

-PITS UP TO 600 DEEP TO BE 450 x 450 U.N.O., PITS UP TO 900 DEEP TO BE 600 x 600 U.N.O., PITS UP TO 1200 DEEP TO BE 900 x 600 U.N.O., PITS EXCEEDING 1200 DEEP TO BE 900 SQ. U.N.O. PITS TO BE PRECAST CONCRETE OR RENDERED BRICK WITH

CONCRETE HEAVY DUTY GRATES. U.N.O. LIGHT DUTY PITS AND GRATES MAY BE USED ONLY IN LIGHT/FOOT TRAFFICABLE AREAS.

-COVER AND SUMP GRATES SHALL COMPLY WITH AS2733 &

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

-DOWNPIPES TO BE 90 DIA IF CHARGED AND 100 x 50 BOX IF

MANUFACTURERS SPECIFICATIONS WITH OVERFLOW PROVISIONS BY

-PIPES TO HAVE 1% MIN.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/GAL. PIPES AND KERB

-GUTTER OUTLETS SHALL BE FITTED VERTICALLY TO THE SOLE OF THE EAVE GUTTERS. RAINHEADS TO HAVE AN OVERFLOW DUCT OR

ADAPTORS TO BE USED WHERE COUNCIL POLICY OR CONSENT

-PROVIDE OVERFLOW SPITTERS TO ALL COVERED BALCONIES/ TERRACES. NOT TO BE DIRECTED ON TO ROOF SURFACES

-RISING MAINS (PRESSURE PIPE) TO BE IN ACCORDANCE WITH

-SUBSOIL DRAINS TO BE IN ACCORDANCE WITH AS2439.1 CLASS 100 TO BE USED ONLY IN SINGLE DWELLINGS.
-ALL PIPE JOINTS, VALVES TO BE IN ACCORDANCE WITH

AS3500.3.2:2.7 & AS3500.3.2 -EXPANSION JOINTS SHALL COMPLY WITH AS3500.3.2:TABLE 4.1

AS4198.
-ALL TRENCHES TO BE IN ACCORDANCE WITH AS3500.3.2:7.2.8-14.

-ALL TRENCHES TO BE IN ACCORDANCE WITH AS3500.3.2:7.2.8-14
EMBEDMENT MATERIAL AND 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

-IT IS THE BUILDER'S RESPONSIBILITY TO CONFIRM THAT LEVELS AND SURVEYS ARE IN ACCORDANCE WITH LEVELS ON SITE & ARE

APPROVED BY COUNCIL & 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

-ALL FENCES WHICH MAY DIVERT FLOW FROM PROPOSED DIRECTION TO BE RAISED 100mm.

BE NAISED 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.

PLANTERS, PARAPETS ETC.

-ALL EXTERIOR FINISHED GROUND LEVELS TO BE SLOPING AWAY
FROM PERIMETER WALLS IN ALL CASES.

-ALL HEADROOM CLEARANCES TO BE COORDINATED BETWEEN
BUILDER & ARCHITECT. NOTIFY ENGINEER FOR APPROVAL IF ANY

-FIRE RATING TO ARCHITECT'S SPECIFICATION. -ALL FINISHED FLOOR LEVELS ARE NOMINATED BY ARCHITECT. -ALL SITE SAFETY 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

UNDERGROUND TANKS TO WORK COVER SPECIFICATIONS. ALL PITS

-MAINTENANCE DEVICES REQ'D BY AUTHORITIES ARE NOT TO BE

SHOULD BE SOUGHT IN ALL CASES.
—CONFINED SPACES SIGNAGE TO BE INSTALLED IN ACCESSIBLE

EXCEEDING 600mm DEPTH TO HAVE 'J' BOLTS OR SIMILAR

-EARTH MOUNDING SHOWN AS TEMPORARY MEASURE UNTIL

LANDSCAPING COMPLETED TO DIRECT FLOWS AS SHOWN.

REVISIONS

-ALL GULLY POSITIONS ARE DIAGRAMMATIC ONLY- BUILDER SHOULD

CONSULT ARCHITECTURALS FOR DIMENSIONS TO LOCATE STORMWATER

PVC JOINTS AND ACCESSORIES TO COMPLY WITH AS2179.2 &

REQUIRE SUCH.

AS3500.1:2.

STRUCTURAL ENGINEER.

CHANGES OCCUR.

ELEMENTS U.N.O.

INSTALLED TO GRATES.

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ASSUMED SHOWN ON DRAWINGS.

WEIR 50mm BELOW THEIR CREST.

GRAVITY. U.N.O. DP'S SHALL BE INSTALLED IN ACCORDANCE WITH AS3500.3.2:4.11 & AS4198. MAX. ROOF AREA PER DOWNPIPE WITH A NOMINATED GUTTER SIZE TO BE DETERMINED USING

C9075-00312

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