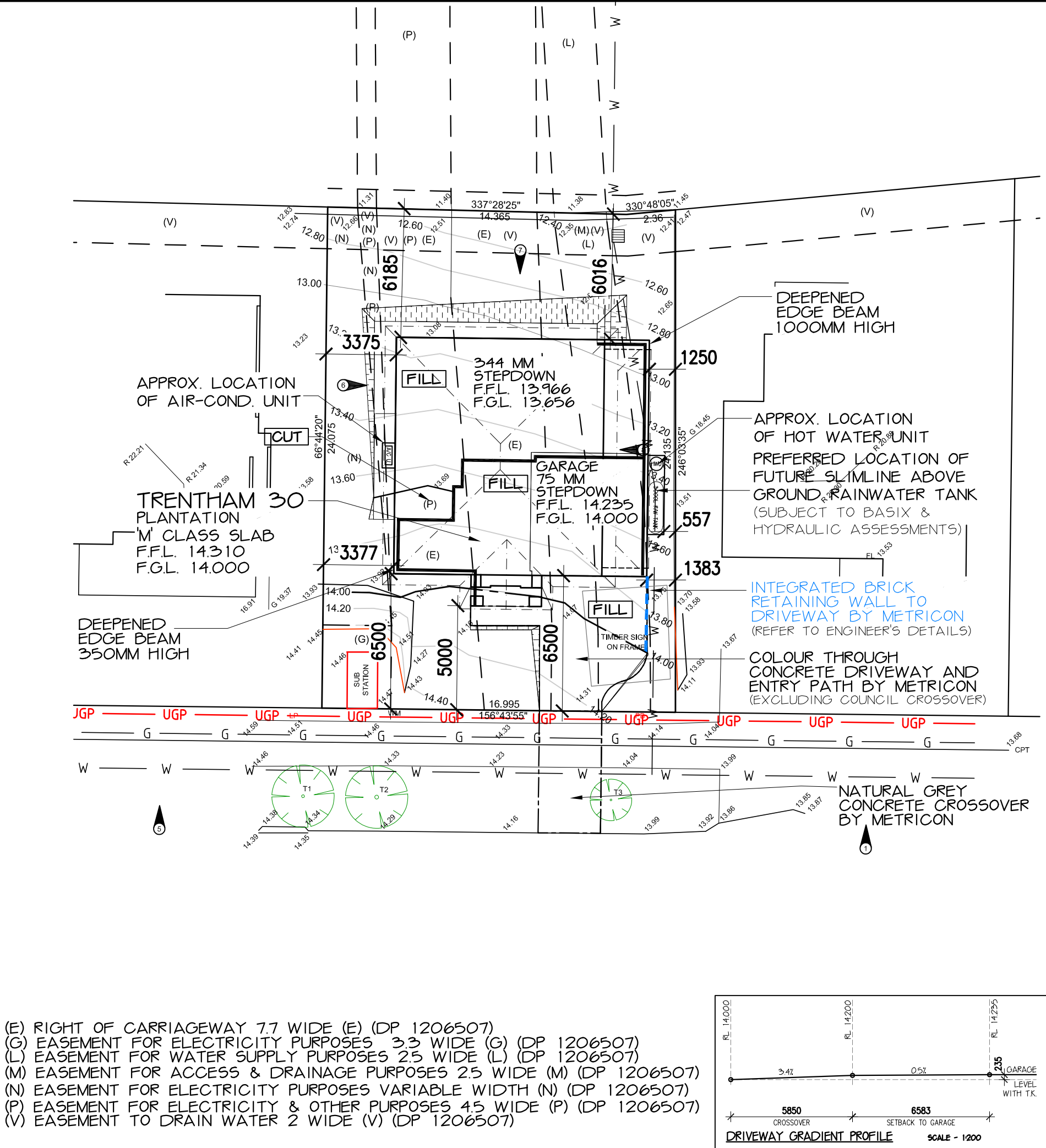


SITE AREA:	404.4 SQM
PROPOSED ROOF COVERAGE	
DWELLING:	161.71 SQM
TOTAL COVERAGE AREA:	161.71 SQM
PRIVATE OPEN SPACE	
PRIVATE OPEN SPACE:	80 SQM
MIN. REQUIRED BY COUNCIL:	80 SQM
MINIMUM DIMENSION OF 3M	
PRINCIPAL PRIVATE OPEN SPACE	
PRINCIPAL PRIVATE OPEN SPACE:	24 SQM
MIN. REQUIRED BY COUNCIL:	24 SQM
MINIMUM DIMENSIONS OF 4M X 4M	
LANDSCAPED AREA	
TOTAL LANDSCAPED AREA:	189.49 SQM
EXCL. ALL HARD SURFACES, MINIMUM DIMENSION OF 2M	46.85 %
MIN. REQUIRED BY COUNCIL:	45 %
FRONT YARD LANDSCAPED AREA	
TOTAL FRONT YARD AREA:	110.22 SQM
LANDSCAPED FRONT YARD AREA:	72.00 SQM
LANDSCAPED FRONT YARD AREA:	65.32 %
MIN. REQUIRED BY COUNCIL:	60 %
STORMWATER CALCULATION	
HARD LANDSCAPE AREAS:	192.12 SQM
(INCL. ROOF/DRIVEWAY/PATHS ETC)	
SITE COVERAGE RATIO:	47.50 %
EXISTING SITE COVERAGE:	0 SQM
MAXIMUM ALLOWABLE BY COUNCIL PRIOR TO O.S.D. BEING REQUIRED:	0 %
(EXISTING SITE COVERAGE + 50 SQM)	
BUILDING HEIGHT RESTRICTION	
MAXIMUM 8.5M RIDGE HEIGHT	
(F.F.L. MUST BE ACCURATE TO COMPLY)	
BUILDING ENVELOPE	
PROVIDE 45 DEGREE PLANE PROJECTED AT 4.5M HIGH ABOVE SIDE BOUNDARY NATURAL GROUND LEVEL.	
MAXIMUM 1000 MM CUT	
MAXIMUM 1000MM FILL	
SURVEYORS NOTES	
A. THIS SURVEY IS SPECIFICALLY FOR CONTOUR PURPOSES ONLY. THE BOUNDARIES OF THE SUBJECT PROPERTY HAVE NOT BEEN INVESTIGATED AND THE POSITION SHOWN IS APPROXIMATE ONLY.	
B. AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY.	
C. SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. THE RELEVANT SERVICE AUTHORITY SHALL BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF ALL SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.	
D. CONTOURS ARE INDICATIVE OF SURFACE TOPOGRAPHY ONLY. SURVEYED SPOT LEVELS ARE THE ONLY VALUES TO BE RELIED ON FOR REDUCED LEVELS ON PARTICULAR FEATURES.	



LOT NO:
LOT 7.

DEPOSITED PLAN:
DP 1206507.

COUNCIL / LGA:
NORTHERN BEACHES

SLAB CLASS:
M

WIND SPEED:
N2

EXCAVATION NOTES:
50MM (+/-) TOLERANCE TO NOMINATED RL'S
UPPER LEVEL
EXCAVATE APPROX. 0MM ON RL. 14.000
AND FILL APPROX. 600MM WITHIN DEB
LOWER LEVEL
EXCAVATE APPROX. 200MM ON RL. 13.656
AND FILL APPROX. 756MM
EXCAVATIONS ARE TO START A MINIMUM OF
1000MM FROM THE EDGE OF THE BUILDING
AND ARE TO BE BATTERED BACK TO SUIT
IT IS THE RESPONSIBILITY OF THE OWNER TO
PROVIDE A GRATED DRAIN ACROSS GARAGE
OPENINGS (IF REQUIRED) DUE TO CONSTRUCTION
OF DRIVEWAY

IMPORTANT NOTES:
SITE CUTS ARE SUBJECT TO COUNCIL APPROVAL
& NOT TO BE USED BY ANY OTHER CONTRACTORS
OTHER THAN METRICON HOMES PTY LTD

STORMWATER TO DRAIN TO
EASEMENT VIA ON-SITE DETENTION
AND RAINWATER TANK(S)
REFER TO HYDRAULIC ENGINEER'S DETAILS

TEMPORARY SITE FENCING:
METRICON TO PROVIDE FENCING
TO ANY UNFENCED BOUNDARIES
(AS REQUIRED)

ALL WEATHER ACCESS:
METRICON TO SUPPLY UP TO 5M SUITABLE
ALL WEATHER ACCESS TO BUILDING
PLATFORM DURING CONSTRUCTION

SURVEY LEGEND

— S —	— W —	— T —
UGROUND SEWER MAINS	UGROUND WATER MAINS	UGROUND TELECOM LINE
— G —	— OHP —	— UGP —
UGROUND GAS MAINS	OVERHEAD POWER SUPPLY	UGROUND POWER SUPPLY
TOP OF KERB		
EDGE OF BITUMEN		
PP POWER POLE	SV STOP VALVE	GRATED STORMWATER PIT
PB POWER BOX	SMH SEWER MAINTENANCE HOLE	BENCHMARK
SP SERVICE POLE	SIO SEWER INSPECTION OPENING	TREE
LP LIGHT POLE	CPT TELECOMMUNICATIONS PIT	
HYD HYDRANT	GM GAS MARKER	
WM WATER METER	KI KERB INLET	
	SPIT STORMWATER PIT	

INTRAX SURVEY DATE: 19.01.2021

CONTOUR INTERVALS: 200MM

LEVELS TO: AHD

SITE PLAN

Build E, Level 4, 32 Lexington Dr, Baulkham Hills NSW 2153
P.O. Box 7510, Norwest Business Park NSW 2153
Tel: 02 8887 9000 Fax: 02 8079 5901
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MR & MRS HODGES
LOT 7, NO 45 WARRIEWOOD ROAD
WARRIEWOOD

JOB No: 720385

DATE: 17.02.2021

DRAWN: CMB

SCALE: 1:200

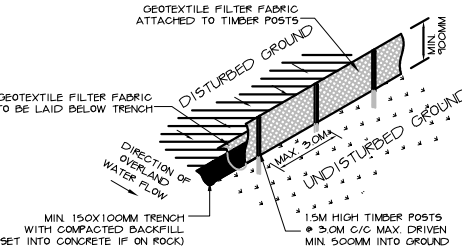
SHEET: 1 OF 11

UBD REF: SYD XX XX

Driveway gradient profile showing a 3.4% gradient over 5850 units and a 0.5% gradient over 6583 units, leading to a garage level at RL 14.225. The profile is labeled 'DRIVEWAY GRADIENT PROFILE' and 'SCALE - 1:200'.

SEDIMENT CONTROL NOTES

1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW AND INSPECTED REGULARLY BY THE SITE MANAGER.
2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300MM WIDE X 300MM DEEP TRENCH.
4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD
5. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE. ALL ROADS AND FOOTPATHS TO BE SWEEP DAILY.
6. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 3.0M CENTRES. FABRIC SHALL BE BURIED 150MM ALONG ITS LOWER EDGE.
7. DUST PREVENTION MEASURES TO BE MAINTAINED AT ALL TIMES.



SEDIMENT FENCE DETAIL
NOT TO SCALE

TEMPORARY SECURITY FENCING

TEMPORARY SECURITY FENCING TO THE PERIMETER OF BOUNDARY WHERE REQUIRED TO PREVENT PUBLIC ACCESS ONTO SITE.

CUT & FILL BATTERS

ALL GROUND LINES ARE APPROXIMATE. EXTENT OF CUT AND FILL BATTERS WILL BE DETERMINED ON SITE. SEDIMENT BARRIERS ARE TO BE CUSTOMISED SITE SPECIFIC

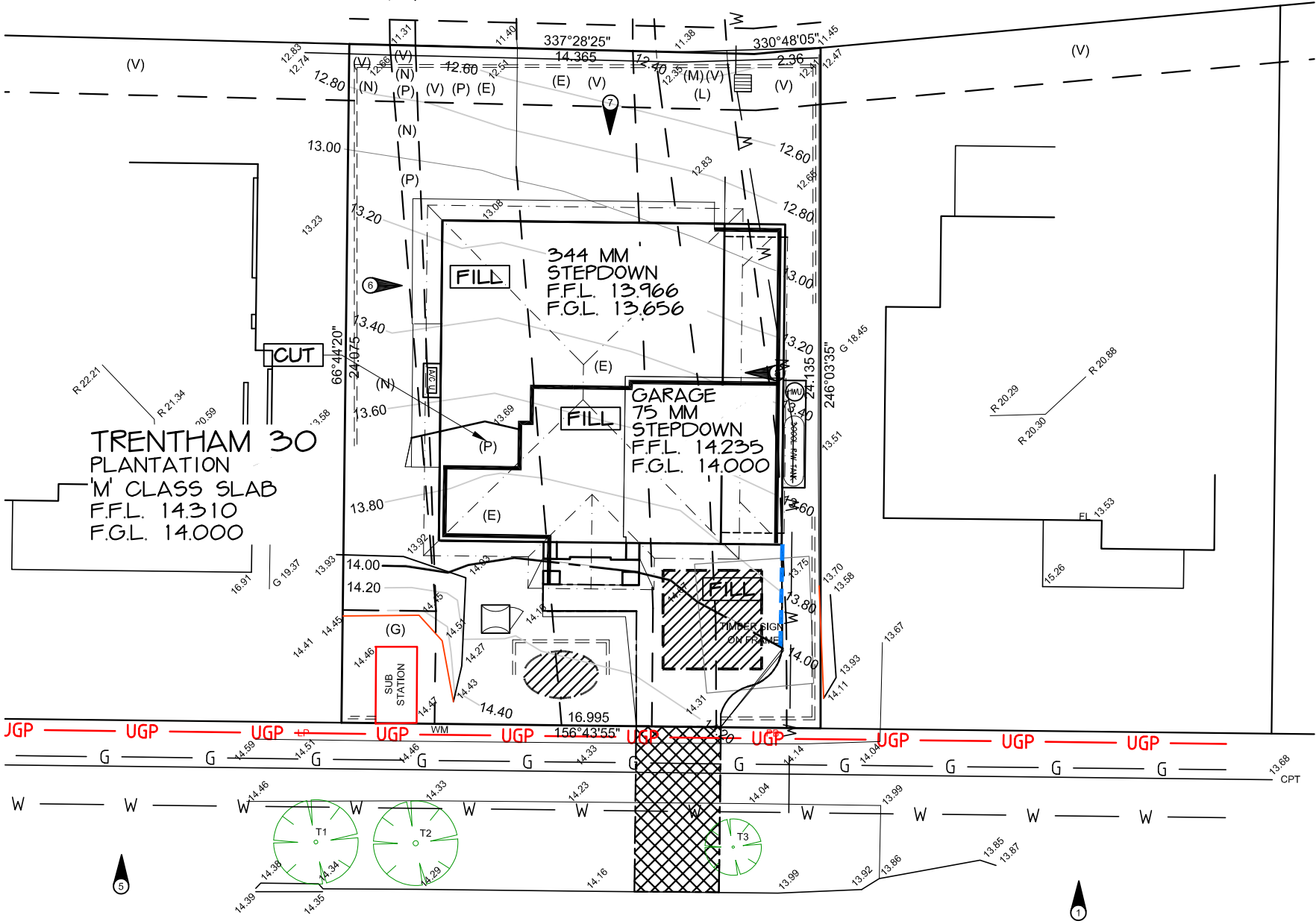
SEDIMENT FENCE

WASTE STORAGE AREA

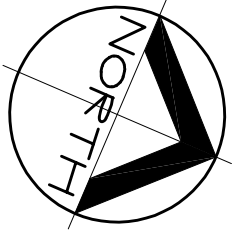
MATERIAL STORAGE AREA

PORTABLE TOILET

ALL WEATHER ACCESS POSITION



- (E) RIGHT OF CARRIAGEWAY 7.7 WIDE (E) (DP 1206507)
- (G) EASEMENT FOR ELECTRICITY PURPOSES 3.3 WIDE (G) (DP 1206507)
- (L) EASEMENT FOR WATER SUPPLY PURPOSES 2.5 WIDE (L) (DP 1206507)
- (M) EASEMENT FOR ACCESS & DRAINAGE PURPOSES 2.5 WIDE (M) (DP 1206507)
- (N) EASEMENT FOR ELECTRICITY PURPOSES VARIABLE WIDTH (N) (DP 1206507)
- (P) EASEMENT FOR ELECTRICITY & OTHER PURPOSES 4.5 WIDE (P) (DP 1206507)
- (V) EASEMENT TO DRAIN WATER 2 WIDE (V) (DP 1206507)



LOT NO: LOT 7.	
DEPOSITED PLAN: DP 1206507.	
COUNCIL / LGA: NORTHERN BEACHES	
SLAB CLASS:	M
WIND SPEED:	N2

SURVEY LEGEND

S	W	T
UGROUND SEWER MAINS	UGROUND WATER MAINS	UGROUND TELECOM LINE
G	OHP	UGP
UGROUND GAS MAINS	OHEAD POWER SUPPLY	UGROUND POWER SUPPLY
TOP OF KERB	EDGE OF BITUMEN	
PP POWER POLE	SV STOP VALVE	GRATED STORMWATER PIT
PB POWER BOX	SMH SEWER MAINTENANCE HOLE	BENCHMARK
SP SERVICE POLE	SIO SEWER INSPECTION OPENING	
LP LIGHT POLE	CPT TELECOMMUNICATIONS PIT	TREE
HYD HYDRANT	GM GAS MARKER	
WM WATER METER	KIP KERB INLET	
	STORMWATER PIT	

EROSION & SEDIMENT CONTROL PLAN

CONSTRUCTION PLAN

TEMPORARY FENCING:
BUILDER TO PROVIDE FENCING TO ANY UNFENCED BOUNDARIES (LOCAL AUTH. BYLAW)

ALL WEATHER ACCESS:
METRICON TO SUPPLY UP TO 5M SUITABLE ALL WEATHER ACCESS TO BUILDING PLATFORM DURING CONSTRUCTION

INTRAX SURVEY DATE: 19.01.2021

CONTOUR INTERVALS: 200MM

LEVELS TO: AHD

metricon

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MR & MRS HODGES
LOT 7, NO 45 WARRIEWOOD ROAD
WARRIEWOOD

JOB No: 720385

DATE: 11.08.2021	DRAWN: 503
SCALE: 1:200	SHEET: 1A OF 11
UBD REF: SYD XX XX	

LEGEND



MAIN VIEWS



PRIVATE OPEN SPACE



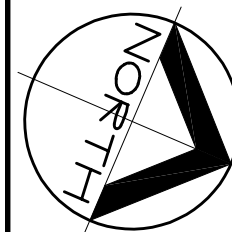
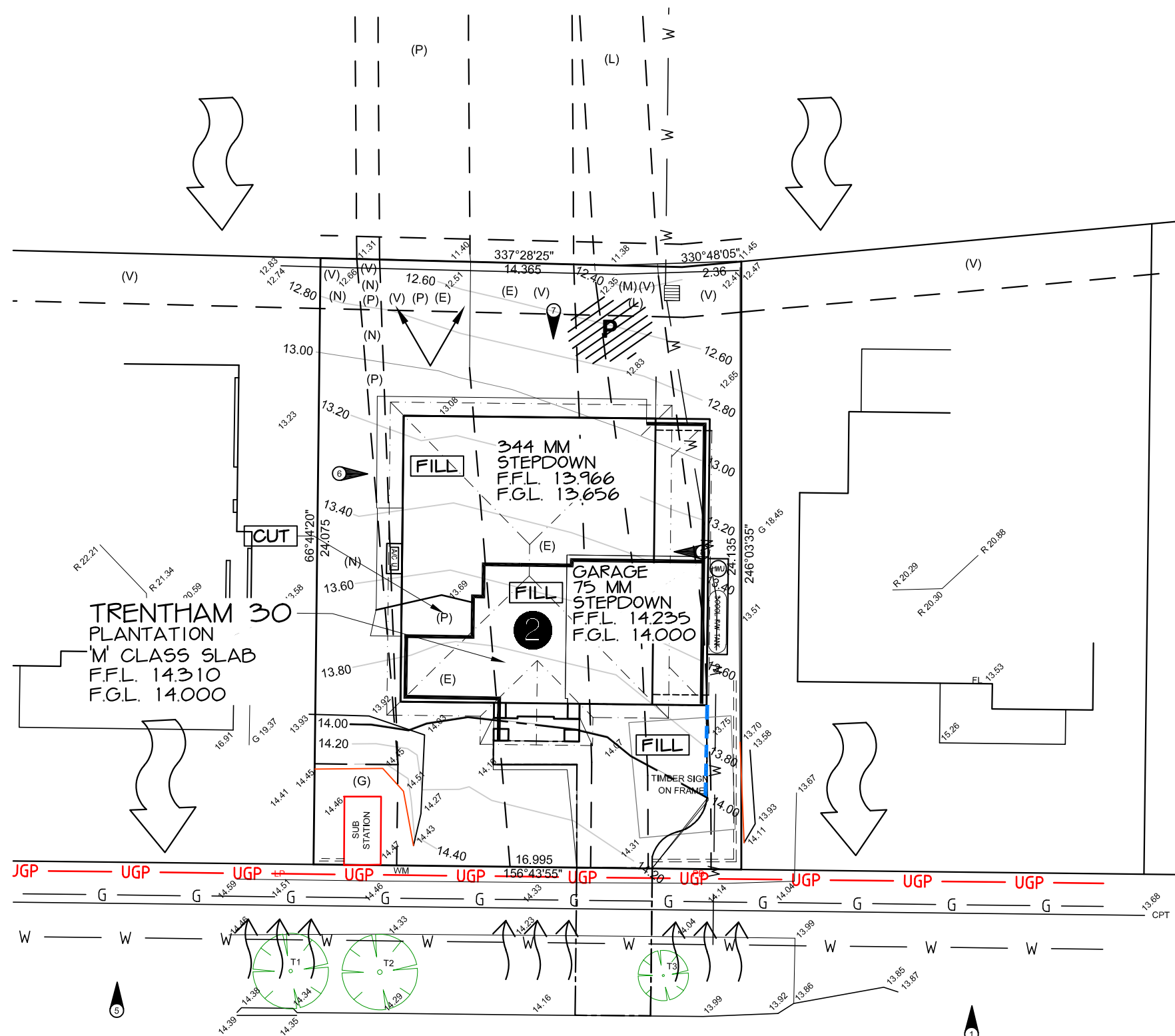
NUMBER OF STOREYS



NOISE SOURCE



PREVAILING WINDS
FROM SOUTH-WEST



LOT NO:

LOT 7.

DEPOSITED PLAN:

DP 1206507.

COUNCIL / LGA:

NORTHERN BEACHES

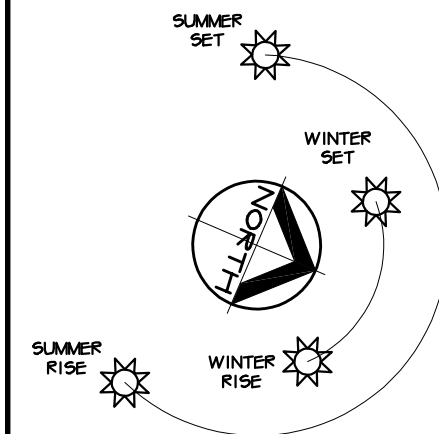
SLAB CLASS:

M

WIND SPEED:

N2

MGA



SITE ANALYSIS PLAN

TEMPORARY FENCING:

BUILDER TO PROVIDE FENCING TO ANY UNFENCED BOUNDARIES (LOCAL AUTH. BYLAW)

ALL WEATHER ACCESS:

METRICON TO SUPPLY UP TO 5M SUITABLE ALL WEATHER ACCESS TO BUILDING PLATFORM DURING CONSTRUCTION

INTRAX SURVEY DATE: 19.01.2021

CONTOUR INTERVALS: 200MM

LEVELS TO: AHD



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LOT 7, NO 45 WARRIEWOOD ROAD
WARRIEWOOD

JOB No: 720385

DATE: 11.08.2021

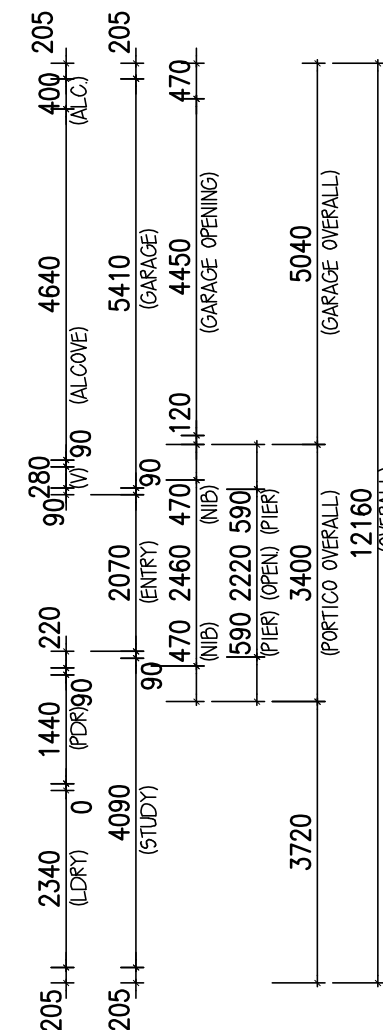
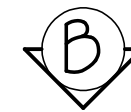
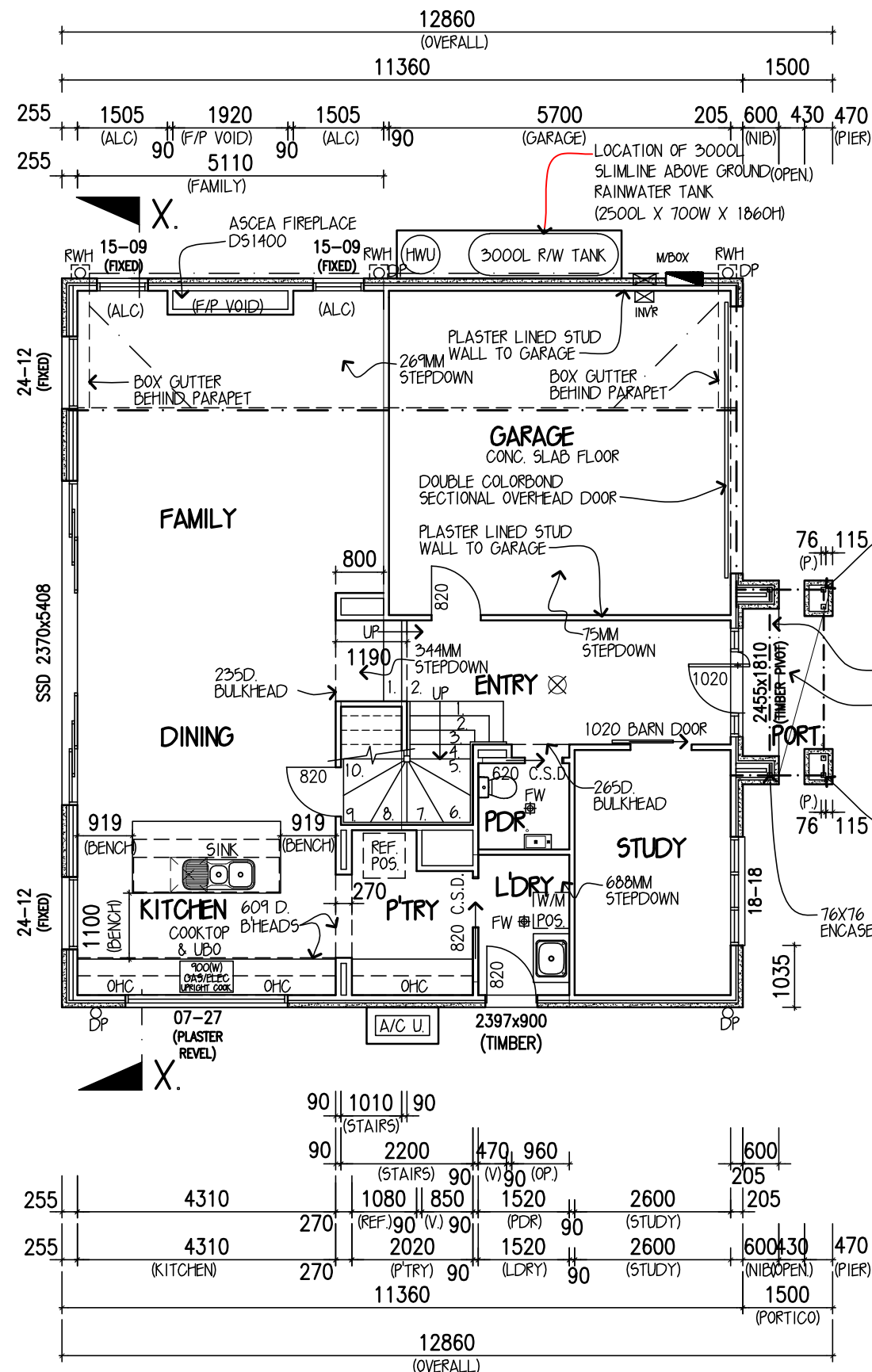
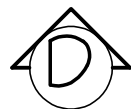
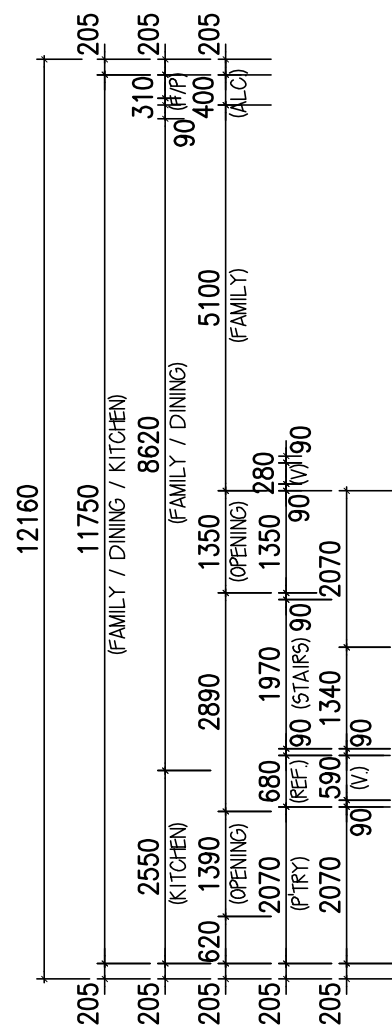
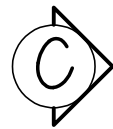
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SCALE: 1:200


















SHEET: 1B OF 11

UBD REF: SYD XX XX

PROVIDE 2340MM (H) INTERNAL DOORS
TO THE GROUND FLOOR ONLY
UNLESS OTHERWISE NOTED
(EXCLUDES SLIDING ROBE DOORS)



SYMBOL LEGEND FRAMING LEGEND

	DOWNPIPE 90mm ROUND PVC		LOAD BEARING WALL
	DOWNPIPE 100x50mm RECT. C/BOND		70mm STUD WALL
	DOWNPIPE WITH SPREADER		120mm STUD WALL
	DOWNPIPE WITH RAINWATER HEAD		SMOKE ALARM
	GARDEN TAP	APPROX. POSITION INSTALLED AS PER N.C.C. 3.7.2 & TO COMPLY WITH AS 3786 . SMOKE ALARMS TO BE INTERCONNECTED	
	GAS BAYONET		
	COLD WATER POINT		EXHAUST FAN.
	FLOOR WASTE	INSTALLED AS PER B.C.A. 3.8.5. & TO COMPLY WITH A.S.1668.2.	
	ELEC. METERBOX 600x600 RECESSED		
	AIR COND. UNIT		
	MANHOLE FOR CEILING ACCESS		
	ARTICULATION JOINT WHERE ARTICULATION JOINTS ARE NOT SHOWN REFER TO STRUCTURAL ENGINEER'S DETAILS		

AREAS:		GARAGE:	33.14 SQM
GRD FLR:	105.00 SQM	PORTICO:	5.10 SQM
FIRST FLR:	115.53 SQM	BALCONY:	2.81 SQM
SUBTOTAL:	220.53 SQM	TOTAL:	261.58 SQM
	23.74 SQM		28.16 SQM

DESIGN: TRENTHAM 30

FACADE: **PLANTATION** CEILING: **25, L**

GARAGE: DOUBLE LOCATION: F

GROUND FLOOR PLAN

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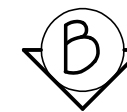
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OWNER: MR & MRS HODGES
LOT 7 . NO 45 WARRIEWOOD ROAD
WARRIEWOOD

JOB No: 720385		DATE: 17.02.2021	
FC DATE: DD.MM.YYYY		MST VER: 16.02.2017	
SCALE: 1:100 ON A3 SHEET		REVISION: E	
DRAWN: CM8	CHECK: XX	SHEET: 2 of 11	



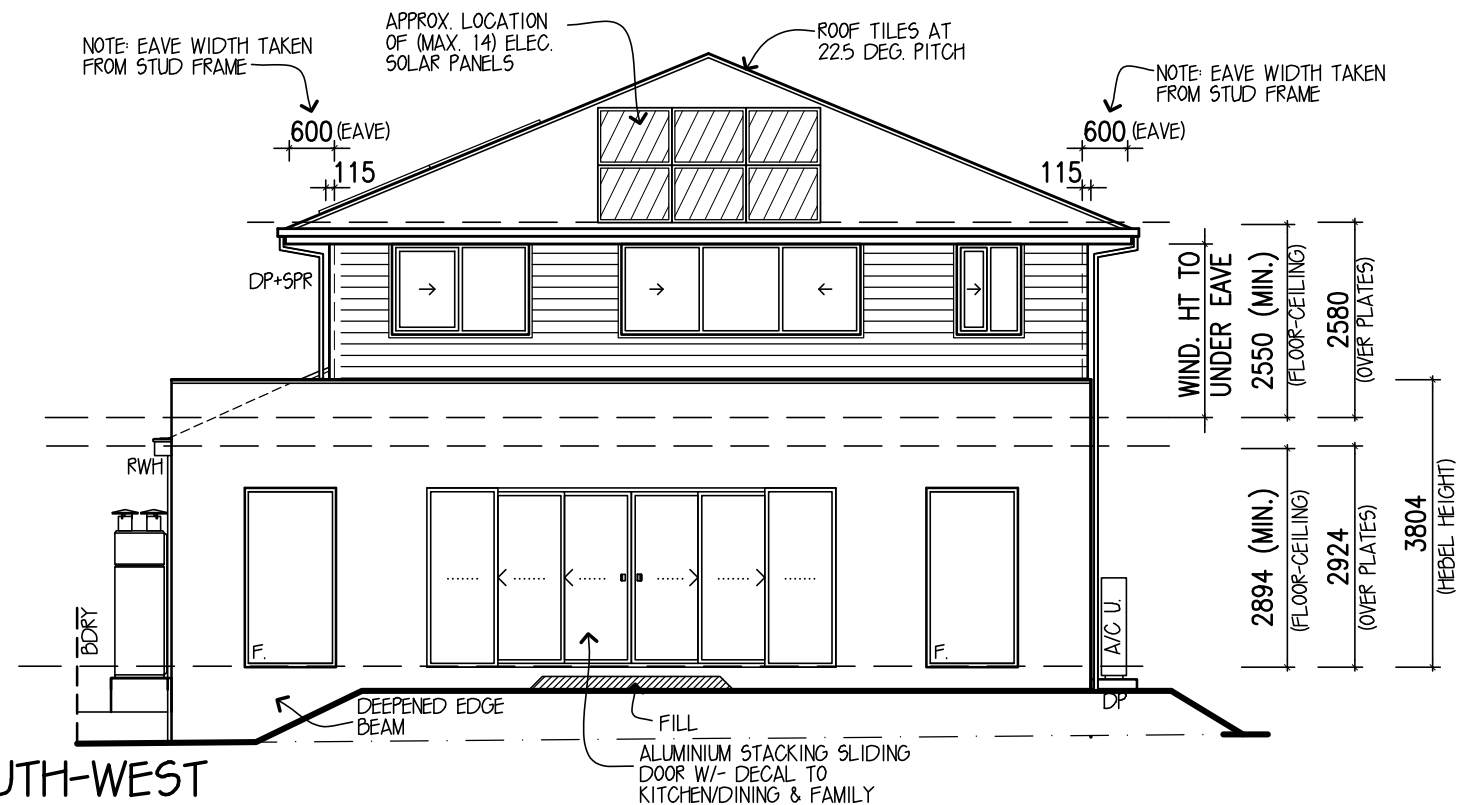
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FC DATE: DD.MM.YYYY		MST VER: 16.02.2017
SCALE: 1:100 ON A3 SHEET		REVISION: E
DRAWN: CM8	CHECK: XX	SHEET: 3 of 11

DRAWN: CM8	CHECK: XX	SHEET: 3 of 11
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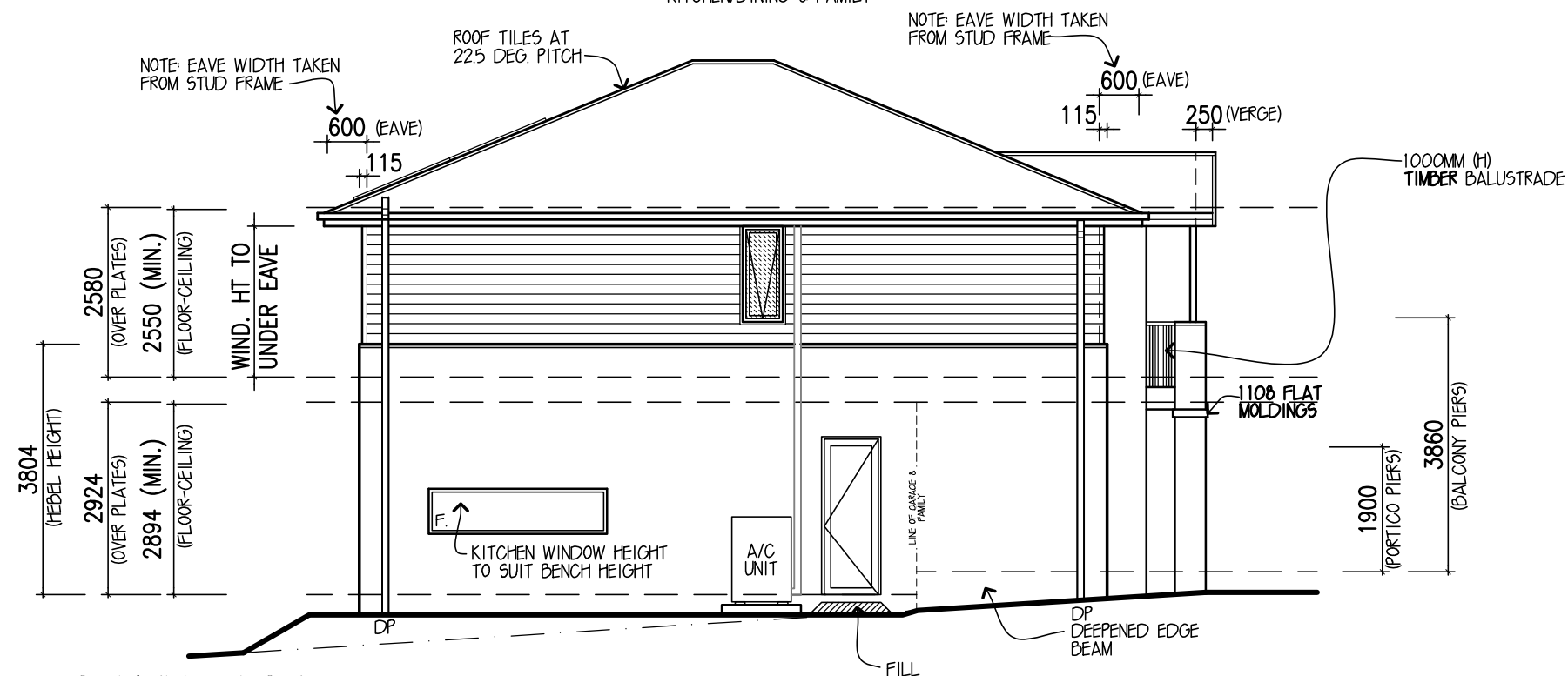
PROVIDE JAMES HARDIES SCYON LINEA WEATHERBOARD CLADDING TO FIRST FLOOR ELEVATIONS (UNLESS NOTED OTHERWISE) REFER TO DETAIL: S-TYP-CLAD-02

PROVIDE ACRYLIC RENDER FINISH TO HEBEL PANELS TO GROUND FLOOR ELEVATIONS (UNLESS NOTED OTHERWISE)

DENOTES WINDOWS/DOORS WITH DECOR SATIN TOUGHENED GLAZING



ELEVATION C. - SOUTH-WEST



ELEVATION D. - SOUTH-EAST

SYMBOL LEGEND

M/D	RECESSED ELECTRICITY METER BOX	AJ	ARTICULATION JOINT WHERE ARTICULATION JOINTS ARE NOT SHOWN REFER TO STRUCTURAL ENGINEER'S DETAILS
RWH	DOWNPIPE W/- RAINWATER HEAD		
DP	ROTATING ROOF VENTILATOR		

DESIGN: TRENTHAM 30
 FACADE: PLANTATION CEILING: 25, L
 GARAGE: DOUBLE LOCATION: F

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OWNER: MR & MRS HODGES
 LOT 7, NO 45 WARRIEWOOD ROAD
 WARRIEWOOD

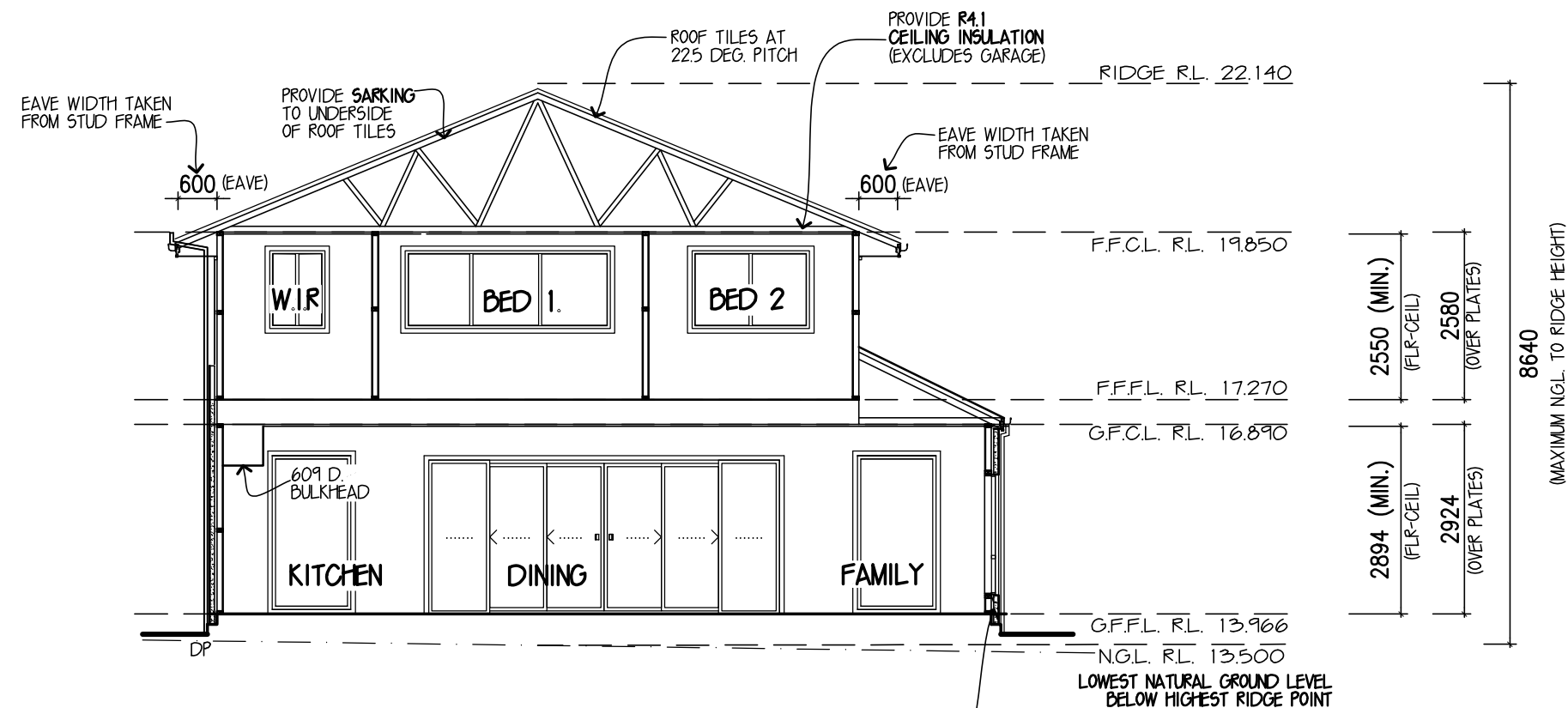
ELEVATIONS

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JOB No: 720385	DATE: 17.02.2021
FC DATE: DD.MM.YYYY	MST VER: 16.02.2017
SCALE: 1:100 ON A3 SHEET	REVISION: E
DRAWN: CM8	CHECK: XX
SHEET: 5 of 11	



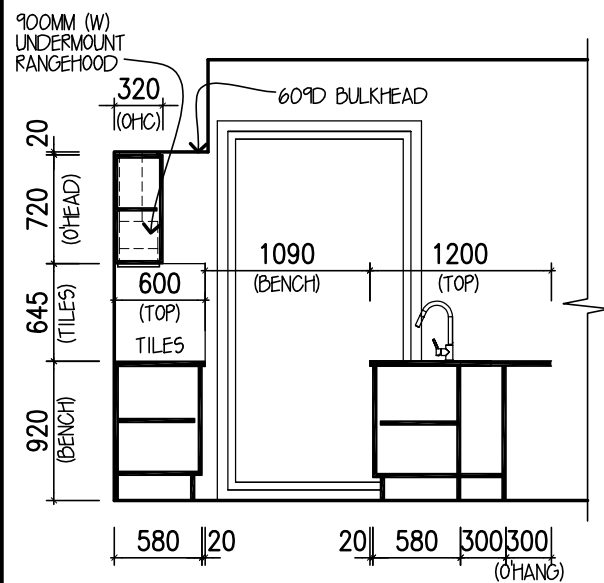
PROVIDE SISALATION WALL -WRAP AND
R2.0INSULATION BATTS TO EXTERNAL
WALLS(INCL R2.0 INSULATION BATTS
TO GARAGE/HOUSE INTERNAL WALLS EXC.
GARAGE EXTERNAL WALL)

ROUGH-IN POSITIONING
(NOT TO SCALE)

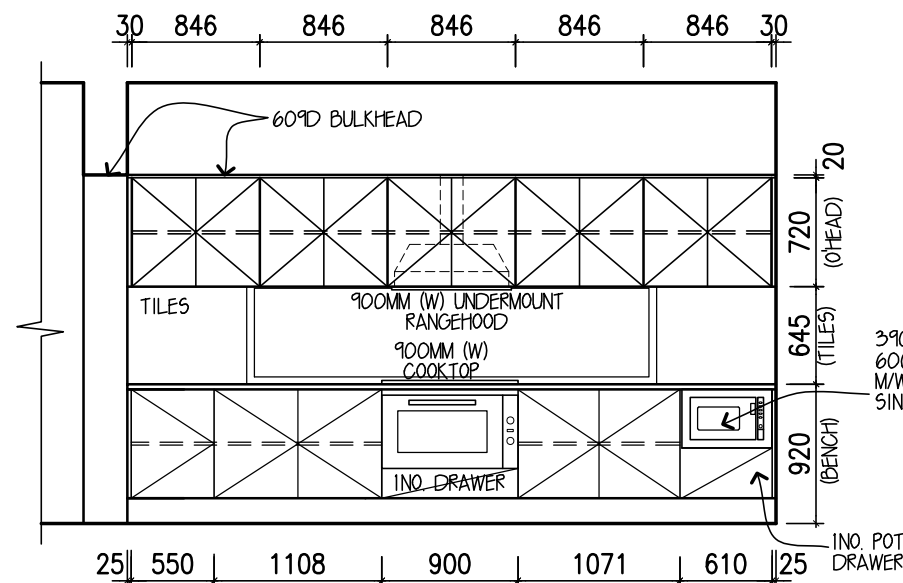
(NOT SUITABLE FOR TANKS EXCEEDING 2020MM HIGH)

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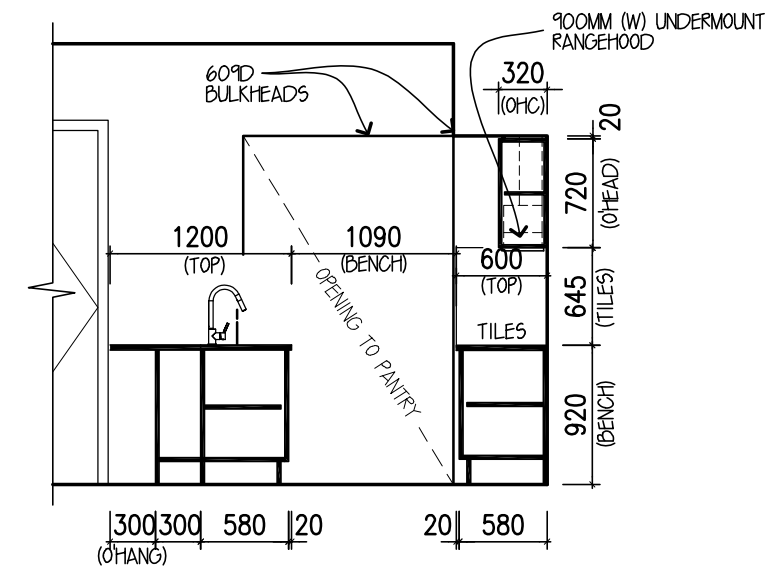
BY METRICON



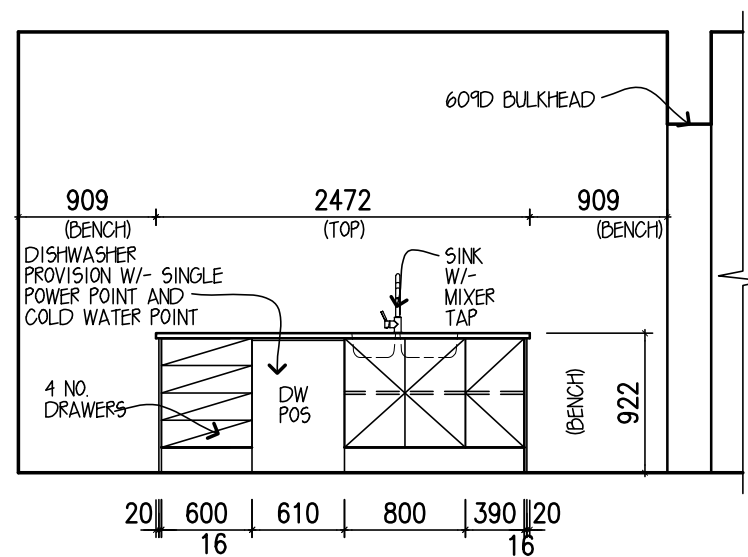
ELEVATION A
KITCHEN



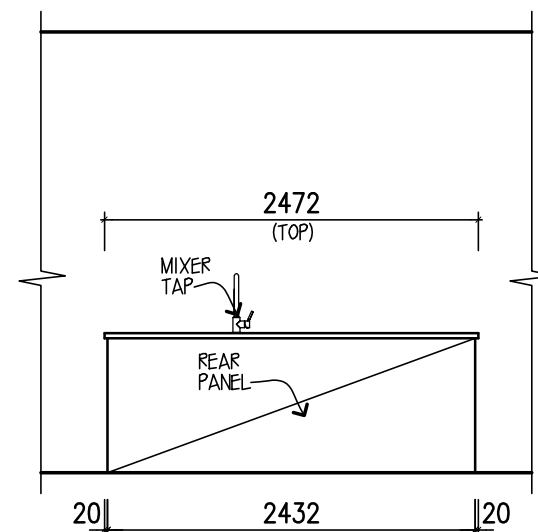
ELEVATION B



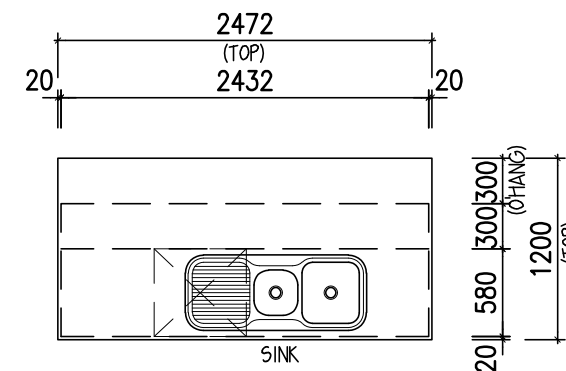
ELEVATION C



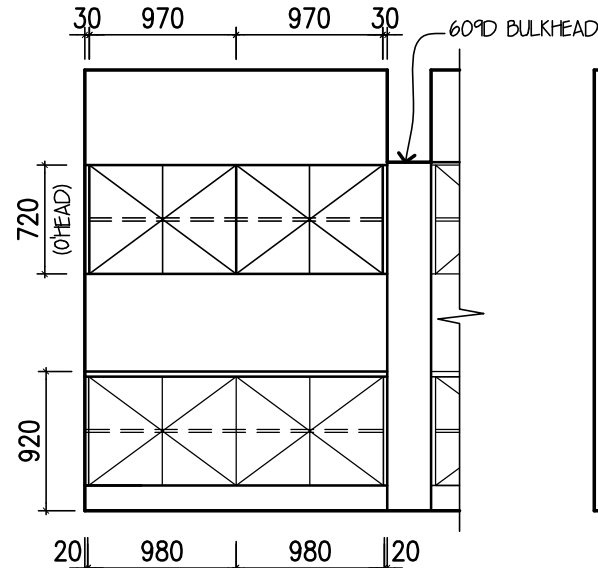
ELEVATION D
KITCHEN/P'TRY



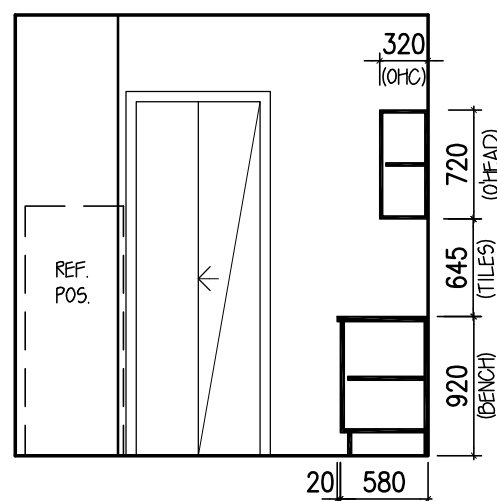
ELEVATION B (ISLAND
BENCH)



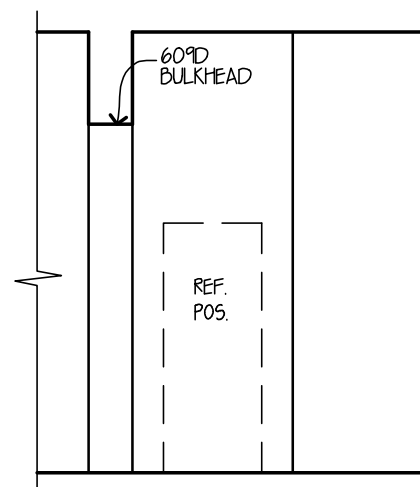
KITCHEN ISLAND
BENCH DETAIL



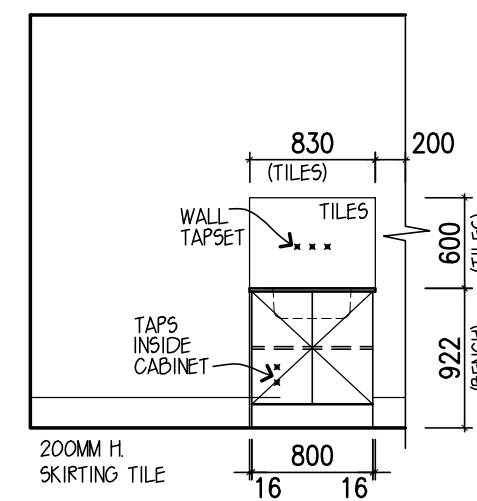
ELEVATION B
PANTRY



ELEVATION C



ELEVATION D



ELEVATION A
LAUNDRY

DESIGN: **TRENTHAM 30**
FACADE: **PLANTATION** CEILING: 25, L
GARAGE: **DOUBLE** LOCATION: **F**

INTERNALS

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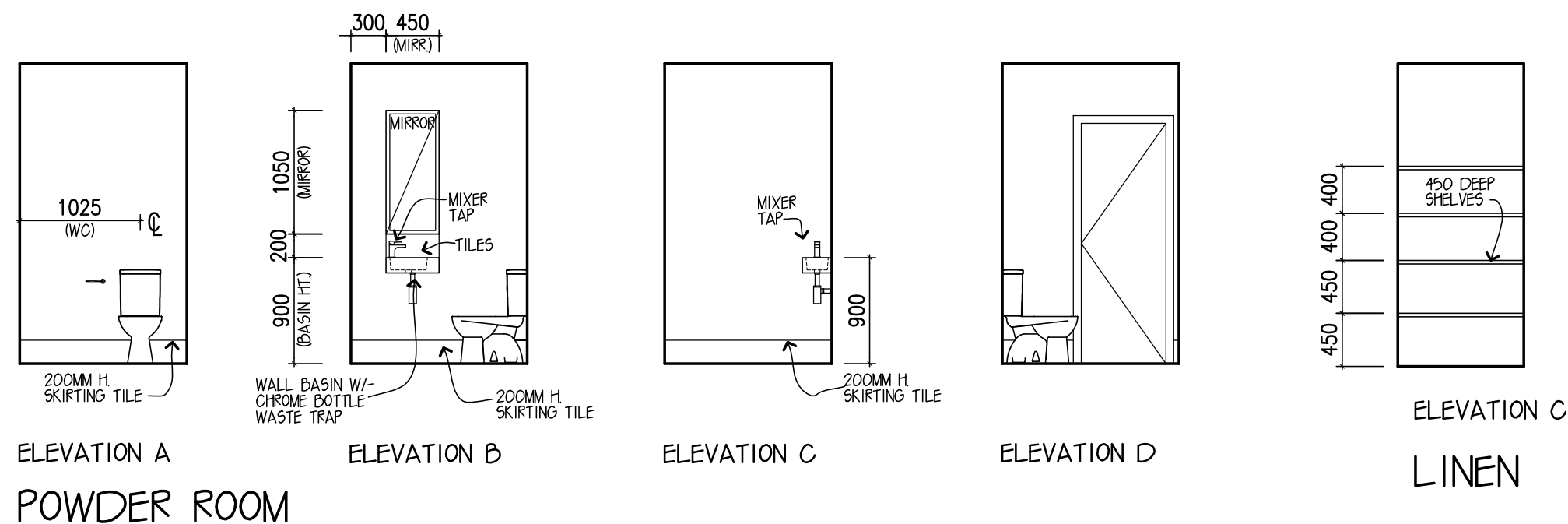
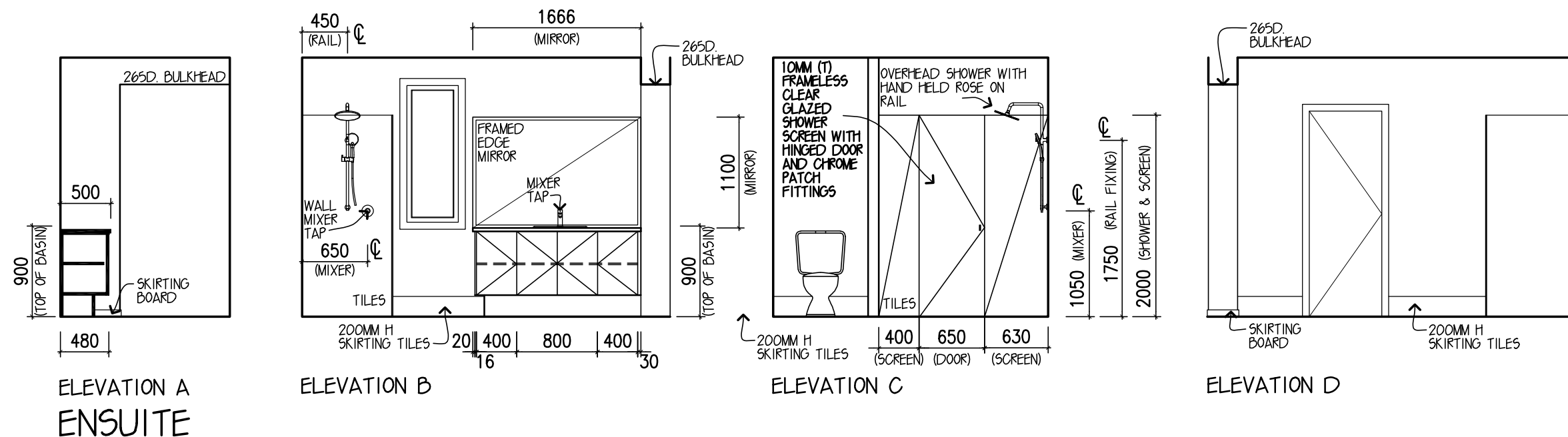
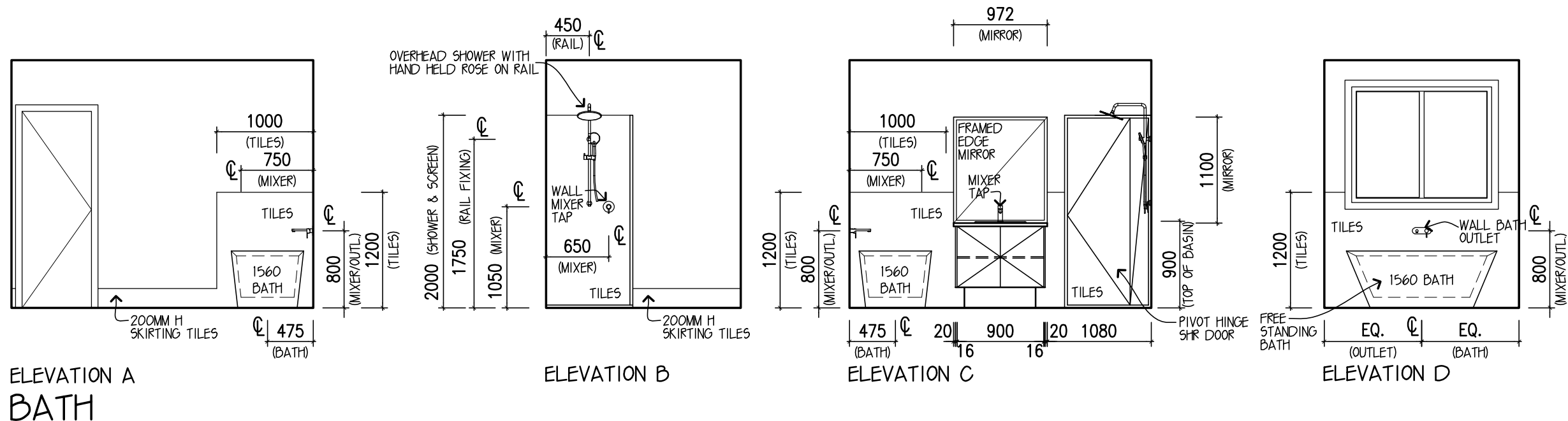
OWNER: **MR & MRS HODGES**
LOT 7 . NO 45 WARRIWOOD ROAD
WARRIWOOD

JOB No: **720385** DATE: **17.02.2021**

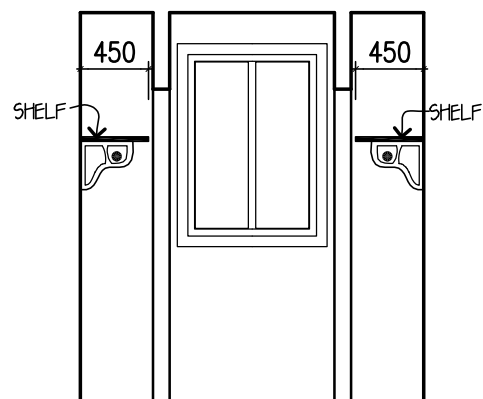
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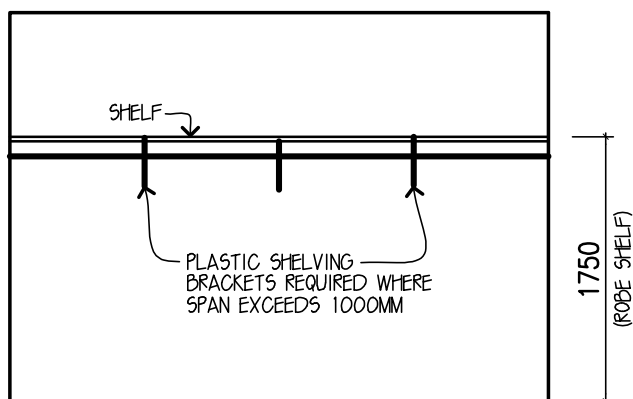
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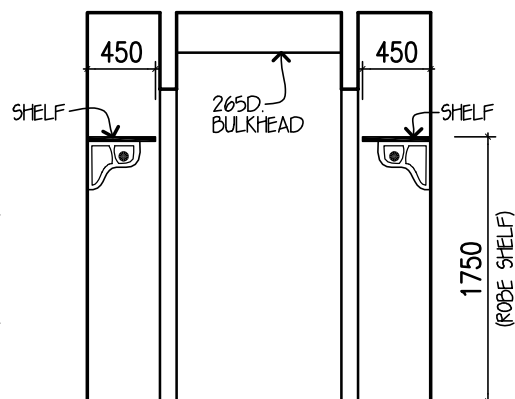
DESIGN: TRENTHAM 30	
FACADE: PLANTATION	CEILING: 25, L
GARAGE: DOUBLE	LOCATION: F
INTERNALS	
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WARRIEWOOD	
JOB No: 720385	DATE: 17.02.2021
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SCALE: 1:50 ON A3 SHEET	REVISION: E
DRAWN: CM8	CHECK: XX
SHEET: 8 of 11	



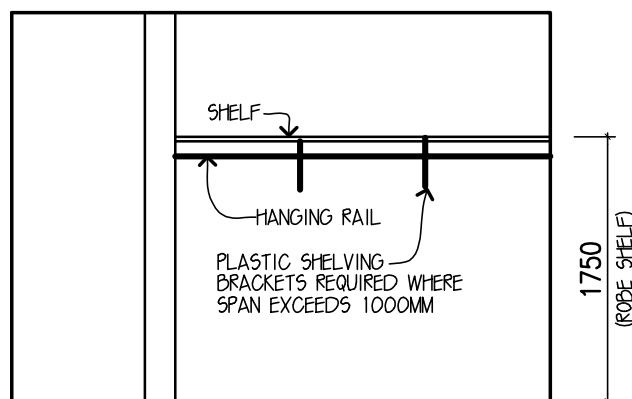
ELEVATION A
W.I.R.



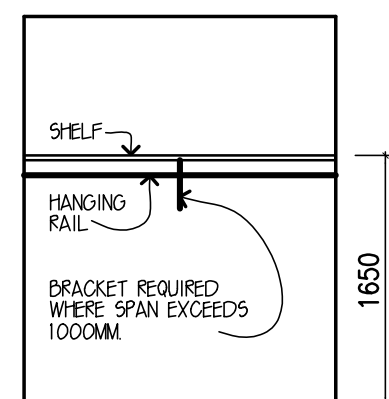
ELEVATION B



ELEVATION C



ELEVATION D



BED'S 2,3&4 (TYPICAL)
ROBE

DESIGN: TRENTHAM 30
FACADE: **PLANTATION** CEILING: 25, L
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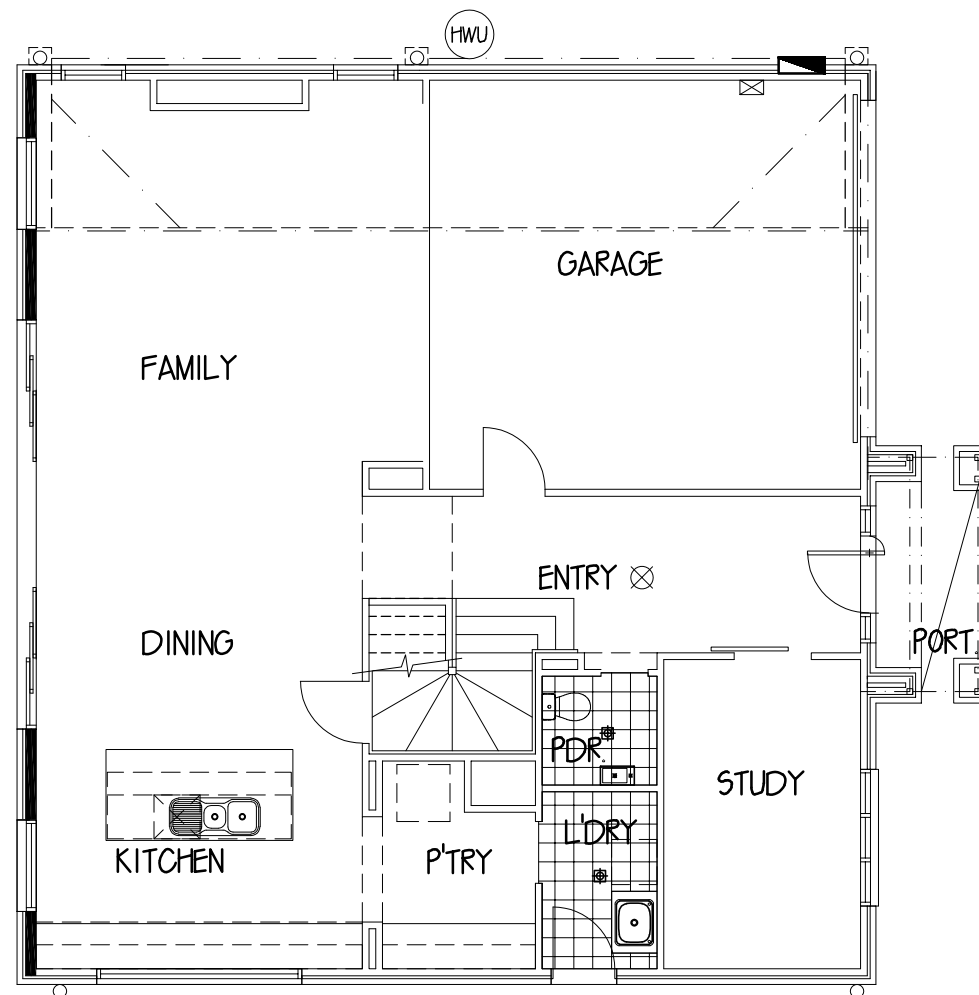
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DRAWN: **CM8** CHECK: **XX** SHEET: **9** of **11**



FLOOR COVERINGS LEGEND



WET AREA FLOOR TILING
TOTAL AREA: **5.32 SQM**



TIMBER FLOOR AREAS
TOTAL AREA: ****** SQM**



CARPET FLOOR AREAS
TOTAL AREA: ****** SQM**



TILED FLOOR AREAS
TOTAL AREA: ****** SQM**

DESIGN: **TRENTHAM 30**

FACADE: **PLANTATION** CEILING: **25, L**

GARAGE: **DOUBLE** LOCATION: **F**

GROUND FLOOR FLOOR COVERINGS

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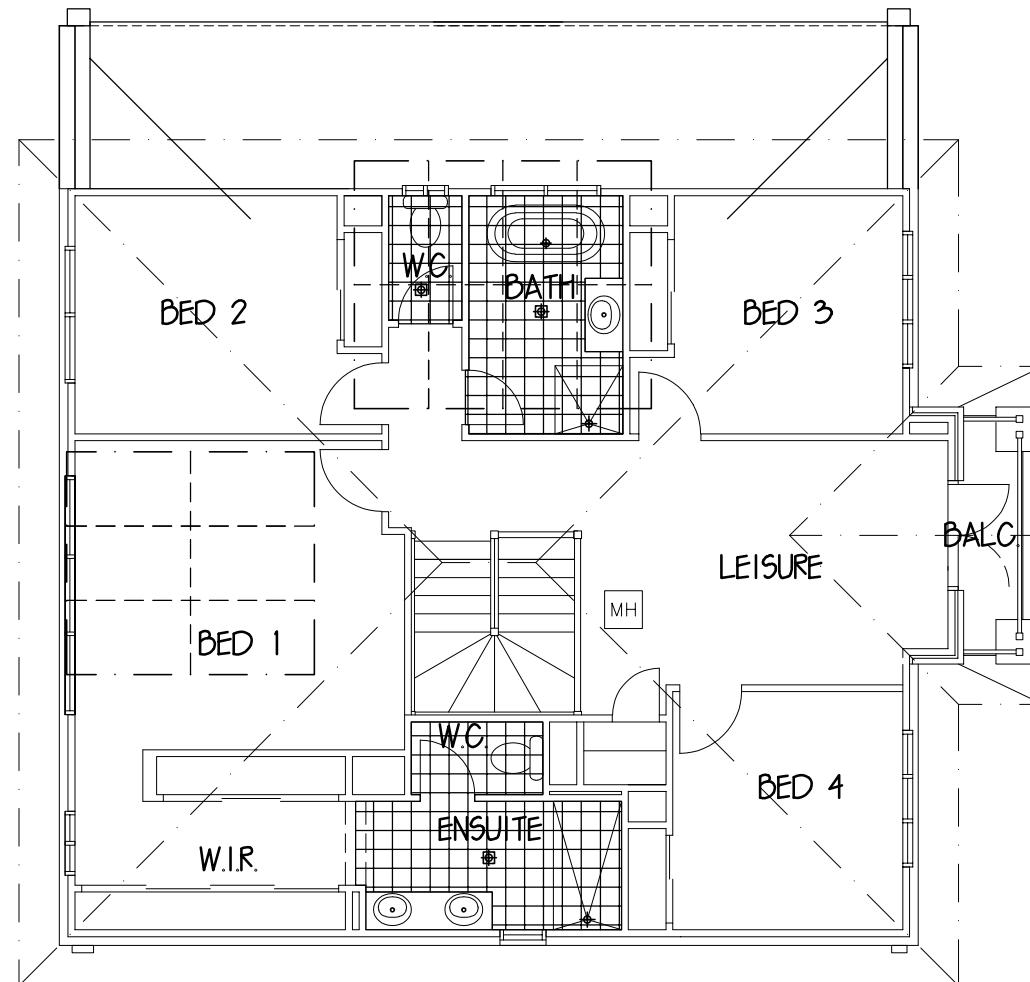
OWNER: **MR & MRS HODGES**
LOT 7 . NO 45 WARRIEWOOD ROAD
WARRIEWOOD

JOB No: **720385** DATE: **17.02.2021**

FC DATE: **DD.MM.YYYY** MST VER: **16.02.2017**

SCALE: **1:100 ON A3 SHEET** REVISION: **E**

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FLOOR COVERINGS LEGEND



WET AREA FLOOR TILING
TOTAL AREA: **14.4 SQM**



CARPET FLOOR AREAS
TOTAL AREA: ****** SQM**



TIMBER FLOOR AREAS
TOTAL AREA: ****** SQM**



TILED FLOOR AREAS
TOTAL AREA: ****** SQM**

DESIGN: **TRENTHAM 30**

FACADE: **PLANTATION** CEILING: **25, L**

GARAGE: **DOUBLE** LOCATION: **F**

FIRST FLOOR FLOOR COVERINGS

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SCALE: **1:100 ON A3 SHEET** REVISION: **E**

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1. THE CONTRACTOR SHALL ADEQUATELY DRAIN THE SITE DURING ALL STAGES OF CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY ALL LEVELS DIMENSIONS AND SERVICES PRIOR TO COMMENCEMENT OF WORK.
3. ALL APPROPRIATE PERMITS SHALL BE OBTAINED AND FEES PAID FOR BY THE CONTRACTOR.
4. ANY PAVEMENT OR FEATURES DAMAGED DURING THE COURSE OF THIS CONTRACT SHALL BE REINSTATED TO THEIR FORMER CONDITION.
5. THE CONTRACTOR SHALL ARRANGE A SITE INSPECTION WITH THE CIVIL ENGINEERING SUPERVISING OFFICER PRIOR TO THE COMMENCEMENT OF WORK TO RECORD ANY DAMAGE TO EXISTING FEATURES.
6. ALL EXISTING PIT COVERS, DOWNPIPE CONNECTIONS AND SIMILAR FEATURES IN CONSTRUCTION AREAS ARE TO BE ADJUSTED TO SUIT AS PART OF THIS CONTRACT.
7. ALL CONCRETE PAVEMENT SHALL BE FINISHED WITH A NON SKID FLOAT, (NO BROOMED FINISH).
8. BEFORE COMMENCEMENT OF WORK A TEMPORARY BENCH MARK IS TO BE ESTABLISHED BY THE CONTRACTOR IN A POSITION ON SITE SAFE FROM DISTURBANCE.
9. ALL FILLING SHALL BE UNIFORMITY PLACED IN LAYERS NOT EXCEEDING 200mm LOOSE MEASUREMENT. EACH LAYER SHALL BE WITHIN 85% TO 115% OF OPTIMUM MOISTURE CONTENT AND BE PROPERLY COMPACTED, AS SPECIFIED, BASED ON THE STANDARD COMPACTION TEST AS OUTLINED IN AS 1289-1977.
10. CRUSHED ROCK PAVEMENT COMPACTIONS SHALL BE TO 100% STANDARD MAXIMUM DRY DENSITY FOR BASE COARSE, AND 98% FOR SUB BASE COARSE.
11. ANY SHORTFALL IN INDIGENOUS TOPSOIL REQUIRED TO BRING THE GARDEN AND GRASSED AREAS TO THE DESIGN LEVELS SHALL BE MADE UP WITH APPROVED IMPORTED TOPSOIL. NO ADDITIONAL PAYMENT WILL BE MADE FOR IMPORTED TOPSOIL.
12. EXCAVATED MATERIAL SHALL BE STOCKPILED ON SITE AS DIRECTED BY THE SUPERINTENDENT. EXCESS TO BE REMOVED FROM SITE AT CONTRACTORS EXPENSE.
13. TOPSOIL TO BE STRIPPED TO A DEPTH OF 150mm UNDER FILL AREAS AND ALL OTHER AREAS. THIS TOPSOIL SHALL BE STOCKPILED ON SITE AS DIRECTED BY SUPERINTENDENT. EXCESS SOIL TO BE STOCKPILED ON SITE AS DIRECTED BY THE SUPERINTENDENT, OR REMOVED FROM THE SITE AT THE CONTRACTORS EXPENSE, IF SO DIRECTED.
14. ALL STORMWATER DRAINS SHALL BE BEDDED ON A MINIMUM OF 80mm COMPACTED THICKNESS 20 N.S. CLASS 3 FINE CRUSHED ROCK, IN SOIL BASED TRENCHES. INCREASE TO 200mm THICKNESS IN ROCK BASED TRENCHES.
15. 100mm DIAMETER STORMWATER DRAINS SHALL BE LAID AT A MINIMUM GRADE OF 1:100, UNLESS OTHERWISE SHOWN.
16. 150mm DIAMETER STORMWATER DRAINS SHALL BE LAID AT A MINIMUM GRADE OF 1:100, UNLESS OTHERWISE SHOWN.
17. TRENCH EXCAVATIONS; WHERE ONE OR BOTH SIDES OF ANY TRENCH EXCEED 1.5M IN DEPTH, THE CONTRACTOR SHALL ENSURE THAT THE PROVISIONS OF MINES ACT 1958 AND THE MINES (TRENCHES) REGULATIONS 1979 ARE COMPLIED WITH.
18. TRENCHES TRAVERSING EXISTING OR PROPOSED PAVEMENTS INCLUDING ASPHALT AND CONCRETE SHALL BE BACKFILLED WITH "FIRST CLASS MATERIAL" AND COMPACTED, PAVEMENT SHALL BE REINSTATED TO THE SATISFACTION OF THE SUPERINTENDENT.
19. ALL SURPLUS EXCAVATED MATERIAL SHALL BE REMOVED FROM SITE.
20. FOOTPATHS, DRIVEWAYS, ROADWAYS, KERBS, R.O.W.'S OR EXISTING FEATURES DISTURBED, BROKEN OR AFFECTED BY THE WORKS ARE TO BE REINSTATED TO THE COMPLETE SATISFACTION OF THE CITY ENGINEER OR HIS REPRESENTATIVE.
21. ALL CONCRETE TO BE SAW CUT AND BROKEN OUT TO THE NEAREST JOINT.
22. ALL NATURE STRIPS AND LAWN AREAS OUTSIDE PRIVATE PROPERTY TO BE REINSTATED WITH TOP SOIL AND SEEDED.
23. CONTRACTOR TO CONTACT LOCAL COUNCIL ENGINEERING DEPARTMENT AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OF OUTFALL DRAINAGE TO ARRANGE FOR COUNCIL SUPERVISION AND INSPECTION IF REQUIRED BY COUNCIL.
24. THE CONTRACTOR IS TO VERIFY ALL LOCATIONS AND DEPTH OF SERVICES WITH THE RELEVANT AUTHORITIES FOR THE CONSTRUCTION OF DRAINS AND SERVICES OUTSIDE THE PROPERTY BOUNDARY PRIOR TO THE COMMENCEMENT OF WORK, AND SHALL BE FULLY RESPONSIBLE FOR RECTIFICATION OF ANY DAMAGED SERVICE.
25. ALL EXCESS TOPSOIL SHALL BE REMOVED OFF SITE AT THE CONTRACTOR'S EXPENSE.
26. ALL ADDITIONAL FILL MATERIAL REQUIRED DUE TO OVER EXCAVATION OR A SHORTFALL OF SUITABLE EXCAVATED MATERIAL SHALL BE IMPORTED AT THE CONTRACTORS EXPENSE.
27. AT THE TIME OF THE PREPARATION OF THE DRAINAGE DESIGN, IF THE LANDSCAPING DESIGN WAS NOT SUPPLIED TO THIS OFFICE, THEN THE DRAINAGE SYSTEM MAY BE SUBJECT TO CHANGE. THIS OFFICE OR A QUALIFIED PRACTITIONER SHALL REVIEW THE DRAINAGE DESIGN WHEN LANDSCAPING DESIGN IS FINALISED.

1. ALL SURFACE DRAINAGE WORKS SHALL BE INSTALLED IN ACCORDANCE WITH CLAUSE 5.6.3 DRAINAGE REQUIREMENTS OF AS 2870-2011, WHEREIN FOR BUILDINGS ON MODERATELY, HIGHLY AND REACTIVE SITES:
 - SURFACE DRAINAGE SHALL BE CONTROLLED THROUGHOUT CONSTRUCTION AND BE COMPLETED BY THE FINISH OF CONSTRUCTION.
 - THE BASE OF TRENCHES SHALL SLOPE AWAY FROM THE BUILDING.
 - WHERE PIPES PASS UNDER THE FOOTING SYSTEMS, CLAY PLUGS ARE ADOPTED TO PREVENT THE INGRESS OF WATER.
2. FOR BUILDINGS ON HIGHLY AND REACTIVE SITES, DRAINER SHALL PROVIDE DRAINAGE ARTICULATION TO ALL STORMWATER, SANITARY PLUMBING DRAINS AND DISCHARGE PIPES IN ACCORDANCE WITH CLAUSE 5.6.4 PLUMBING REQUIREMENTS, WHEREIN FLEXIBLE JOINTS IMMEDIATELY OUTSIDE BUILDING AND COMMENCING WITHIN 1m OF THE BUILDING PERIMETER ARE REQUIRED TO ACCOMMODATE THE REQUIRED DIFFERENTIAL MOVEMENT BASE ON THE SOIL CLASSIFICATION, REFER TABLE 'MIN. REQUIREMENTS FOR EXPANSION AND ALLOWABLE IN FITTINGS.
3. SURFACE WATER MUST BE DIVERTED AWAY FROM THE DWELLING AND GRADED AWAY FROM ALL FOUNDATIONS TO GIVE A SLOPE OF NOT LESS THAN 50mm OVER THE FIRST 1000mm FROM THE DWELLING.
4. SUBSURFACE DRAINS TO REMOVE GROUND OR TABLE WATER SHALL BE DETAILED BY THE DESIGN ENGINEER. FURTHERMORE, DAMP-PROOF MEMBRANE IN ACCORDANCE WITH 5.3.3 SHALL BE INSTALLED FOR GROUNDWATER OR AGGRESSIVE SOILS.
5. DRAINAGE DESIGN IS IN ACCORDANCE WITH AS3500.

1. PROPOSED 100Ø & 150Ø STORMWATER DRAINS SHALL BE FORMED OF UNPLASTICISED POLYVINYL CHLORIDE PIPES AND FITTINGS CLASS SH (SEWER CLASS) MANUFACTURED TO CONFORM TO AS.1260.
2. PROPOSED 225 DIAMETER AND LARGER STORMWATER DRAINS SHALL BE FORMED OF FIBRE REINFORCED CONCRETE CLASS 2, RUBBER JOINTED PIPE MANUFACTURED TO CONFORM TO AS 4058. (CLASS 3 WHERE INDICATED). USE UPVC TO AS1260. (CLASS SH) WHERE SHOWN ON THE DRAWINGS.

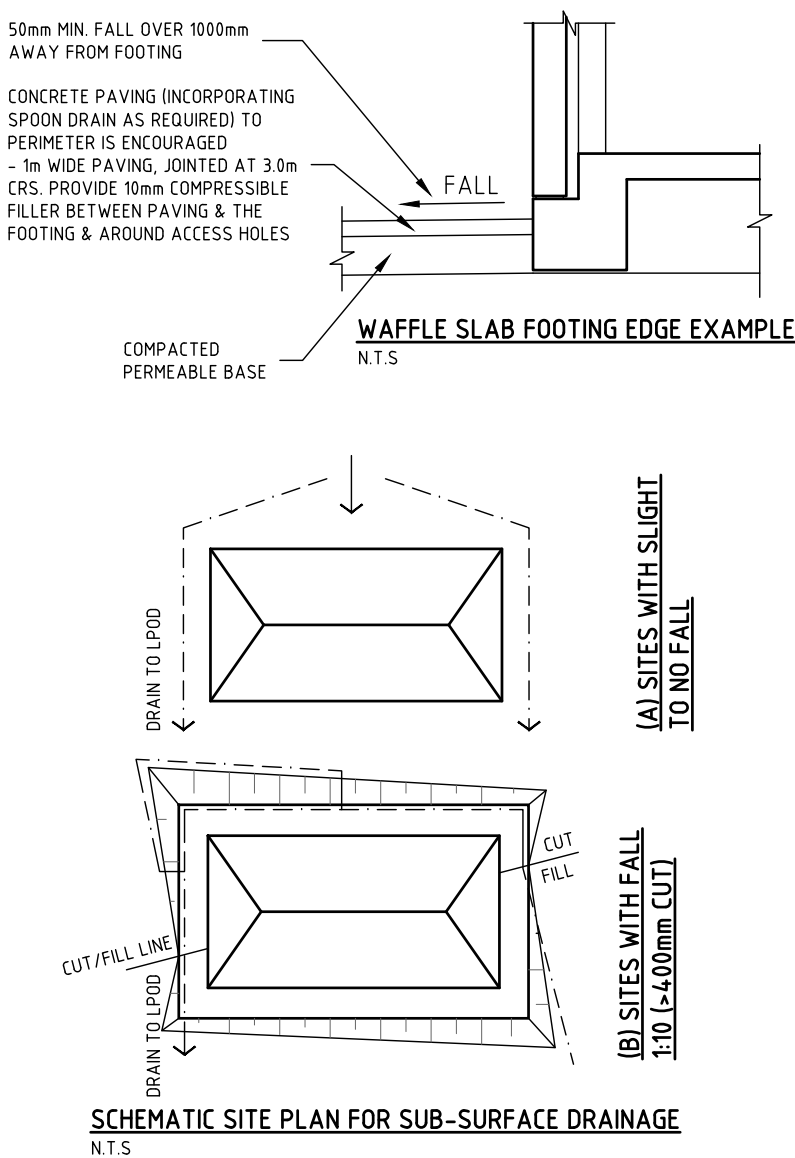
1. PRIOR TO THE COMMENCEMENT OF WORK THE CONTRACTOR SHALL LOCATE EXISTING SERVICES TO BE RETAINED WHERE PROPOSED SERVICES CROSS THEM, AND ASCERTAIN FOR HIMSELF THAT NO CLASHES OF SERVICES WILL OCCUR.
2. WHERE PROPOSED SERVICES TRAVERSE EXISTING ASPHALT AND CONCRETE PAVEMENTS THE PAVEMENT IS TO BE SAW CUT TO FULL DEPTH OF PAVEMENT PRIOR TO EXCAVATION.
3. TRENCHES TRAVERSING EXISTING OR PROPOSED PAVEMENTS INCLUDING ASPHALT AND CONCRETE SHALL BE BACKFILLED WITH CLASS 2 FINE CRUSHED ROCK AND COMPACTED ALL TO THE SATISFACTION OF THE SUPERINTENDENT.
4. THE CONTRACTOR SHALL CO-ORDINATE THE LAYING OF ALL SERVICES TO AVOID CLASHES.
5. LAY ALL SERVICES TO NOMINATED LEVELS WHERE GIVEN, OTHER SERVICES SHALL BE LAID TO COMPLY WITH MINIMUM COVER REQUIREMENTS.
6. DIFFERENT PARALLEL SERVICES THAT ARE IN CLOSE PROXIMITY TO EACH OTHER MAY BE LAID IN A COMMON TRENCH, SUBJECT TO THE APPROVAL OF THE RELEVANT AUTHORITY AND THE SUPERINTENDENT.


THE GEOTECHNICAL REPORT HAS RECOMMENDED THE USE OF A CERTAIN FOOTING THAT IS APPROPRIATE FOR THIS SITE, WHILE MAKING THIS RECOMMENDATION IT HAS BEEN ASSUMED THAT CERTAIN SITE DRAINAGE REQUIREMENTS AS PER AS2870-2011 & BCA HAS BEEN MET. DURING THE CONSTRUCTION OF THE FOOTING THE FOLLOWING SITE DRAINAGE REQUIREMENTS ARE LISTED AS BEING PART OF THE FINAL FOOTING DESIGN BY INTRAX CONSULTING ENGINEERS.

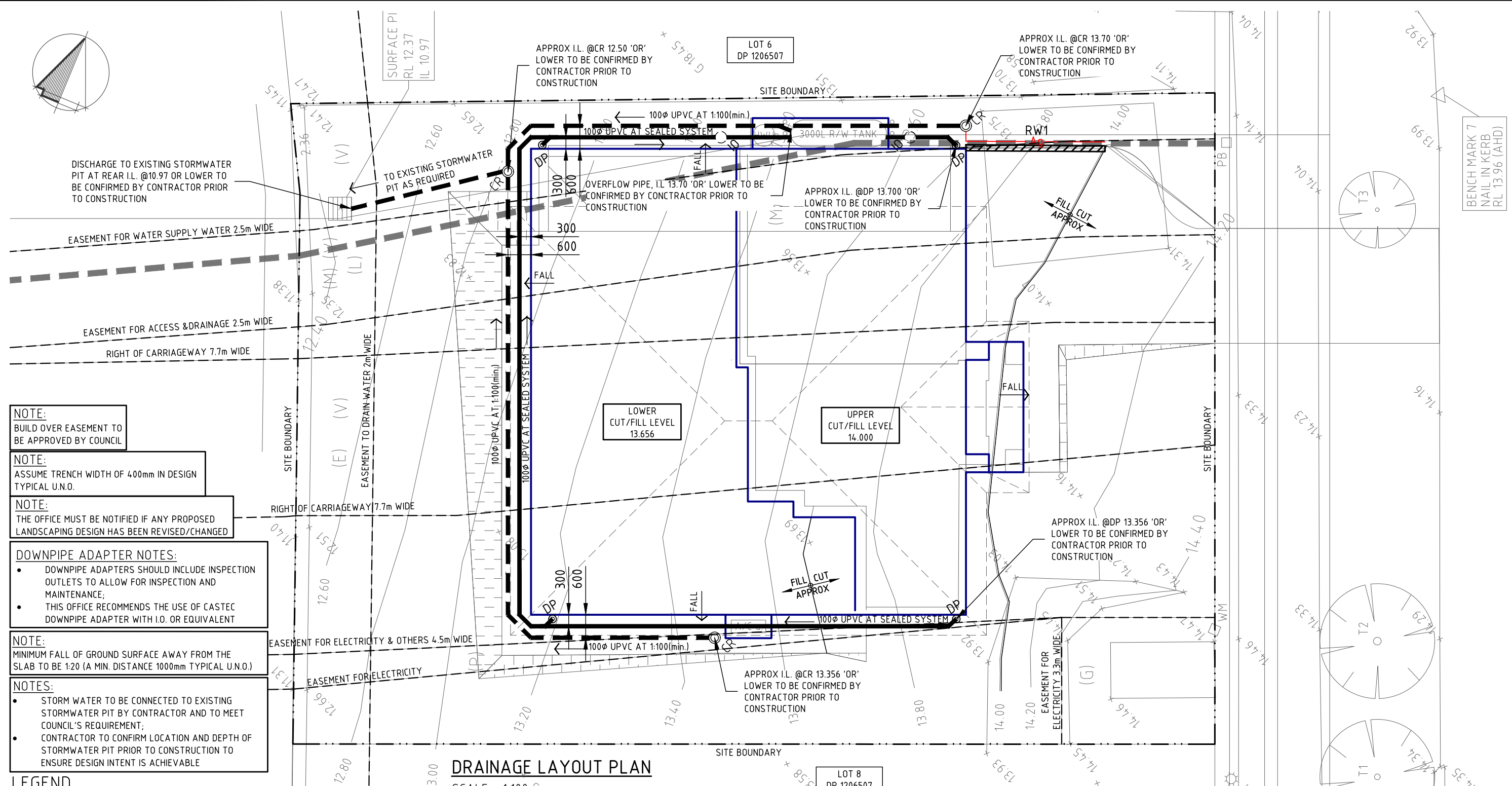
1. MUST PREVENT WATER PONDING AGAINST OR NEAR THE FOOTING
2. THE GROUND IN THE IMMEDIATE VICINITY OF THE PERIMETER FOOTING SHALL BE GRADED TO A FALL OF 50mm MIN. AWAY FROM THE FOOTING OVER A DISTANCE OF 1000mm (1:20) AND SHAPED TO PREVENT PONDING OF WATER (THIS INCLUDES THE GROUND UPHILL FROM THE FOOTING ON A CUT/FILL SITE) - WHERE FILLING IS PLACED ADJACENT TO THE BUILDING, THE FILLING SHALL BE COMPACTED AND GRADED TO ENSURE DRAINAGE OF WATER AWAY FROM THE BUILDING

4. ALL COLLECTED STORMWATER MUST BE DISCHARGED TO A LPD
SURFACE DRAINAGE OF THE SITE SHALL BE CONTROLLED FROM THE
START OF THE SITE PREPARATION AND CONSTRUCTION; SURFACE
DRAINAGE INCLUDES SURFACE WATER RUN-OFF AND BUILDING WATER
(ROOF/FLOOR/CONCRETE) RUN-OFF:
 - ALL WATER RUN-OFF SHALL BE CONTROLLED AT ALL TIMES
 - USE TEMPORARY DOWNPIPES TO COLLECT WATER FROM THE ROOFED
BUILDING FRAME;
 - WHEN SILT PITS ARE USED TO GATHER SURFACE WATER FROM AREAS
ADJACENT TO THE FOOTINGS, THESE SILT PITS ARE TO BE AT LEAST
1000mm AWAY FROM THE FOOTING AND CONNECTED TO THE
STORMWATER SYSTEM WITH SOLID PIPE;
 - STORMWATER DRAINS SHALL BE AT LEAST 90mm AND HAVE A
MINIMUM FALL OF 1:100 AND 100mm COVER UNDER THE SOIL AND/OR
PAVED AREAS;
 - INSPECTION OPENINGS SHOULD BE PROVIDED AT EACH PIPE
CONNECTION POINT AND AT A NOMINAL SPACING OF 25m
 - AVOID UNDERMINING THE FOOTING WITH ANY TRENCHES OR PIPE OR
PITS UNLESS THE FOOTING HAS BEEN DESIGNED TO ALLOW FOR SUCH
SITUATION.
5. SUB-SURFACE DRAINAGE IS REQUIRED TO REMOVE ANY UNWANTED
GROUND WATER BY MEANS 90mm SLOTTED PIPE IN A 300mm WIDE
TRENCH (MIN. FALL OF 1:100), BASE OF THE TRENCH IS FILLED WITH 10mm
CRUSHED ROCK OR SIMILAR COVERING THE SLOTTED PIPE.
 - AG DRAINS MUST BE INSTALLED AT THE BASE OF ALL SITE CUTS THAT
EXCEED 400mm IN HEIGHT, ALONG THE HIGH SIDE OF A SLOPING SITE AND
POSSIBLY ALONG THE LOW SIDE OF A SLOPING SITE ALONG THE
BOUNDARY. TO BE CONNECTED TO STORMWATER SYSTEM VIA A SILT PIT.
 - AG DRAINS TO BE LAID APPROX. 200mm INTO UNDISTURBED CLAY OR
COMPACTED CLAY.
6. AC CONDENSERS, HW OVERFLOW, WATER TANKS AND ADJOINING
PROPERTIES ARE ALL POTENTIAL SOURCES OF UNWANTED WATER. THIS
WATER MUST BE CONTROLLED AND DIRECTED TO THE LPD. POSSIBLE
WATER IMPACTING THE SITE FROM AN ADJOINING PROPERTY,
ESPECIALLY IF THERE IS A FOOTING ON OR NEAR A BOUNDARY MUST BE
ADDRESSED. LOCALISED FOOTING STRENGTHENING IS TO BE CONSIDERED
DURING CONSTRUCTION ILO DRAINAGE THAT MAY JEOPARDISE THE
FOOTINGS.
7. GRATED DRAINS MAY BE UTILISED IN A PAVED AREA (E.G.
DRIVERWAY/GARAGE INTERFACE) WHERE THE PAVING NECESSARILY
SLOPES TOWARDS THE HOUSE OR GARAGE. SPOON DRAINS MAY ALSO BE
USED IN CONJUNCTION WITH A PAVED SURFACE.
8. THE GROUND BENEATH A TIMBER DECK MUST BE GRADED SO THAT THE
AREA BENEATH THE DECK IS ABOVE THE ADJACENT FINISHED GROUND
LEVEL TO PREVENT PONDING.
9. ALL TRENCHES MUST BE DUG AT A SIMILAR GRADE AS THE PIPES THE
TRENCHES HOUSE.
 - ALL TRENCHES MUST GENERALLY SLOPE AWAY FROM THE FOOTINGS
 - TRENCHES MUST BE 'CLAY PLUGGED' OR CONCRETED WHEN PASSING
PERPENDICULARLY UNDER ANY PART OF THE FOOTING AND ON ANY
SLOTTED PIPE SIDE OF A CONNECTION PIT
 - ALL TRENCHES WITHIN 1500mm OF ANY FOOTING MUST BE EFFECTIVELY
SEALED FROM SURFACE WATER, WITH AT LEAST THE TOP 300mm OF THE
TRENCH FILLED WITH LOCAL CLAY COMPACTED TO AN IMPERMEABLE TOP
LAYER. APPROVED MOISTURE BARRIER USE WITH TRENCHES IS AN
OPTION.
 - CONCRETE PAVING IS ADVISED OVER ANY TRENCHES WITHIN 1000mm OF
ANY FOOTING.
10. FLEXIBLE PLUMBING JOINTS ARE REQUIRED FOR H1/H2/E/P SITES TO
ALLOW FOR EXPECTED VERTICAL GROUND MOVEMENTS (REFER
GEOTECHNICAL REPORT). THE JOINTS MUST BE SET AT THE MIDWAY
POINT WHEN INSTALLED & MUST ALSO INCORPORATE SWIVEL JOINTS IN
THE SYSTEM
 - DRAINS EMERGING FROM UNDER THE FOOTING REQUIRE THE FLEXIBLE
JOINT TO BE WITHIN 1000mm OF THE OUTSIDE OF THE PERIMETER FOOTING
 - INSTALLATION, LOCATION AND NUMBER OF JOINTS TO COMPLY WITH
MANUFACTURER'S SPECS
11. PLUMBING PENETRATING THE FOOTING MUST BE AVOIDED WHERE
PRACTICABLE. IF UNAVOIDABLE THEN THE PIPE MUST PASS THROUGH
THE MIDDLE THIRD OF THE FOOTING DEPTH AND LAGGING TO THE PIPE
PROVIDED

1. THE MAINTENANCE OF THE SITE AROUND A NEW HOME IS AN IMPORTANT FACTOR IN THE LONG-TERM PERFORMANCE OF THE FOOTING SYSTEM
2. THE PRIMARY OBJECTIVE OF THIS MAINTENANCE IS TO MINIMIZE THE VARIATION IN SOIL MOISTURE LEVELS AROUND THE FOOTING THAT COULD LEAD THE EXCESSIVE SOIL MOVEMENT AND POSSIBLE DISTRESS OF THE SUPERSTRUCTURE AND/OR FOOTING. WHEN THE SLAB FORMS PART OF THE TERMITE BARRIER SYSTEM FOR THE HOUSE, THEN IT IS ALSO NECESSARY TO MAINTAIN THE EFFECTIVENESS OF THAT BARRIER WITH APPROPRIATE MAINTENANCE ACTIVITIES.
3. WHEN A CONCRETE SLAB-ON-GROUND IS USED AS PART OF THE TERMITE BARRIER SYSTEM AS OUTLINES IN AS3660.0, THEN IT CANNOT BE TOO HIGHLY STRESSED THAT REGULAR INSPECTION AND MAINTENANCE OF THE SLAB SURROUNDING BY A COMPETENT PROFESSIONAL IS REQUIRED TO ENSURE THAT ANY TERMITE INFESTATION IS DETECTED AND TREATED PROMPTLY.
4. ONGOING MAINTENANCE AND INSPECTION ON A REGULAR BASIS IS A REQUIREMENT OF AS3660.1 AND OWNER SHOULD BE CLEARLY ADVISED IF THEIR RESPONSIBILITIES TO ENSURE THAT THEIR INVESTMENT IS PROPERLY PROTECTED.
5. LEAKING TAPS, DOWNPIPES, SEWERS, GUTTERS AND DRAINAGE CAN ALSO AFFECT THE MOISTURE CONTENT OF THE SOIL AND THESE MUST BE INSPECTED REGULARLY TO ENSURE AGAINST DAMAGE TO THE FOOTINGS. SIMILARLY, GUTTERS, DOWNPIPE AND COLLECTION POINTS CAN GET BLOCKED WITH LEAVES AND OTHER DEBRIS, PREVENTING THE EFFECTIVE DRAINAGE OF STORMWATER AWAY FROM THE HOUSE. AGAIN, REGULAR INSPECTIONS AND MAINTENANCE SHOULD BE CARRIED OUT TO PREVENT BLOCKAGES.
6. IT IS IMPORTANT FOR BUILDER TO MAKE THE HOMEOWNER AWARE OF THE MAINTENANCE ISSUES ASSOCIATED WITH ENSURING THE LONG-TERM PERFORMANCE OF THE FOOTING SYSTEM.



				<div><div>Melbourne Sydney Brisbane Adelaide Perth</div><div>03 8371 0100 02 8355 1200 07 3067 0800 08 8165 0122 08 9202 6825</div><div>www.intrax.com.au Intrax Consulting Group VIC NSW SA QLD WA</div></div>	PROJECT PROPOSED RESIDENCE - 720385 LOT 7 NO. 45 WARRIEWOOD ROAD WARRIEWOOD	CONSTRUCTION ISSUE			
					CLIENT METRICON HOMES PTY LTD - NSW	DRAWING GENERAL NOTES			
					159253	ENGINEER:F.S	DRAWN:Z.X.	REV	
						SHEET NO. S22	NO. OF SHEETS 28	01	
01	CONSTRUCTION ISSUE	29.07.21	R.Y.						
REV.	REMARK/COMMENT	DATE:	APPR.						



- NOTE:**
BUILD OVER EASEMENT TO BE APPROVED BY COUNCIL
- NOTE:**
ASSUME TRENCH WIDTH OF 400mm IN DESIGN TYPICAL U.N.O.
- NOTE:**
THE OFFICE MUST BE NOTIFIED IF ANY PROPOSED LANDSCAPING DESIGN HAS BEEN REVISED/CHANGED
- DOWNPIPE ADAPTER NOTES:**
 - DOWNPIPE ADAPTERS SHOULD INCLUDE INSPECTION OUTLETS TO ALLOW FOR INSPECTION AND MAINTENANCE;
 - THIS OFFICE RECOMMENDS THE USE OF CASTEC DOWNPIPE ADAPTER WITH I.O. OR EQUIVALENT
- NOTE:**
MINIMUM FALL OF GROUND SURFACE AWAY FROM THE SLAB TO BE 1:20 (A MIN. DISTANCE 1000mm TYPICAL U.N.O.)
- NOTES:**
 - STORM WATER TO BE CONNECTED TO EXISTING STORMWATER PIT BY CONTRACTOR AND TO MEET COUNCIL'S REQUIREMENT;
 - CONTRACTOR TO CONFIRM LOCATION AND DEPTH OF STORMWATER PIT PRIOR TO CONSTRUCTION TO ENSURE DESIGN INTENT IS ACHIEVABLE

LEGEND

	EXISTING LEVEL		GRATED TRENCH (STORMWATER)		NATURAL SPOON DRAIN		INSPECTION SHAFT		GRATED SILT PIT
	EXISTING SURFACE CONTOURS		PROPOSED STORMWATER DRAIN SEALED SYSTEM		CLAY PLUG		CAPPED RISER		GRATED RISER
	FINISHED FLOOR LEVEL		PROPOSED STORMWATER DRAIN		EXPANSION/FLEXI JOINT		DRAINAGE PIPE FLOW DIRECTION		GRATED STORMWATER PI-PREFABRICATED PLASTIC OF APPROXIMATE DIMENSIONS 225 x 225 x 85
	INVERT LEVEL		EXISTING STORMWATER/SEWER MAIN		100Ø DOWNPIPES				DIRECTION OF SURFACE RUNOFF MINIMUM 1:20 FALL AWAY FROM THE BUILDING TYPICAL U.N.O.
	RETAINING WALL		AGI-PIPE						
	PROPERTY BOUNDARY								

MINIMUM REQUIREMENT FOR EXPANSION/FLEXI JOINTS (IF REQUIRED)			
SITE CLASS	DESIGN Ys MOVEMENT (mm)	MIN. EXPANSION JOINT CAPACITY REQUIREMENT	ALLOWABLE ROTATION
M	Ys<40	MIN. 25mm LAGGING THROUGH FOOTING	NOT APPLICABLE

01	CONSTRUCTION ISSUE	29.07.21	R.Y.
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PROJECT
PROPOSED RESIDENCE - 720385
LOT 7 NO. 45 WARRIEWOOD ROAD
WARRIEWOOD

CLIENT
METRICON HOMES PTY LTD - NSW

CONSTRUCTION ISSUE

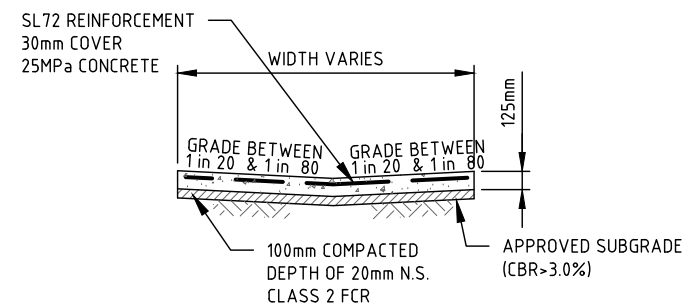
DRAWING
DRAINAGE LAYOUT PLAN

159253

ENGINEER:F.S
SHEET NO. **S23**

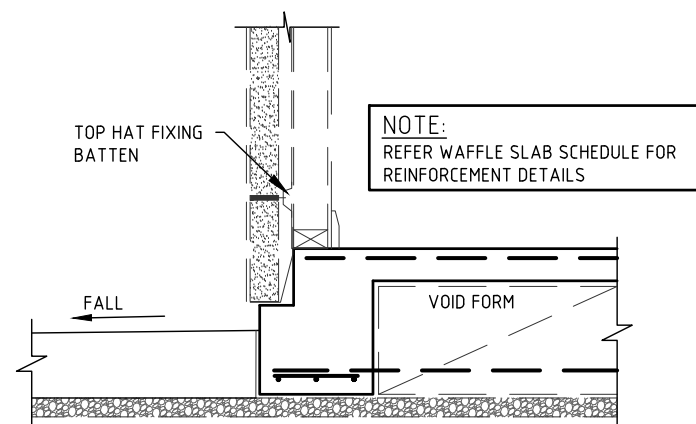
DRAWN:Z.X.
NO. OF SHEETS **28**

REV
01



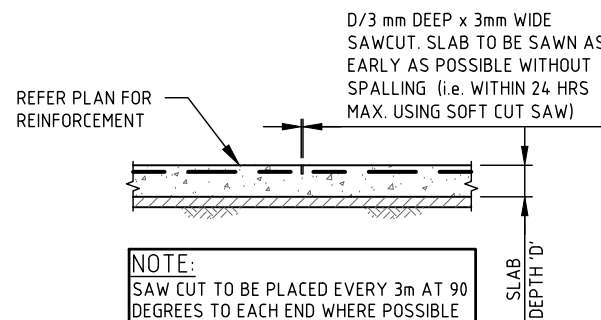
TYPICAL CONCRETE DRIVEWAY CROSS-SECTION
N.T.S.

NOTE:
(DRIVEWAY AT 'V' SHAPED)

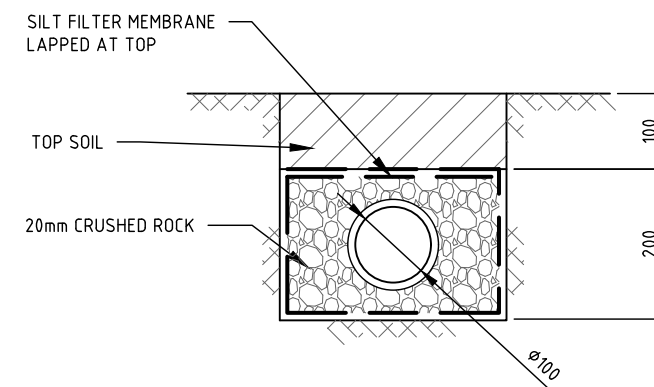


TYPICAL BENCHING DETAIL
N.T.S.

1. PREVENT "OVERPOUR" OF CONCRETE BY LINING ANY COLLAPSED SIDES OF TRENCHES WITH FIBRE CEMENT SHEETING, FORMPLY, BOARDS OR COMPACTED SOIL BACKFILLING BEHIND VAPOUR BARRIER (OR DAMP-PROOF MEMBRANE) DURING POUR.
2. FALL "CUT" BENCHING AWAY FROM THE FOOTING.
3. TERMINATE VAPOUR BARRIER (OR DAMP-PROOF MEMBRANE) UNDER DPM OR "CUT" BENCHING.
4. PLACE DPM BETWEEN PAVING AND FOOTING.
5. MINIMUM EDGE EXPOSURE (E) OF 70mm MAY BE REQUIRED FOR TERMITE PROTECTION TO COMPLY WITH AS3660.1 AND IS REQUIRED ON "E" CLASS SITES TO COMPLY WITH THE SOUTH AUSTRALIA HOUSING CODE. (THE GREATER THE EXPOSURE HOWEVER, THE GREATER THE OPPORTUNITY TO DRY OUT FROM THE OUTSIDE FACE).
6. THE DPM (VISCOUS DAMP PROOF MEMBRANE AS USED BY BRICKLAYERS) SHOULD SIT ON THE 'CUT' BENCH LEVEL FOR A MINIMUM OF 75mm. IT SHOULD THEN EXTEND UP THE FACE OF THE FOOTING TO END AT THE TOP OF THE PAVEMENT.



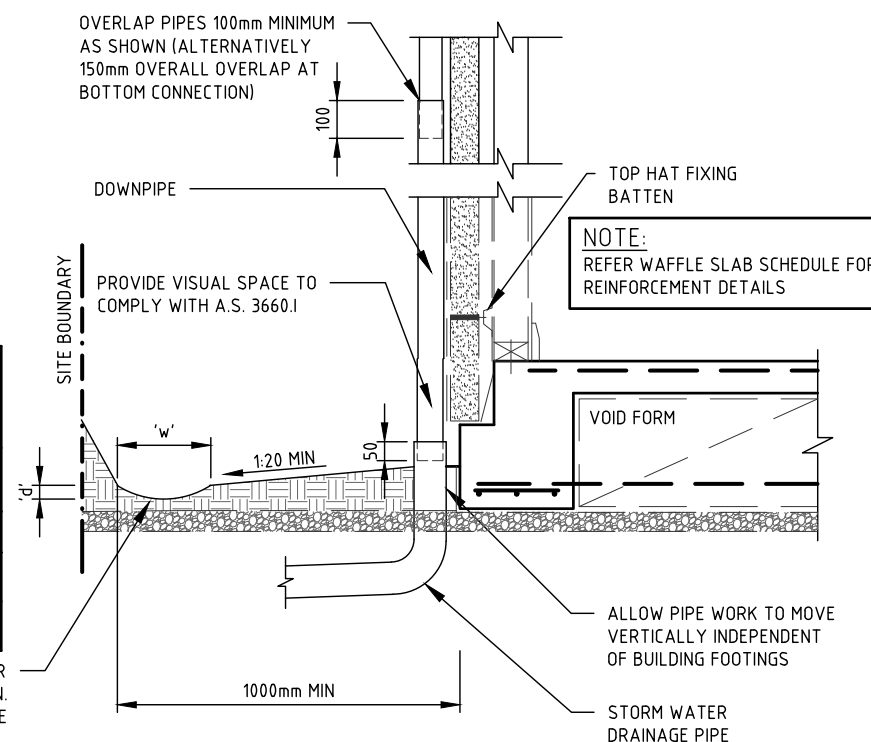
TYPICAL SAWCUT DETAIL



TYPICAL A.G. PIPE DETAIL
N.T.S.

NATURAL SWALE DRAIN GUIDELINE		
CUT DEPTH	SWALE DEPTH 'd'	SWALE WIDTH 'w'
< 400mm	100mm	300mm
400mm-800mm	150mm	400mm
> 800mm	200mm	400mm

NATURAL SWALE (SPOON) FORMED FOR SURFACE WATER RUN OFF AT 1:100 MIN. WITH COMPACTED CLAY OR SAND BASE (REFER TO TABLE FOR RECOMMENDED SWALE SIZE)



TYPICAL DOWNPIPE & SWALE
DRAIN DETAIL (IF REQUIRED)
N.T.S.



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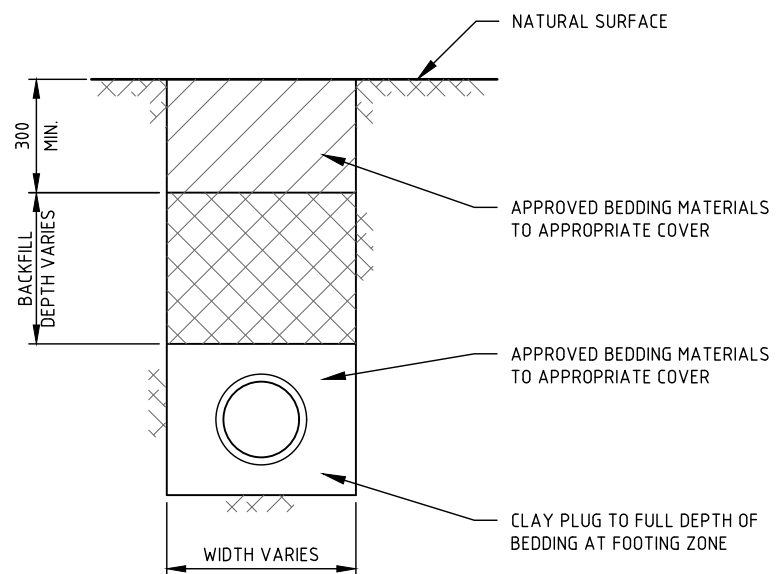
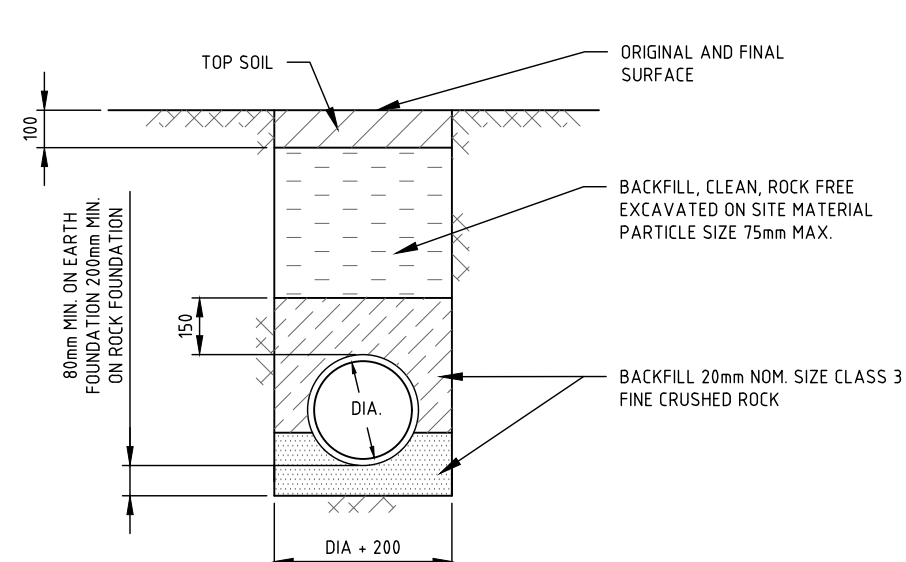
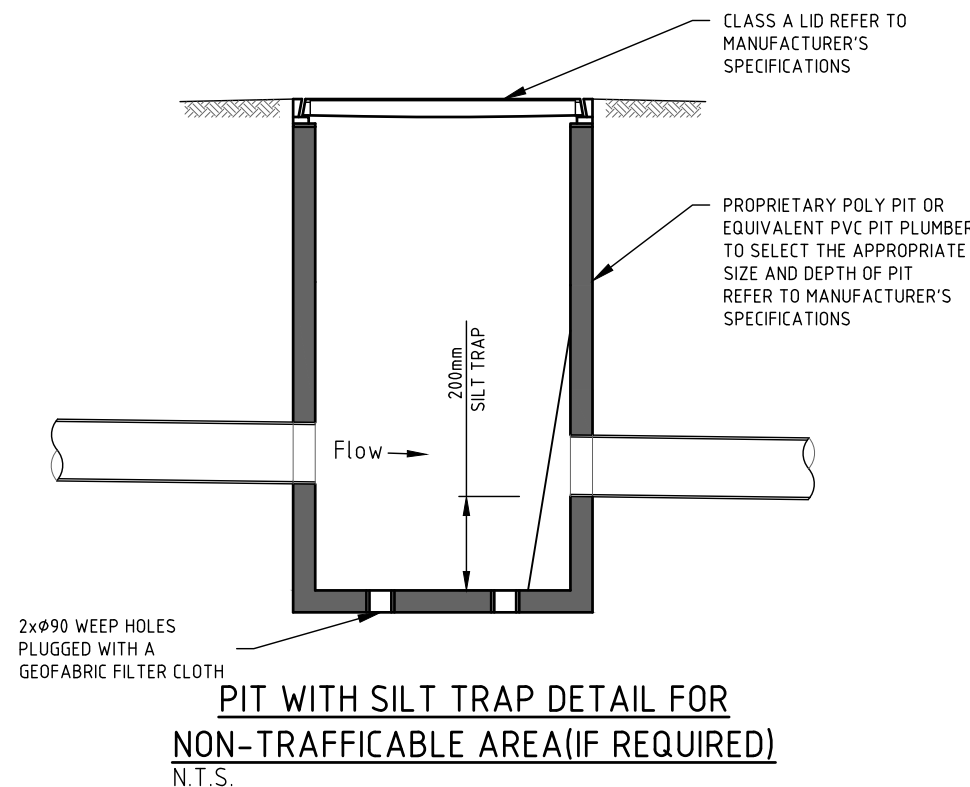
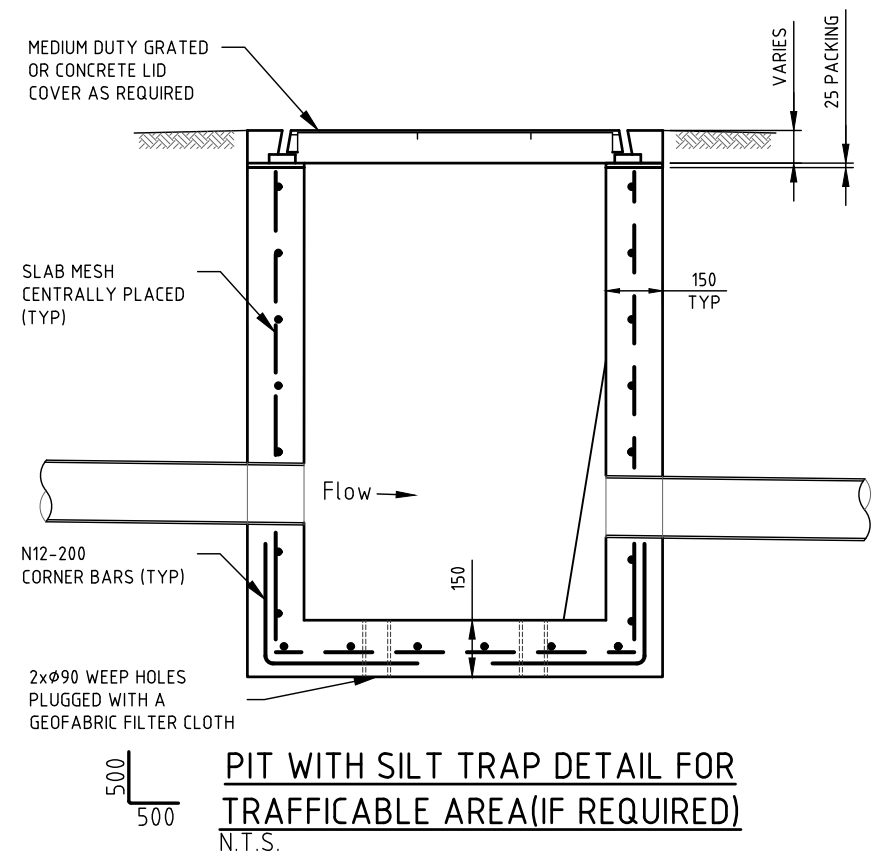
DRAWING
DRAINAGE DETAILS - SHEET 1


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SHEET NO.
S24

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					DRAWING DRAINAGE DETAILS - SHEET 2					
					CLIENT METRICON HOMES PTY LTD - NSW	159253	ENGINEER:F.S	DRAWN:Z.X.	REV	
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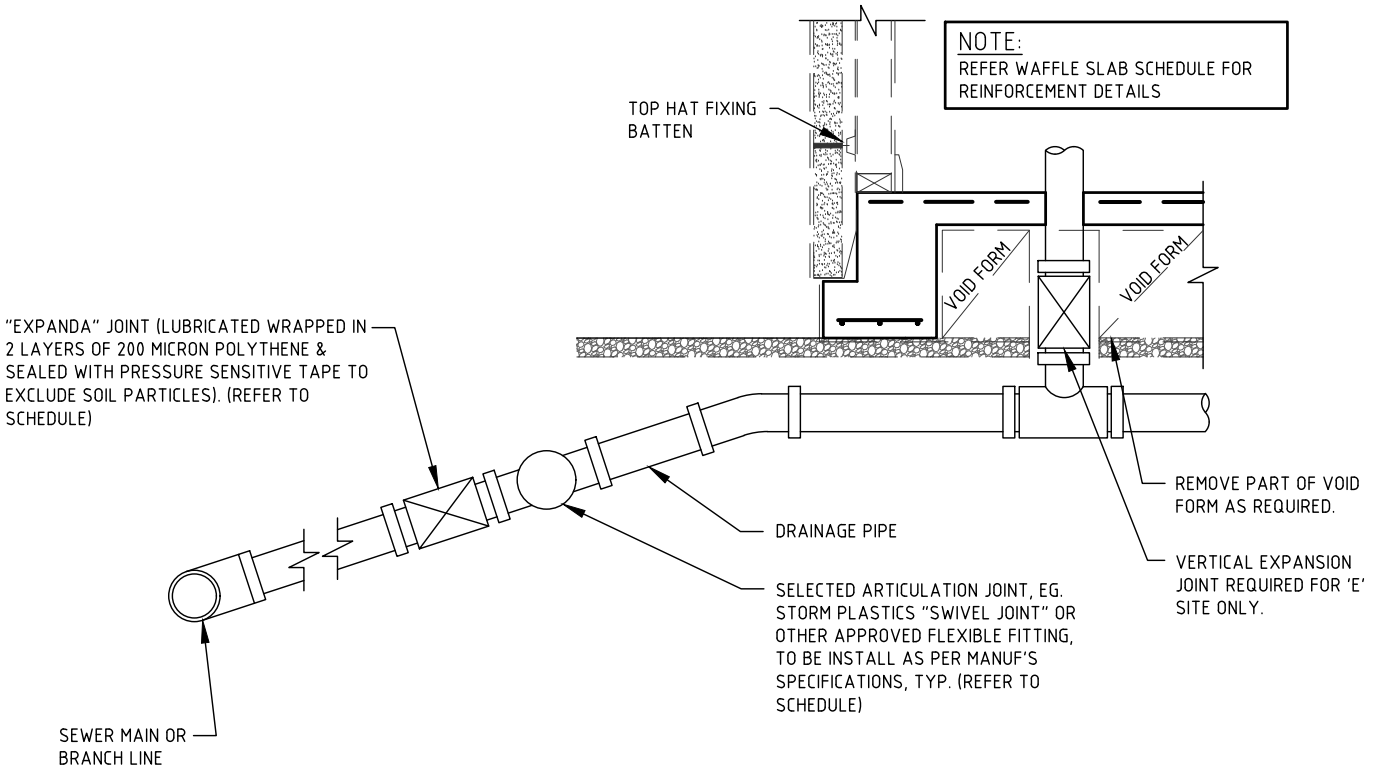
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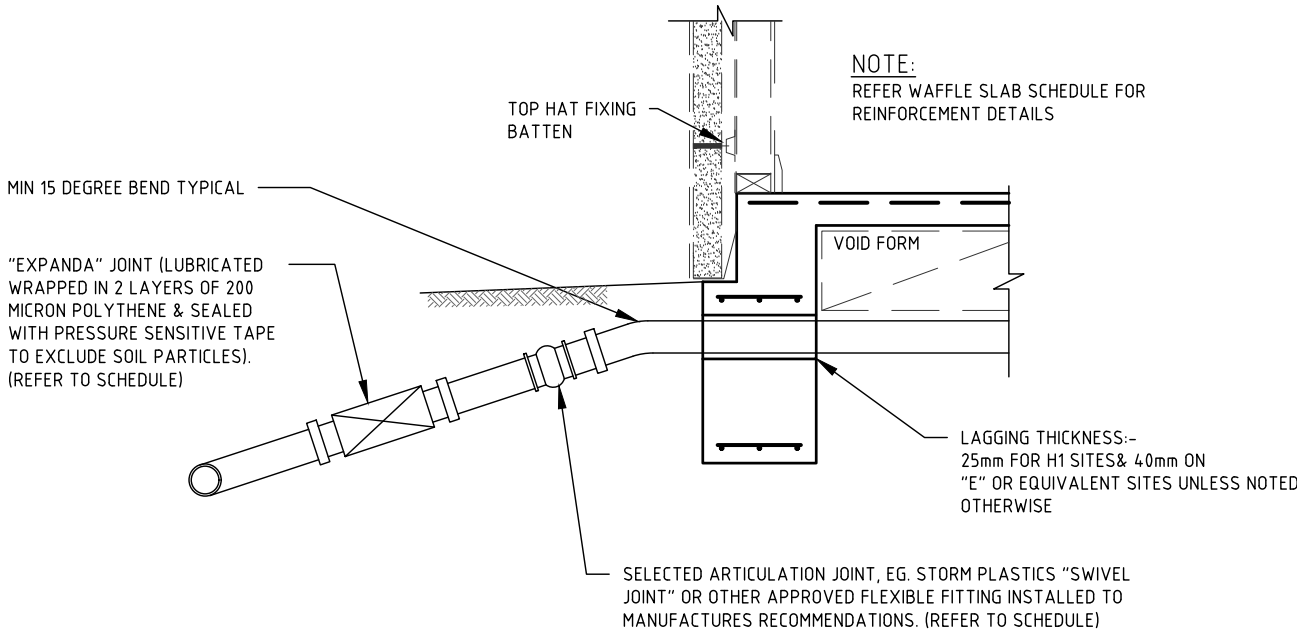
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MINIMUM REQUIREMENTS FOR SEWER ARTICULATION			
SITE CLASS	DESIGN Y _s MOVEMENT (mm)	SEWER EXIT POINTS & ORG	
		SWIVEL	EXPANDER
M	Y _s <40	0	0

NOTE:
EXPANDER REQUIRED ON ALL
RISERS FOR (CLASS E, Y_s >75mm
OR EQUIVALENT SITES



TYPICAL UNDER WAFFLE SLAB PIPE DETAIL
SCALE = 1:20



TYPICAL PIPE THROUGH FOOTING DETAIL - SECTION
SCALE = 1:20

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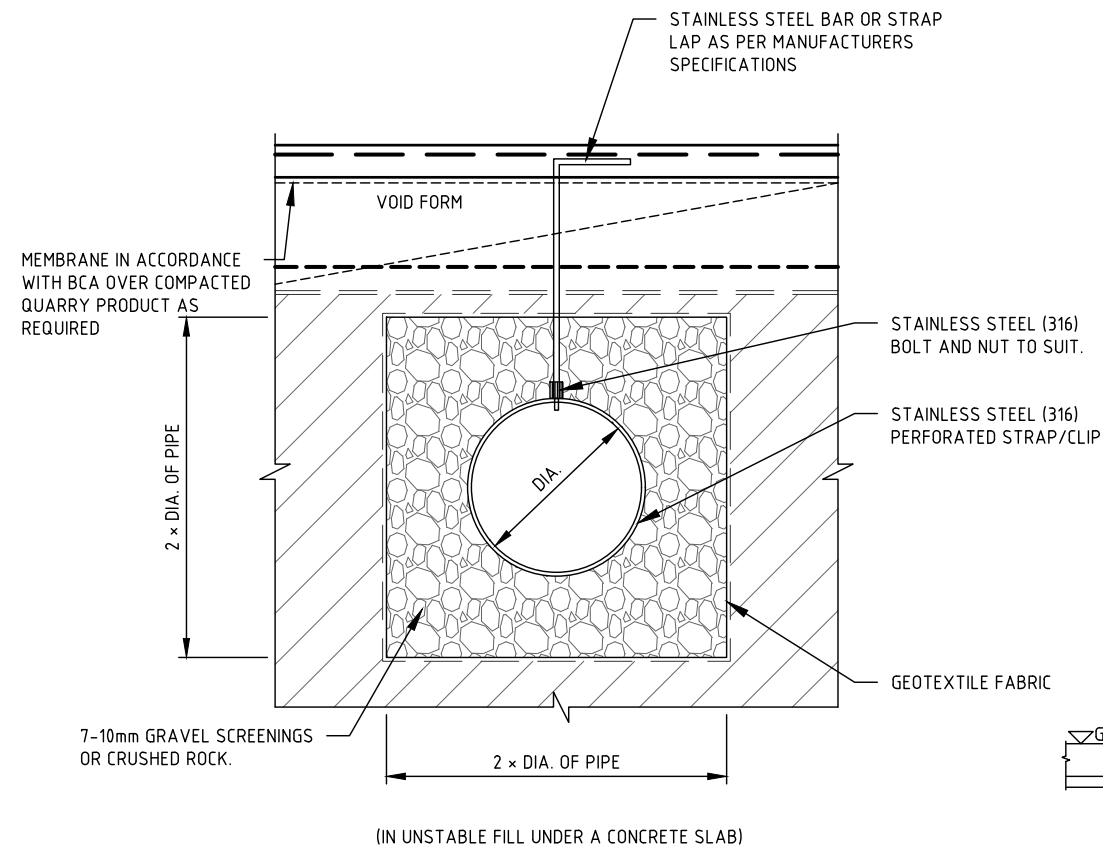
DRAWING
DRAINAGE DETAILS - SHEET 3

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SHEET NO.
S26

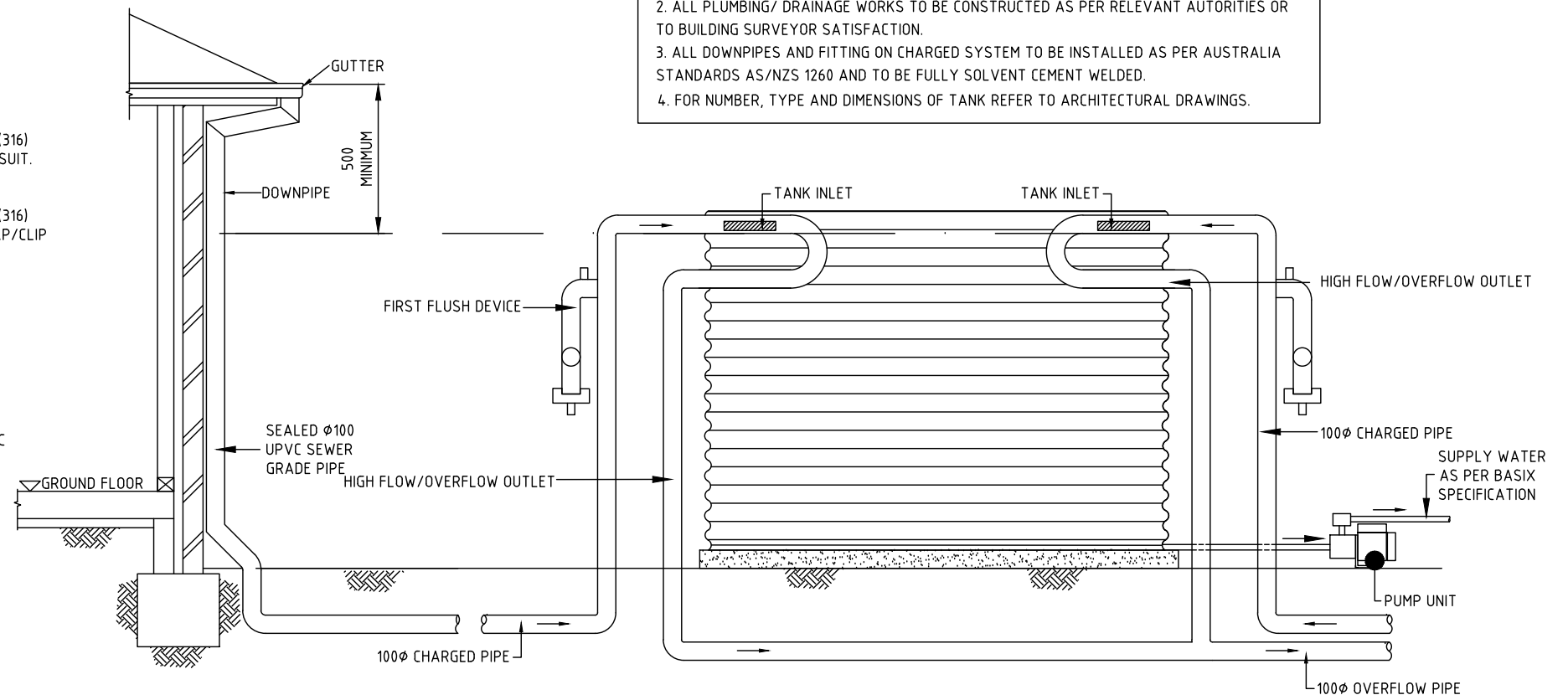
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NOTE:
THE MAXIMUM SPACING OF BRACKETS, CUPS AND HANGERS TO COMPLY TO TABLE 9.1 OF AS 3500.2

**TYPICAL FIXING METHODS FOR
SANITARY PIPELINES**
N.T.S



- NOTES:**
1. THIS CHARGED SYSTEM DOES NOT PERMIT ANY SURFACE WATER TO BE DISCHARGING INTO.
 2. ALL PLUMBING/ DRAINAGE WORKS TO BE CONSTRUCTED AS PER RELEVANT AUTHORITIES OR TO BUILDING SURVEYOR SATISFACTION.
 3. ALL DOWNPIPES AND FITTING ON CHARGED SYSTEM TO BE INSTALLED AS PER AUSTRALIA STANDARDS AS/NZS 1260 AND TO BE FULLY SOLVENT CEMENT WELDED.
 4. FOR NUMBER, TYPE AND DIMENSIONS OF TANK REFER TO ARCHITECTURAL DRAWINGS.

DOWN PIPE TO WATER TANK DETAILS
N.T.S

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DRAWING
DRAINAGE DETAILS - SHEET 4

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S27

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28

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PROPOSED DEVELOPMENT

LOT 7 NO. 45 WARRIEWOOD ROAD, WARRIEWOOD

GENERAL DRAINAGE NOTES

1. THE CONTRACTOR SHALL ADEQUATELY DRAIN THE SITE DURING ALL STAGES OF CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY ALL LEVELS DIMENSIONS AND SERVICES EXISTING AND REPORT ANY DISCREPANCIES TO BUILDER WITHIN 5 DAYS OF MOBILISATION TO SITE.
3. ALL APPROPRIATE PERMITS SHALL BE OBTAINED AND FEES PAID FOR BY THE CONTRACTOR.
4. ANY PAVEMENT OR FEATURES DAMAGED DURING THE COURSE OF THIS CONTRACT SHALL BE REINSTATED TO THEIR FORMER CONDITION.
5. THE CONTRACTOR SHALL ARRANGE A SITE INSPECTION WITH THE CIVIL ENGINEERING SUPERVISING OFFICER PRIOR TO THE COMMENCEMENT OF WORK TO RECORD ANY DAMAGE TO EXISTING FEATURES.
6. ALL EXISTING PIT COVERS, DOWNPIPE CONNECTIONS AND SIMILAR FEATURES IN CONSTRUCTION AREAS ARE TO BE ADJUSTED TO SUIT.
7. ALL CONCRETE PAVEMENT SHALL BE FINISHED WITH A NON SKID FLOAT, (NO BROOMED FINISH).
8. BEFORE COMMENCEMENT OF WORK A TEMPORARY BENCH MARK IS TO BE ESTABLISHED BY THE CONTRACTOR IN A POSITION ON SITE SAFE FROM DISTURBANCE.
9. ANY SHORTFALL IN INDIGENOUS TOPSOIL REQUIRED TO BRING THE GARDEN AND GRASSED AREAS TO THE DESIGN LEVELS SHALL BE MADE UP WITH APPROVED IMPORTED TOPSOIL. NO ADDITIONAL PAYMENT WILL BE MADE FOR IMPORTED TOPSOIL.
10. EXCAVATED MATERIAL SHALL BE STOCKPILED ON SITE AS DIRECTED BY THE SUPERINTENDENT. EXCESS TO BE REMOVED FROM SITE AT CONTRACTORS EXPENSE.
11. TOPSOIL TO BE STRIPPED TO A DEPTH OF 150mm UNDER FILL AREAS AND ALL OTHER AREAS. THIS TOPSOIL SHALL BE STOCKPILED ON SITE AS DIRECTED BY SUPERINTENDENT. EXCESS SOIL SHALL BE REMOVED FROM THE SITE AT THE CONTRACTORS EXPENSE.
12. ALL STORMWATER DRAINS SHALL BE BEDDED ON A MINIMUM OF 80mm COMPACTED THICKNESS 20 N.S. CLASS 3 FINE CRUSHED ROCK, IN SOIL BASED TRENCHES. INCREASE TO 200mm THICKNESS IN ROCK BASED TRENCHES.
13. 100mm AND 150mm DIAMETER STORMWATER DRAINS SHALL BE LAID AT A MINIMUM GRADE OF 1:100, UNLESS OTHERWISE SHOWN.
14. FOOTPATHS, DRIVEWAYS, ROADWAYS, KERBS, R.O.W.'S OR EXISTING FEATURES DISTURBED, BROKEN OR AFFECTED BY THE WORKS ARE TO BE REINSTATED TO THE COMPLETE SATISFACTION OF THE CITY ENGINEER OR HIS REPRESENTATIVE.
15. ALL CONCRETE TO BE SAW CUT AND BROKEN OUT TO THE NEAREST JOINT.
16. ALL NATURE STRIPS AND LAWN AREAS OUTSIDE PRIVATE PROPERTY TO BE REINSTATED WITH TOP SOIL AND SEEDS.
17. CONTRACTOR TO CONTACT LOCAL COUNCIL ENGINEERING DEPARTMENT AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OF OUTFALL DRAINAGE TO ARRANGE FOR COUNCIL SUPERVISION AND INSPECTION IF REQUIRED BY COUNCIL.
18. THE CONTRACTOR IS TO VERIFY ALL LOCATIONS AND DEPTH OF SERVICES WITH THE RELEVANT AUTHORITIES FOR THE CONSTRUCTION OF DRAINS AND SERVICES OUTSIDE THE PROPERTY BOUNDARY PRIOR TO THE COMMENCEMENT OF WORK, AND SHALL BE FULLY RESPONSIBLE FOR RECTIFICATION OF ANY DAMAGED SERVICE.
19. ALL ADDITIONAL FILL MATERIAL REQUIRED DUE TO OVER EXCAVATION OR A SHORTFALL OF SUITABLE EXCAVATED MATERIAL SHALL BE IMPORTED AT THE CONTRACTORS EXPENSE.

MIN. REQUIREMENTS FOR EXPANSION AND ALLOWABLE IN FITTINGS		
SITE CLASS	MIN. REQUIRED EXPANSION JOINT CAPACITY	ALLOWABLE ROTATION
'E'	150mm	15°
'H'	70mm	15°
'P'	70mm PLUS ADDITIONAL REQUIREMENTS IN THE CASE OF FILL (MIN. DEPENDENT ON SITE CONDITION)	15°
'M'	MIN. 25mm LAGGING THROUGH FOOTINGS	NOT APPLICABLE

THE CONTRACTOR TO REFER SOIL CLASSIFICATION REPORT TO DETERMINE THE TYPE OF EXPANSION JOINT TO BE USED

DRAINAGE NOTES:

1. ALL SURFACE DRAINAGE WORKS SHALL BE INSTALLED IN ACCORDANCE WITH CLAUSE 5.6.3 DRAINAGE REQUIREMENTS OF AS 2870-2011, WHEREIN FOR BUILDINGS ON MODERATELY, HIGHLY AND REACTIVE SITES:
 - SURFACE DRAINAGE SHALL BE CONTROLLED THROUGHOUT CONSTRUCTION AND BE COMPLETED BY THE FINISH OF CONSTRUCTION.
 - WHERE PIPES PASS UNDER THE FOOTING SYSTEMS, CLAY PLUGS ARE ADOPTED TO PREVENT THE INGRESS OF WATER.
2. FOR BUILDINGS ON HIGHLY AND REACTIVE SITES, DRAINER SHALL PROVIDE DRAINAGE ARTICULATION TO ALL STORMWATER, SANITARY PLUMBING DRAINS AND DISCHARGE PIPES IN ACCORDANCE WITH CLAUSE 5.6.4 PLUMBING REQUIREMENTS, WHEREIN FLEXIBLE JOINTS IMMEDIATELY OUTSIDE BUILDING AND COMMENCING WITHIN 1m OF THE BUILDING PERIMETER ARE REQUIRED TO ACCOMMODATE THE REQUIRED DIFFERENTIAL MOVEMENT BASE ON THE SOIL CLASSIFICATION, REFER TABLE 'MIN. REQUIREMENTS FOR EXPANSION AND ALLOWABLE IN FITTINGS.
3. DRAINAGE DESIGN IS IN ACCORDANCE WITH AS3500.

MATERIALS

1. PROPOSED 100# AND 150# STORMWATER DRAINS AND FITTINGS SHALL BE UPVC CLASS SN8/10— UNLESS OTHERWISE SPECIFIED ON PLANS.
2. PROPOSED 225# AND 300# STORMWATER DRAINS, USE UPVC CLASS SH TO AS1260, UNLESS OTHERWISE SPECIFIED ON THE PLANS.
3. PROPOSED 375# OR LARGER STORMWATER DRAINS, USE FRC R/R J JOINT CLASS 4 WHERE COVER EXCEEDS 600mm, UNLESS OTHERWISE SPECIFIED ON THE PLANS.
4. PROPOSED 375# OR LARGER STORMWATER DRAINS, USE RCP R/R J JOINT CLASS 2 WHERE COVER IS 600mm OR LESS, UNLESS OTHERWISE SPECIFIED ON THE PLANS.
5. WHERE CONSTRUCTION LOADS CAN'T BE ACHIEVED, CONCRETE ENCASE THE PIPE OR IMPLEMENT LOW IMPACT CONSTRUCTION METHODS.
6. IT IS THE CONTRACTORS RESPONSIBILITY TO CHECK PIPE TYPE AND CLASS REQUIREMENTS PRIOR TO CONSTRUCTION. IF THERE ARE ANY CONCERNS THEY SHOULD BE RAISED WITH THE DESIGNER PRIOR TO COMMENCEMENT OF CONSTRUCTION.

SERVICE

1. WHERE PROPOSED SERVICES TRAVERSE EXISTING ASPHALT AND CONCRETE PAVEMENTS THE PAVEMENT IS TO BE SAW CUT TO FULL DEPTH OF PAVEMENT PRIOR TO EXCAVATION. THE INTERFACE BETWEEN EXISTING KERB AND CHANNEL (TO BE REMOVED) AND EXISTING ASPHALT SHALL BE SAWCUT.
2. THE CONTRACTOR SHALL CO-ORDINATE THE LAYING OF ALL SERVICES TO AVOID CLASHES.
3. LAY ALL SERVICES TO NOMINATED LEVELS WHERE GIVEN, OTHER SERVICES SHALL BE LAID TO COMPLY WITH MINIMUM COVER REQUIREMENTS.
4. DIFFERENT PARALLEL SERVICES THAT ARE IN CLOSE PROXIMITY TO EACH OTHER MAY BE LAID IN A COMMON TRENCH, SUBJECT TO THE APPROVAL OF THE RELEVANT AUTHORITY AND THE SUPERINTENDENT.

WARNING

THE BUILDER/CONTRACTOR SHALL PROVE ALL
EXISTING SERVICES WITHIN 3 DAYS OF
MOBILISATION OR ANY WORKS OCCURRING ON SITE.

THESE PLANS ARE TO BE READ IN CONJUNCTION
WITH THE ARCHITECTURAL & LANDSCAPE PLANS
FOR EXTERNAL WORKS.

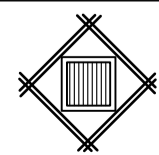
ALL UNDERGROUND & SURFACE DRAINAGE WORKS SHALL BE INSTALLED IN ACCORDANCE WITH CLAUSE 5.6.3 DRAINAGE REQUIREMENTS OF AS 2870-2011 & AS3500.3-2018. SURFACE DRAINAGE SHALL BE CONTROLLED THROUGHOUT CONSTRUCTION AND BE COMPLETED BY THE FINISH OF CONSTRUCTION.

ALL FINISHED SURFACE LEVEL TO BE
SLOPED AWAY FROM FINISHED FLOOR LEVEL
AND DRAIN TOWARDS STORMWATER PITS

ALL INTERNAL DRAINAGE TO BE
CONSTRUCTED AS PER AUSTRALIAN
STANDARD AS3500.3-2018

STORMWATER PIPE TO BE LAID 800mm
CENTERS AWAY FROM EDGE OF SLAB
UNLESS SPECIFIED OTHERWISE

PROVIDE 2-N12 BARS \times 1200
LONG TOP FOR ALL
RE-ENTRY CORNERS OF PITS.
(TYPICAL).



SITE DRAINAGE REQUIREMENTS - CONSTRUCTION STAGE:

1. PREVENT WATER PONDING AGAINST OR NEAR ANY EXISTING FOOTING.
2. THE GROUND IN THE IMMEDIATE VICINITY OF THE PERIMETER FOOTING SHALL BE GRADED TO A FALL OF 50mm MIN. AWAY FROM THE FOOTING OVER A DISTANCE OF 1000mm (1:20) AND SHAPED TO PREVENT PONDING OF WATER (THIS INCLUDES THE GROUND UPHILL FROM THE FOOTING ON A CUT/FILL SITE) - WHERE FILLING IS PLACED ADJACENT TO THE BUILDING, THE FILLING SHALL BE COMPACTED AND GRADED TO ENSURE DRAINAGE OR WATER AWAY FROM THE BUILDING.
3. ALL COLLECTED STORMWATER MUST BE DISCHARGED TO THE LPOD.
4. INSTALL SUB-SURFACE DRAINAGE TO AS2439.1 100mm DIAMETER SN8 IN A 300mm WIDE TRENCH (MIN. FALL OF 1:100), BASE OF THE TRENCH IS FILLED WITH 12mm SINGLE SIZE AGGREGATE.
 - AG DRAINS MUST BE INSTALLED AT THE BASE OF ALL SITE CUTS THAT EXCEED 400mm IN HEIGHT, ALONG THE HIGH SIDE OF A SLOPING SITE AND POSSIBLY ALONG THE LOW SIDE OF A SLOPING SITE ALONG THE BOUNDARY. TO BE CONNECTED TO STORMWATER SYSTEM VIA A SILT PIT.
 - AG DRAINS TO BE LAID APPROX. 200mm INTO UNDISTURBED CLAY OR COMPACTED CLAY.
5. TRENCHES MUST BE 'CLAY PLUGGED' OR CONCRETED WHEN PASSING PERPENDICULARLY UNDER ANY PART OF THE FOOTING AND ON ANY SLOTTED PIPE SIDE OF A CONNECTION PIT
 - ALL TRENCHES WITHIN 1500mm OF ANY FOOTING MUST BE EFFECTIVELY SEALED FROM SURFACE WATER, WITH AT LEAST THE TOP 300mm OF THE TRENCH FILLED WITH LOCAL CLAY COMPACTED TO AN IMPERMEABLE TOP LAYER. APPROVED MOISTURE BARRIER USE WITH TRENCHES IS AN OPTION.
6. FLEXIBLE PLUMBING JOINTS ARE REQUIRED FOR H1/H2/E/P SITES TO ALLOW FOR EXPECTED VERTICAL GROUND MOVEMENTS (REFER GEOTECHNICAL REPORT). THE JOINTS MUST BE SET AT THE MIDWAY POINT WHEN INSTALLED & MUST ALSO INCORPORATE SWIVEL JOINTS IN THE SYSTEM
 - DRAINS EMERGING FROM UNDER THE FOOTING REQUIRE THE FLEXIBLE JOINT TO BE WITHIN 1000mm OF THE OUTSIDE OF THE PERIMETER FOOTING
 - INSTALLATION, LOCATION AND NUMBER OF JOINTS TO COMPLY WITH MANUFACTURER'S SPECS.

FOR INFILTRATION, DISPERSION AND ABSORPTION
SYSTEM, THIS OFFICE TO BE NOTIFIED
IMMEDIATELY IF SHALLOW ROCK PRESENTED ON
SITE DURING TRENCHING AND EXCAVATION

IMPORTANT NOTES:

AT NO TIME IS ANY EXISTING OR PROPOSED
FOOTING TO BE UNDERMINED DURING
CONSTRUCTION. BUILDER TO ENSURE AND CONFIRM
PRIOR TO COMMENCEMENT OF CONSTRUCTION. THIS
OFFICE TO BE CONTACTED IF ANY DISCREPANCY

PROVIDE FLEXI JOINTS AND CLAY PLUGS AS PER
AS2870

NOTE:
ALL CONCRETE JOINTS ARE SAWCUT JOINTS
U.N.O. REFER TYPICAL DETAIL AND NOTES

BUILDER TO CONFIRM ALL PIT LEVELS
AND COVERS PRIOR TO COMMENCEMENT
OF CONSTRUCTION

ALL DOWNPIPES LOCATION ARE PRELIMINARY ONLY.
CONTRACTOR TO REFER LATEST ARCHITECT PLANS FOR
EXACT LOCATION OF ALL DOWNPIPES. CONNECTION TO BE
DONE ACCORDANCE TO PLUMBING STANDARD AS3500

AUTHORITY APPROVAL REQUIRED PRIOR
TO COMMENCEMENT OF CONSTRUCTION

ALL HWS AND AC UNIT OVERFLOWS TO
BE CONNECTED TO THE PROPOSED
STORMWATER DRAINAGE SYSTEM



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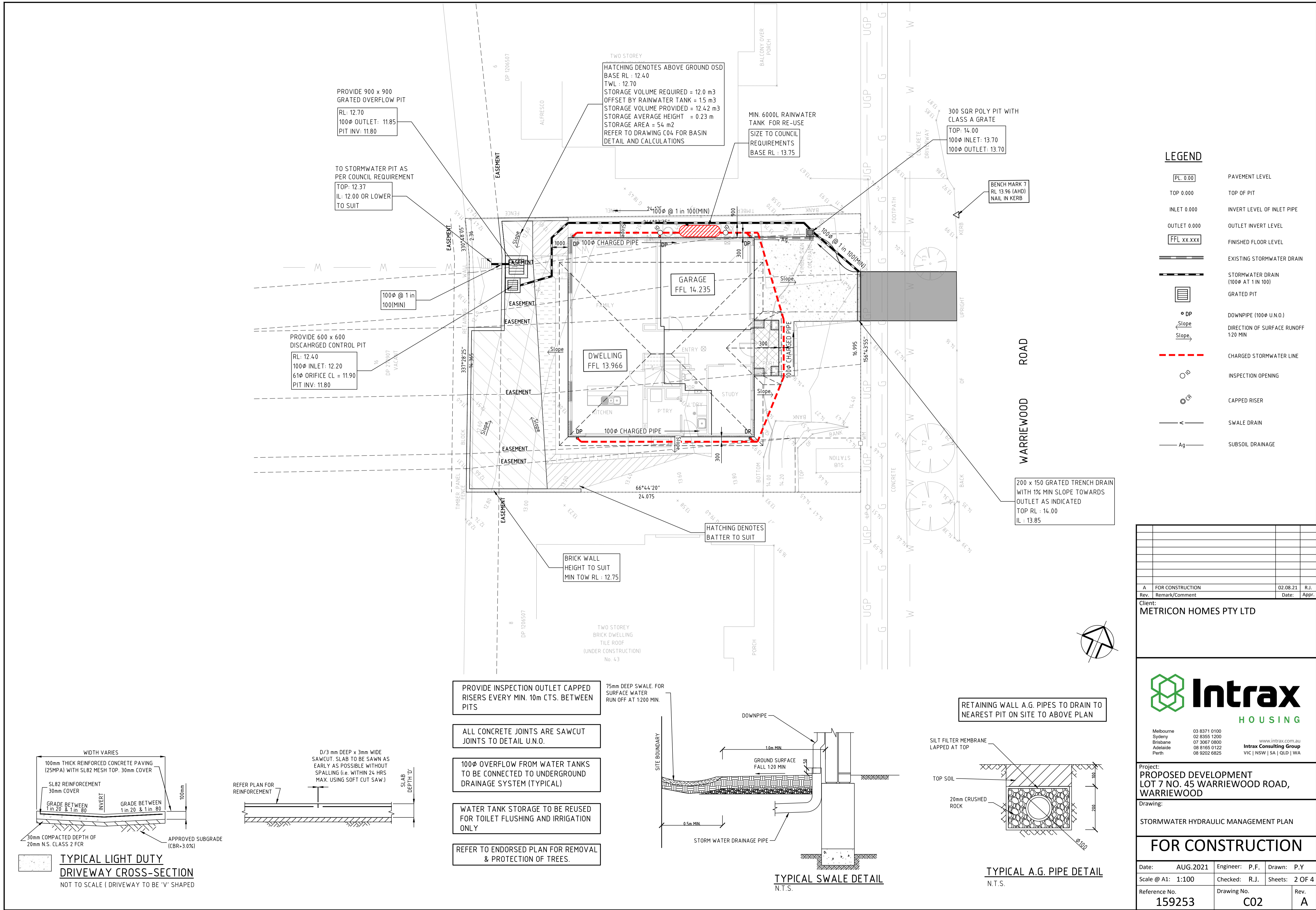
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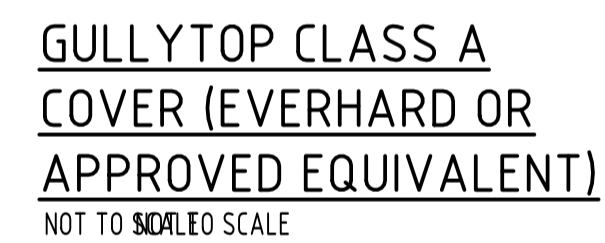
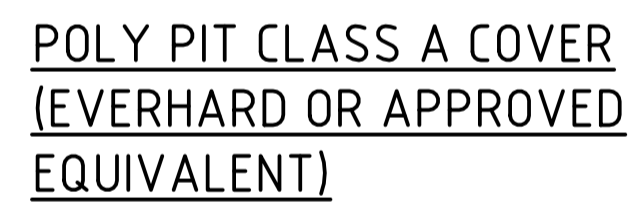
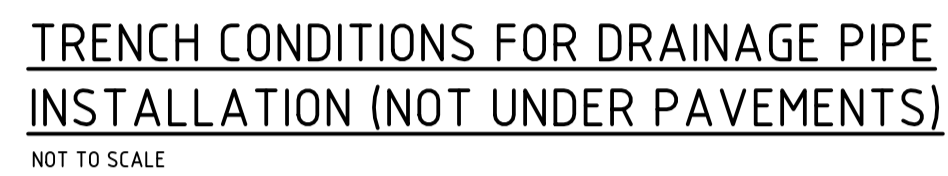
Project:
PROPOSED DEVELOPMENT
LOT 7 NO. 45 WARRIEWOOD ROAD,
WARRIEWOOD

Drawing:

FOR CONSTRUCTION

Date: AUG.2021	Engineer: P.F.	Drawn: P.Y
Scale @ A1: N/A	Checked: R.J.	Sheets: 1 OF 4
Reference No. 159253	Drawing No. C01	Rev. A





1. THIS CHARGED SYSTEM DOES NOT PERMIT ANY SURFACE WATER TO BE DISCHARGING INTO.
2. ALL PLUMBING/ DRAINAGE WORKS TO BE CONSTRUCTED AS PER RELEVANT AUTHORITIES OR TO BUILDING SURVEYOR SATISFACTION.
3. ALL DOWNPIPPES AND FITTING ON CHARGED SYSTEM TO BE INSTALLED AS PER AUSTRALIA STANDARDS AS/NZS 1260 AND TO BE FULLY SOLVENT CEMENT WELDED.
4. FOR NUMBER, TYPE AND DIMENSIONS OF TANK REFER TO ARCHITECTURAL DRAWINGS.



ROOF TILE



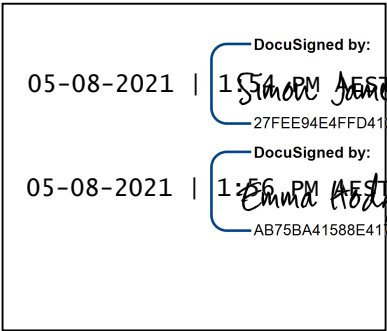
BRISTILE YEOMAN SHINGLE
STORM GREY

GUTTER / FASCIA



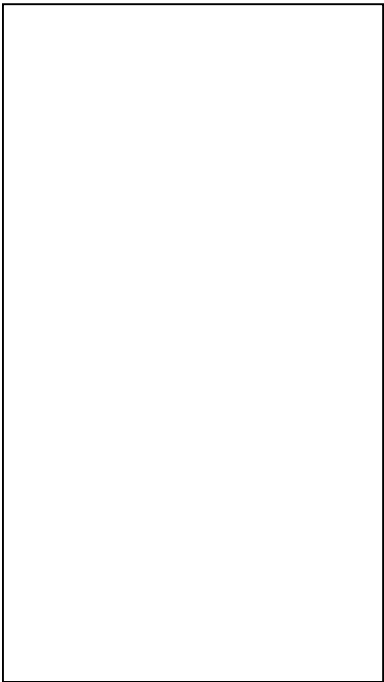
BASALT SURFMIST

EAVES / LINING



DULUX LEXICON QUARTER

ALU FRAMES



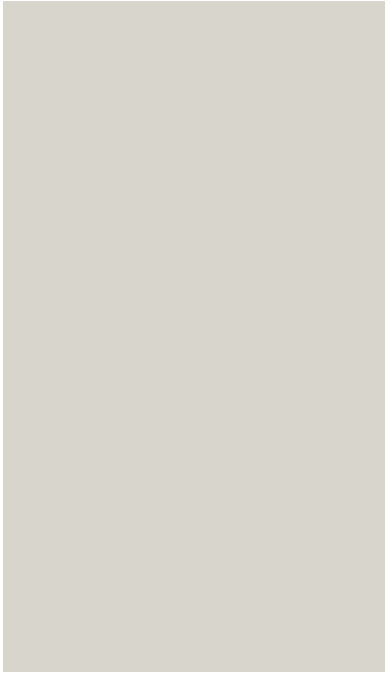
PEARL WHITE

RENDER



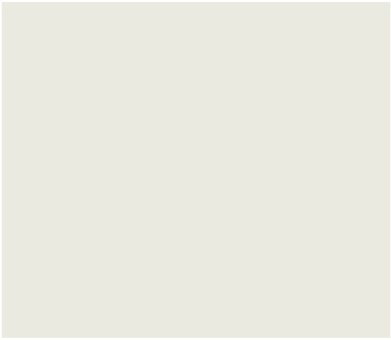
DULUX PAVING STONE

CLADDING



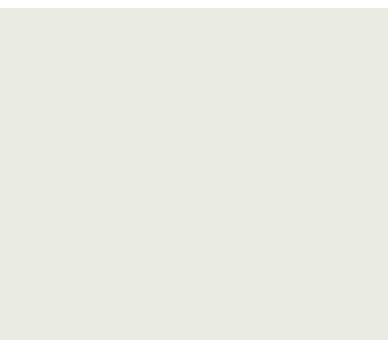
DULUX PIPE CLAY

GARAGE



COLOURBOND SURFMIST

MOULDINGS



DULUX COLOURBOND
SURFMIST

FRONT ENTRY DOOR



DULUX DOMINO