



INSPECTION/ CLEAN OUT SEALED OPENING IS TO BE INSTALLED AT THE BOTTOM OD DOWN PIPES A, B, C, D, E

PROPOSED ALTERATIONS AND ADDITIONS

55 SURFERS PARADE

CLIENT:

lSketch Arc

FRESHWATER NSW 2096

EXISTING STORMWATER SYSTEM TO BE CHECKED AND UPGRADED AS REQUIRED

TO BE INSTALED TO EACH DOWN PIPE OR/AND GUTTERS

BE COORDINATED ON SITE WITH OTHER SERVICES & BUILDERS.

DRAINAGE LINES LOCATIONS ARE INDICATIVE ONLY AND MAY VARY DUE TO SITE CONSTRAINTS. FINAL PIPES LOCATIONS TO

IS SUBJECT TO NORTHERN BEACHES COUNCIL APPROVAL

THIS STORMWATER MANAGEMENT PLAN

TO SERVICES.

ALL SERVICES ARE TO MATCH INTO THE NEW FOOTPATH LEVELS CONTACT THE RELEVANT AUTHORITY FOR ADJUSTMENT

CONTACT TELSTRA FOR WRITTEN PERMISSION TO MAINTAIN OR RELOCATE ANY EXISTING SERVICE PIT.

DIAL 1100 BEFORE YOU DIG FOR LOCATION OF UNDERGROUND SERVICES PRIOR TO ANY CONSTRUCTION WORKS.

JNDERGROUND SERVICES

ALL PIPES INCL. DOWN PIPES SHALL BE SEWER GRADE

uPVC WITH SOLVENT WELDED JOINTS (U.N.O.).

ELECTRICAL SERVICES. HAND EXCAVTE IN THESE AREAS.

ALL BUILDING SURROUND SHOULD BE GRADED TO ENSURE OVERLAND FLOW

FROM UPSTRAM AREAS CAN DRAIN AROUND THE FOUNDATIONS, WALLS OF BUILDING.

ALL EXCAVTION SHORING OF EXCAVATION ANS STABILITY OF ADJACENT

STRUCTURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

DURING CONSTRUCTION, THE STRUCTURE SHALL BE MAINTAINED IN A STABLE

CONDITION AND NO PART SHALL BE OVERSTRESSED.

WORKMANSHIP AND MATERIALS SHALL CONFORM WITH THE REQUIREMENTS OF

THE RELEVANT SAA CODES, BCA REQUIREMENTS AND THE SPECIFICATION, BY-LAWS AND ORDINANCIES OF THE RELEVANT AUTHORITIES.

PROPRIETARY PRODUCTS USED SHALL BE INSTALLED TO MANUFACTURERS

SPECIFICATION AND TO THE SATISFACTION OF THE SUPERINTENDENT.

EXTERNAL WORKS ALL ACTIVITIES AND WORKS EXTERNAL TO THE SITE, OR THAT AFFECT

PUBLIC ROADS, ARE TO BE CARRIED OUT IN ACCORDANCE WITH COUNCIL'S CODES AND STANDARDS.

PUBLIC FOOTPATHS SHALL BE RECONSTRUCTED TO THE SATISFACTION OF COUNCIL'S DIRECTOR OF ENGINEERING SERVICES. A ROAD OPENING

PERMIT SHALL BE OBTAINED FOR ALL WORKS CARRIED OUT IN A PUBLIC OR COUNCIL CONTROLLED LAND. RESTORATION OF LANDSCAPING, ROADS AND PATHS SHALL BE TO COUNCIL'S REQUIREMENTS. ALL OTHER RESTORATION SHALL BE TOTHE SATISFACTION OF THE AFFECTED PARTIES.

WHERE WORKS ARE UNDERTAKEN ON PUBLIC ROADS, ADEQUATE TRAFFIC

CONTROL AND DIRECTIONS TO MOTORISTS SHALL BE PROVIDED.

CENTRES AND STAGGERED.

PITS DEEPER THAN 1200mm TO BE FITTED WITH STEP IRONS AT 300mm

APPROVED PRECAST PITS MAY BE USED.

DIAMETER 100mm HOLE FOR SUBSOIL DRAINAGE OUTLET TO BE LOCATED 100mm ABOVE INVERT OF ALL INLET PIPES. DIAMETER 100mm SUBSOIL DRAINAGE TO EXTEND FOR A DISTANCE OF 3.0m UPSTREAM OF PIT

(AT EACH INLET PIT) WITH THE UPSTREAM END SEALED. ALL CONNECTIONS TO THE EXISTING DRAINAGE PITS SHALL BE MADE IN A

TRADESMAN LIKE MANNER AND THE INTERNAL WALLL OF THE PIT AT THE POINT OF ENTRY SHALL BE CEMENT RENDERED TO ENSURE A SMOOTH FINISH.

PIT GRATES AND SOLID COVERS SHALL BE CLASS 'B' IN NON TRAFFIC AREAS AND CLASS 'D' IN TRAFFIC AREAS IN ACCORDANCE WITH AS 3996.

EXISTING PIPES WHICH FORM NO PART OF THE DRAINAGE SYSTEM SHALL BE REMOVED OR SANDFILLED AS INDICATED ON THE PLANS.

PIPE LENGTHS MEASURED ARE BETWEEN PIT CENTRES.

ALL DRAINAGE PIPES LESS THAN 300mm DIAMETER SHALL BE SEWER GRADE uPVC WITH SOLVENT WELDED JOINTS (U.N.O.). ALL PIPE JUNCTIONS AND

TAPERS SHALL BE VIA. PURPOSE MADE FITTINGS.

MINIMUM GRADE TO DRAINAGE PIPES TO BE 1.5% U.N.O.

MINIMUM PIPE SIZE TO BE 100mm DIAMETER U.N.O. THE CONTRACTOR IS TO SUPPLY AND INSTALL ALL FITTINGS AND SPECIALS INCLUDING VARIOUS PIPE ADAPTORS TO ENSURE PROPER CONNECTION BETWEEN

DISSIMILAR PIPEWORK.

RAINWATER RE—USE NOTES AND SPECIFICATIONS
ROOF WATER ONLY TO BE DRAINED TO THE RAINWATER STORAGE TANKS. THE RAINWATER STORAGE TANKS ARE TO BE CONNECTED FOR RE-USE

AS REQUIRED BY THE BASIX CERTIFICATE.

RAINWATER STORAGE TANKS TO BE CONFIGURED IN ACCORDANCE WITH SYDNEY WATER SPECIFICATIONS 'GUIDELINES FOR RAINWATER TANKS ON RESIDENTIAL

PROVIDE MAINS 'TOP-UP' SUPPLY TO RAINWATER TANKS. MAINS TOP-UP ZONE TO BE BASED ON THE DAILY NON-POTABLE USAGE THAT MAY BE EXPECTED FROM THE TANK. PROVIDE A MECHANICAL PUMPING ARRANGEMENT (IN SOUND-PROOF HOUSING) TO PUMP SUPPLIERS SPECIFICATION TO SUIT INTENDED USAGE OF RAINWATER STORAGE. PUMPING ARRANGEMENTS MUST COMPLY WITH EPA GUIDELINES.

INLETS TO RAINWATER TANKS MUST BE SCREENED TO PREVENT THE ENTRY OF FOREIGN MATTER, A SIGN MUST BE AFFIXED TO THE RAINWATER TANKS AND HOSE TAPS AS PER AS3500.1 CLEARLY STATING THAT THE WATER IN THE TANK IS RAINWATER AND IS NOT TO BE USED FOR HUMAN CONSUMPTION.

'FIRST FLUSH' DEVICE TO BE PROVIDED TO EACH DOWNPIPE OR IF PREFERRED A SINGLE DEVICE TO BE PROVIDED ON THE UPSTREAM SIDE OF STORAGE TANK FOR EACH PIPED INLET TO STORAGE TANK. A SINGLE FIRST FLUSH DEVICE MAY BE PROVIDED IN LIEU OF EACH

RAINWATER TANKS TO BE PLACED ON A STRUCTURALLY ADEQUATE BASE IN ACCORDANCE WITH THE MANUFACTURER'S OR STRUCTURAL ENGINEER'S DETAILS.

THE TANK MUST NOT BE INSTALLED OVER ANY MAINTENANCE STRUCTURE OR FITTINGS USED BY A PUBLIC AUTHORITY.

RAINWATER TANKS AND ASSOCIATED PLUMBING WORKS TO BE INSTALLED AND CONFIGURED BY A LICENSED PLUMBER. PUMP TO BE INSTALLED BY A LICENSED ELECTRICIAN.

SCALE: AS NOTED DRAWN: MK ISSUE: DRAWING Nr

TANK SECTION (TYPICAL)

_____ ROOF PLAN 1:100 LEGEND VERTICAL DOWN PIPE =

DP HIGH POINT

No.55

(L8HIGH)

ø100 uPVC (SEALED)

MIN. 1487L RWT CONNECTED

REQUIREMENTS

PALING 359° 35.88 TFCE 34.56 CON

LAWN

-TO SUPPLY TO BASIX CERTIFICATE

iai Eaves gutter with low front

FIGURE G1 EAVESIGUITER OVERFLOW METHODS

EXISTING SITE DISCHARGE PIPE-

BENCH MARK

RL 34.62

NAIL IN KERB

NEW 450x450

SITE DISCHARGE PIT

SUBCATCHMENT AREAS FOR GUTTERS & DOWNPIPES (ARI 20 YEARS) SUB-CATCHMENT **VERTICA** CATCHMENT PLAN AREA GUTTER CROSS-SECT. DOWNPIPE DP CROSS-SECT. AREA (m2) AREA (mm2) 25.9 31.9 6600 Ø90 20.0 24.6 6600 Ø90 6600 21.6 26.6 Ø90 6600 21.6 26.6 Ø90 20.4 24.0 6600 Ø90 20.4 24.0 6600 Ø90 24.4 30.0 6600 Ø90 24.4 30.0 6600 Ø90

6600

Ø90

30.0

29' FENCE

33.84 TR 14-1.0-12

EAVES GUTTER TO HAVE AN EFFECTIVE CROSS SECTIONAL AREA AS PER TABLE ABOVE.

24.4

EAVES GUTTER GRADIENTS TO BE 1:500 OR GREATER.

DOWNPIPES CROSS-SECTION TO BE AS PER TABLE ABOVE.

FASCIA TO BE A MINIMUM OF 14mm ABOVE GUTTER OVERFLOW.

EAVES GUTTER SPECIFICATION.

GENERAL NOTES ALL PLUMBING WITHIN THE SITE MUST BE CARRIED OUT IN ACCORDANCE WITH

THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND EXISTING LEVELS ON SITE

PRIOR TO COMMENCEMENT OF WORKS, REPORT ANY DISCREPANCIES TO THE

ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE DETAILS SHOWN

READ THESE PLANS IN CONJUNCTION WITH APPROVED ARCHITECTURAL,

WHERE NEW WORK ABUTS EXISTING, THE CONTRACTOR SHALL ENSURE THAT A

DESIGN LEVELS GIVEN ARE TO FINISHED SURFACE LEVEL AND INCLUSIVE OF

THE CONTRACTOR SHALL ARRANGE ALL SURVEY SETOUT TO BE CARRIED OUT

NO MECHANICAL EXCAVATIONS ARE TO BE UNDERTAKEN OVER TELECOM OR

STRUCTURAL, HYDRAULIC AND MECHANICAL DRAWINGS AND SPECIFICATION.

SMOOTH EVEN PROFILE, FREE FROM ABRUPT CHANGES, IS OBTAINED.

CARE IS TO BE TAKEN WHEN EXCAVTING NEAR EXISTING SERVICES.

PLUMBING AND DRAINAGE - STORMWATER DRAINAGE.

DO NOT SCALE FROM THE DRAWINGS.

SUPERINTENDENT OR DESIGN ENGINEER.

ON THE DRAWINGS AND SPECIFICATION.

TOPSOIL. (TOPSOIL DEPTH VARIES).

BY A REGISTERED SURVEYOR.

RELEVANT PROVISIONS OF AUSTRALIAN STANDARD AS/NZS 3500.3-2003

ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM. (AHD)