STORMWATER DRAINAGE NOTES:

- ALL PIPES TO BE 100mm Ø uPVC, LAID AT 1% MINIMUM GRADE TO AS1254.2002 U.N.O.

- ALL PIPES SHALL BE LAID ON A 75mm SAND BED, COMPACTED TO 100% S.M.D.D BELOW PAVEMENTS. (NO COMPACTION IS REQUIRED BELOW LANDSCAPING).

- COVER TO SURFACE FROM TOP OF PIPE TO BE 300mm MINIMUM. BACKFILL TO BE ADEQUATELY CONSOLIDATED AROUND PIPES BY METHOD OF RAMMING AND WATERING IN. TRENCHES TO BE FILLED WITH GRANULAR MATERIAL AS SPECIFIED.

- DOWNPIPE LOCATIONS ARE INDICATIVE ONLY. LOCATIONS TO BE CONFIRMED WITH ARCHITECT PRIOR TO COMMENCEMENT OF WORK.

- PROVIDE CLEANING EYES AND LEAF CATCHERS TO ALL DOWNPIPES.

- ALL WORK TO BE IN ACCORDANCE WITH LOCAL COUNCIL STANDARDS AND SPECIFICATIONS.

- ALL LEVELS SHOWN ARE TO AHD.

- ENSURE THAT ALL PITS AND STORMWATER PIPES ARE LOCATED CLEAR FROM TREE ROOT SYSTEMS.

- ALL EXISTING EARTHENWARE PIPES TO BE UPGRADED TO uPVC.

- ALL WORKS TO BE IN ACCORDANCE WITH AS3500.3-2003 NATIONAL PLUMBING AND DRAINAGE CODE PART 3 - STORMWATER DRAINAGE.

- SUBSOIL DRAINS ARE TO BE INSTALLED IN ACCORDANCE WITH AS3500.3 ALONGSIDE WALLS THAT IMPEDE THE NATURAL FLOW OF GROUNDWATER. THIS MAY ALSO INVOLVE TRENCHING INTO THE CLAY OR ROCK SUBGRADE TO DIRECT GROUNDWATER AWAY FROM STRUCTURES.

- EXISTING ROOF DRAINAGE AND SITE DRAINAGE SYSTEM TO BE CHECKED AND UPGRADED AS REQUIRED. BUILDER TO INSPECT AND UPGRADE DRAINAGE IN ACCORDANCE WITH AS3500.3 IF REQUIRED.

RAINWATER STORAGE / REUSE NOTES:

- THE RAINWATER TANK IS TO BE INSTALLED AND USED AS PER BASIX REQUIREMENTS AND SYDNEY WATER AND NSW HEALTH REQUIREMENTS FOR NON DRINKING USE ONLY.

- ALL CONNECTIONS TO PLUMBING AND RAINWATER TANKS IS TO BE IN ACCORDANCE WITH SYDNEY WATERS 'GUIDE TO INSTALLING A RAINWATER TANK' AVAILABLE AT: WWW.SYDNEYWATER.COM.AU.

- PROVIDE DUAL SUPPLY SYSTEM AND BACKFLOW PREVENTION SYSTEM IN ACCORDANCE WITH 'BASIX - DESIGN GUIDE FOR SINGLE DWELLINGS' BY NSW DEPARTMENT OF INFRASTRUCTURE, PLANNING AND NATURAL RESOURCES.

- IF NOT SPECIFIED ON PLANS, THE FIRST FLUSH SYSTEM IS TO HAVE A MINIMUM SIZE OF 20L PER 100 m2 OF ROOF CATCHMENT AREA PRIOR TO ENTERING THE RAINWATER TANK. INDIVIDUAL SITE ANALYSIS IS REQUIRED IN HEAVILY POLLUTED AREAS TO DETERMINE IF LARGER VOLUMES OF FIRST FLUSH RAINWATER ARE TO BE DIVERTED. IF IN DOUBT, CHECK WITH LOCAL HEALTH AUTHORITIES.

- SCREENED DOWNPIPE RAINWATER HEAD OR OTHER SUITABLE LEAF AND DEBRIS DEVICE TO BE INSTALLED ON EACH DOWNPIPE. SCREEN MESH TO BE 4-6mm AND DESIGNED TO BE SELF-CLEANING.

- FIRST FLUSH DEVISED, OR APPROVED ALTERNATIVE TO BE INSTALLED WITH AND AUTOMATED DIVERSION AND DRAINAGE SYSTEM, THAT IS, NO MANUAL DIVERSION AND DRAINAGE VALVES. REFER TYPICAL FLUSH OUT PIT FOR DETAILS.

- BEFORE PURCHASING MATERIALS OR PAINT TO BE USED ON ROOF CATCHMENT AREAS, THE MANUFACTURER'S RECOMMENDATIONS ON LABELS AND BROCHURES FOR RAINWATER TANK SUITABILITY TO BE READ AND ADHERED TO.

- BUILDER/PLUMBER TO ENSURE THE INSTALLATION OF THE RAINWATER TANK SYSTEM IS IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS AND THE RAINWATER TANK DESIGN AND INSTALLATION HANDBOOK - HB 230- 2008. IF IN DOUBT CONTACT ENGINEER.

- RAINWATER TANK TO BE WATERPROOFED IN ACCORDANCE WITH HB-230-2008.

- ORIFICE PLATE (IF APPLICABLE) TO BE INSTALLED PRIOR TO THE INSTALLATION OF THE ROOF DRAINAGE SYSTEM AND CONNECTION OF THE STORMWATER SYSTEM TO THE OSD TANK.

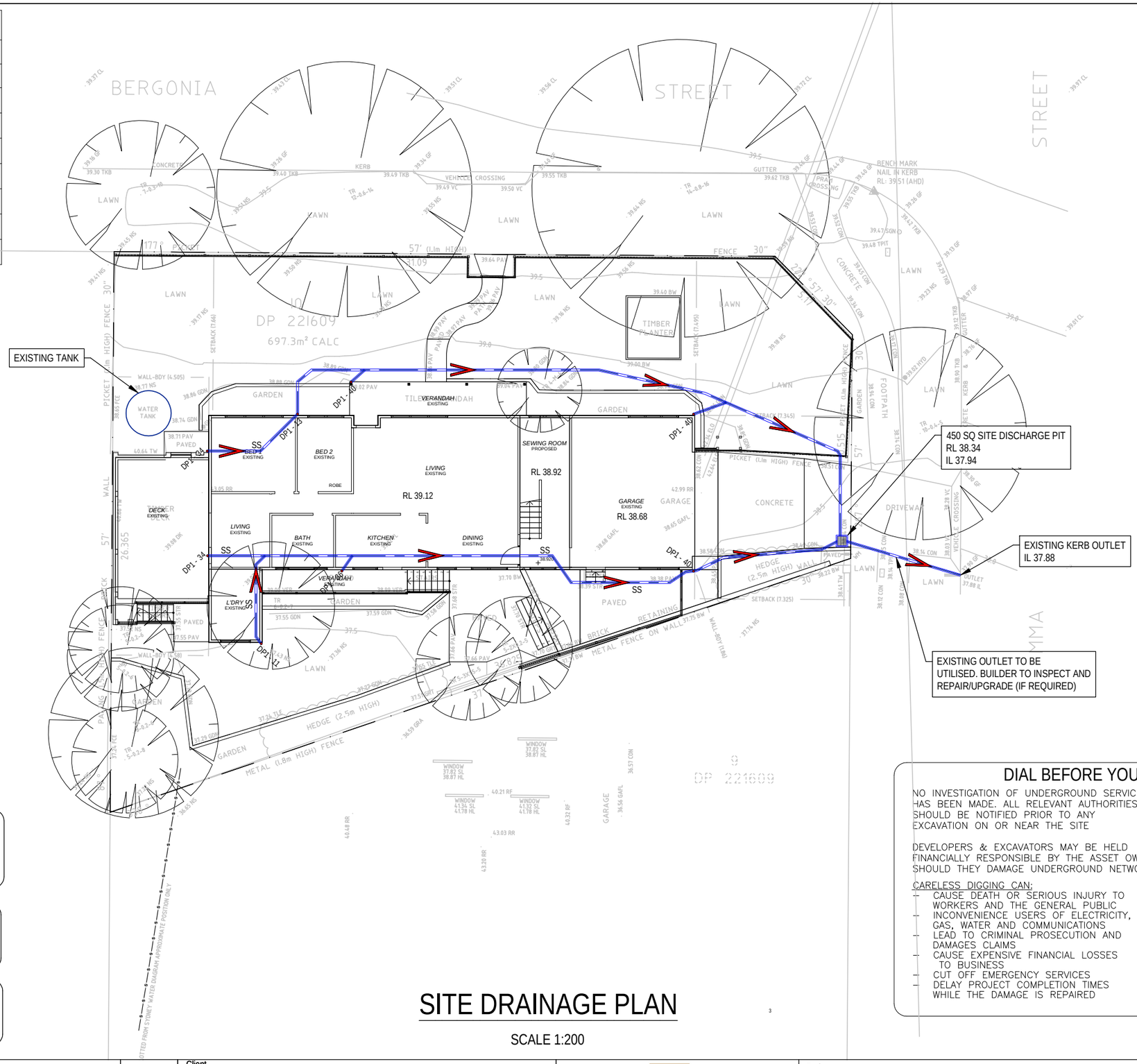
SITE INFORMATION SUMMARY

COUNCIL	NORTHERN BEACHES (REGION 1)
SITE AREA	697.3 m^2
EXISTING IMPERVIOUS AREA	342 m^2 (49%)
PROPOSED IMPERVIOUS AREA	342 m^2 (49%)
REDUCTION	0 m^2

SINCE THE INCREASE IN IMPERVIOUS AREA IS LESS THEN 50 m^2, OSD IS NOT REQUIRED FOR THIS DEVELOPMENT.

			Client	LISA CARLBERG		Project	38 EMMA STREET MONA VALE	Designed CH 07/03/24
			Architect / Designer	ACTION PLANS	APPROVED CONSULTING ENGINEERS			Checked CH / Approved CH / Scale 1 : 200
A	PLANS FOR DA SUBMISSION - NOT FOR CONSTRUCTION	07/03/24	PO BOX: 1510, DEE WHY ABN - 90 645 409 801			Title	GENERAL NOTES	Drawing number SW01 / Job number 2024015 / Revision A
	AMENDMENT	DATE						

LEGEND	
DP1 - xxx	DP1 - 100mm Ø DOWNPIPE TO SITE DISCHARGE PIT xxx - ROOF CATCHMENT AREA TO DOWNPIPE
SP	DENOTES SPREADER PIPE TO ROOF BELOW
FALL	SURFACE TO FALL IN DIRECTION INDICATED BY ARROW (1% MINIMUM FALL)
STEP	FLOOR STEP DOWN IN ACCORDANCE WITH NCC REQUIREMENTS (ARCHITECT TO SPECIFY)
	GRAVITY LINE PROVIDE 1% (MIN) FALL IN DIRECTION INDICATED, UNO.
GDE	150 (W) CAST INSITU GRATED DRAIN
	100mm Ø uPVC STORMWATER PIPELINE, UNO
	EXISTING 100mm Ø uPVC STORMWATER PIPELINE, UNO
SS	STORMWATER PIPELINE CLIPPED TO UNDERSIDE OF FLOOR STRUCTURE BELOW AT 1% (min) FALL



THIS DOCUMENT IS TO BE PRINTED IN COLOUR

NOTE:SUBSOIL DRAINAGE IS NOT SHOWN ON THIS DRAWING. SUBSOIL DRIANAGE IS TO BE PROVIDED AS REQUIRED IN ACCORDANCE WITH AS.3500.3 AND NCC REQUIREMENTS

NOTE: ALL DRAINAGE LINES SHOWN ARE INDICATIVE ONLY. LOCATION MAY VARY ON SITE DUE TO CONSTRAINTS

NOTE: ALL EXISTING SURFACE DRAINAGE TO BE RETAINED IS TO BE UPGRADED BY THE BUILDER IN ACCORDANCE WTIH AS3500.3

SITE DRAINAGE PLAN

SCALE 1:200

DIAL BEFORE YOU DIG NOTICE

NO INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN MADE. ALL RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION ON OR NEAR THE SITE

DEVELOPERS & EXCAVATORS MAY BE HELD FINANCIALLY RESPONSIBLE BY THE ASSET OWNER SHOULD THEY DAMAGE UNDERGROUND NETWORKS.

CARELESS DIGGING CAN:
- CAUSE DEATH OR SERIOUS INJURY TO WORKERS AND THE GENERAL PUBLIC
- INCONVENIENCE USERS OF ELECTRICITY, GAS, WATER AND COMMUNICATIONS
- LEAD TO CRIMINAL PROSECUTION AND DAMAGES CLAIMS
- CAUSE EXPENSIVE FINANCIAL LOSSES TO BUSINESS
- CUT OFF EMERGENCY SERVICES
- DELAY PROJECT COMPLETION TIMES WHILE THE DAMAGE IS REPAIRED

MINIMISE YOUR RISK AND DIAL BEFORE YOU DIG. – TEL. 1100

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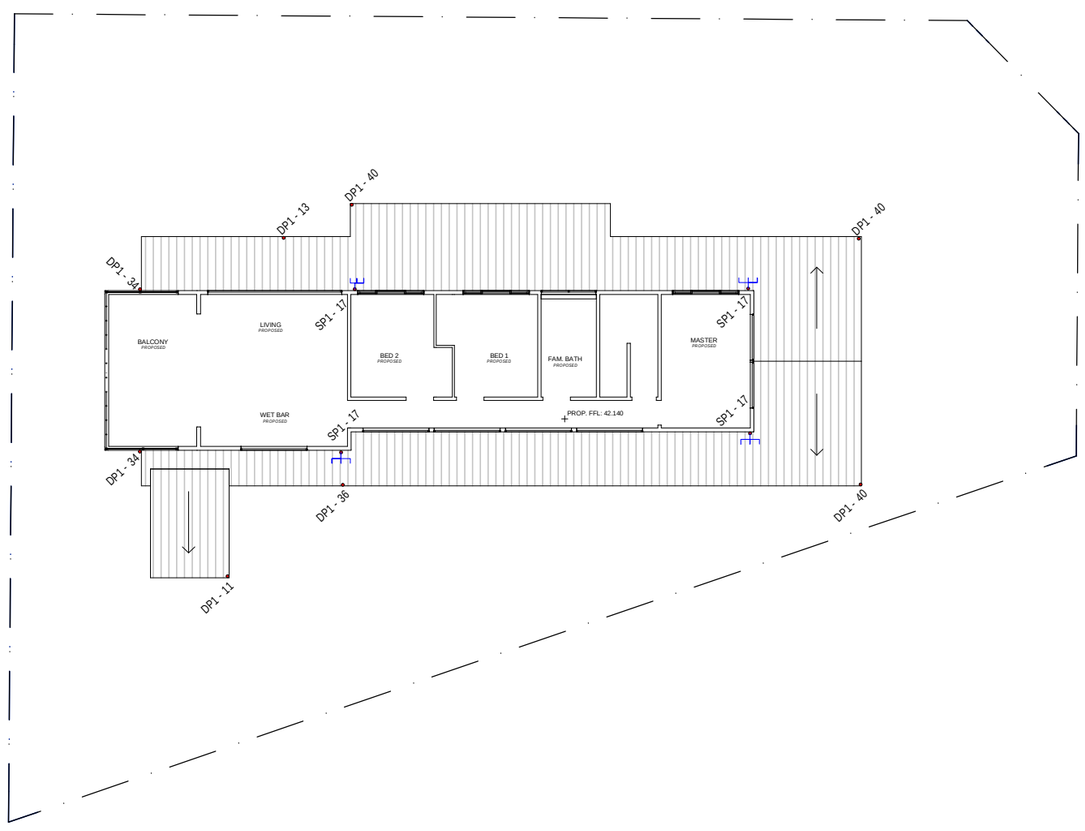
1100 BEFORE YOU DIG

			Client	LISA CARLBERG		Designed CH	07/03/24
			Architect / Designer	ACTION PLANS	Checked CH	Approved CH	Scale 1 : 200
A	PLANS FOR DA SUBMISSION - NOT FOR CONSTRUCTION	07/03/24		PO BOX: 1510, DEE WHY ABN - 90 645 409 801	Project 38 EMMA STREET MONA VALE		
	AMENDMENT	DATE		APPROVED CONSULTING ENGINEERS	Title SITE DRAINAGE PLAN	Drawing number SW02	Job number 2024015 / Revision A

LEGEND	
DP1 - xxx	DP1 - 100mm Ø DOWNPIPE TO SITE DISCHARGE PIT xxx - ROOF CATCHMENT AREA TO DOWNPIPE
SP	DENOTES SPREADER PIPE TO ROOF BELOW

THIS DOCUMENT IS TO BE PRINTED IN COLOUR



LOWER ROOF DRAINAGE PLAN

SCALE 1:200

A	PLANS FOR DA SUBMISSION - NOT FOR CONSTRUCTION	07/03/24
	AMENDMENT	DATE

Client
LISA CARLBERG

Architect / Designer
ACTION PLANS

PO BOX: 1510, DEE WHY
ABN - 90 645 409 801

APPROVED CONSULTING ENGINEERS

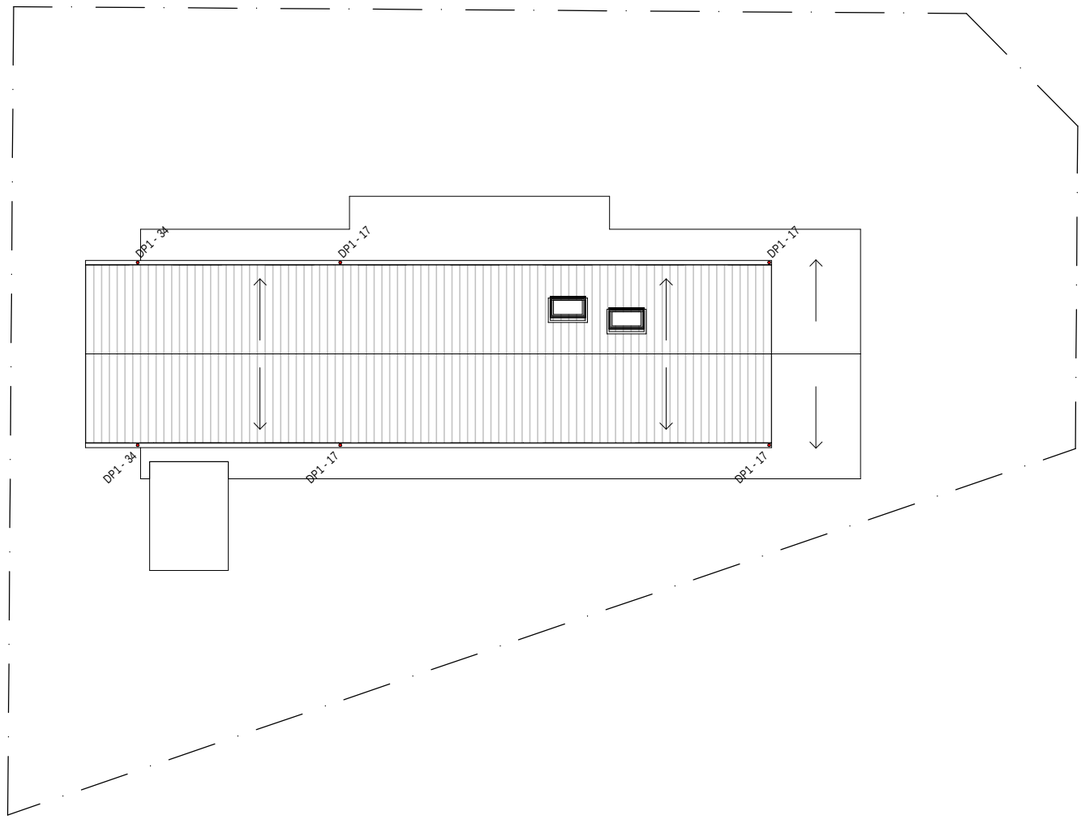
Project
38 EMMA STREET
MONA VALE

Title
LOWER ROOF
DRAINAGE PLAN

	Designed CH	07/03/24	
Checked CH	Approved CH	Scale 1 : 200	
Drawing number SW03	Job number 2024015	Revision A	

LEGEND	
DP1 - xxx	DP1 - 100mm Ø DOWNPIPE TO SITE DISCHARGE PIT xxx - ROOF CATCHMENT AREA TO DOWNPIPE
SP	DENOTES SPREADER PIPE TO ROOF BELOW
	ARROW INDICATES DIRECTION OF ROOF SLOPE. REFER ARCHITECTURAL PLANS FOR ROOF PITCH

THIS DOCUMENT IS TO BE PRINTED IN COLOUR



UPPER ROOF DRAINAGE PLAN

SCALE 1:200

A	PLANS FOR DA SUBMISSION - NOT FOR CONSTRUCTION	07/03/24
	AMENDMENT	DATE

Client: LISA CARLBERG

Architect / Designer: ACTION PLANS

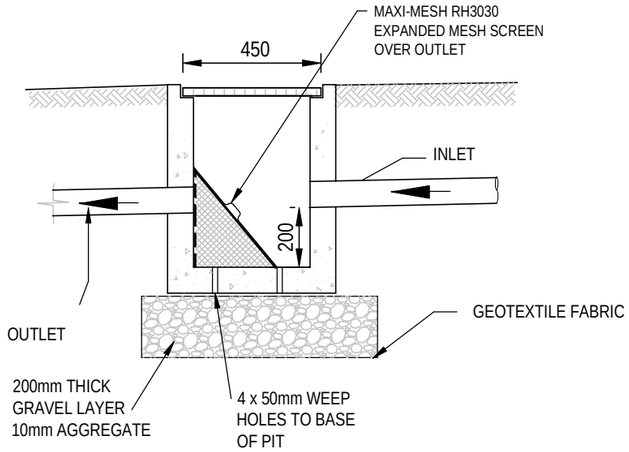
PO BOX: 1510, DEE WHY
ABN - 90 645 409 801

APPROVED CONSULTING ENGINEERS

Project: 38 EMMA STREET
MONA VALE

Title: UPPER ROOF
DRAINAGE PLAN

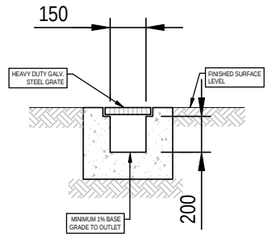
	Designed: CH	07/03/24
Checked: CH	Approved: CH	Scale: 1 : 200
Drawing number: SW04	Job number: 2024015	Revision: A



NOTE: PIT TO BE CLEANED AND MAINTAINED REGULARLY
TO MITIGATE BUILDUP OF SEDIMENT

TYPICAL 450 SQ SITE DISCHARGE PIT DETAIL

SCALE = 1:20



GRATED DRAIN DETAIL (GDE)

SCALE = NTS

			Client	LISA CARLBERG		Project	38 EMMA STREET MONA VALE		Designed CH	07/03/24
								Checked CH	Approved CH	Scale 1 : 200
			Architect / Designer	ACTION PLANS	APPROVED CONSULTING ENGINEERS	Title	DETAILS	Drawing number SW05	Job number 2024015	Revision A
A	PLANS FOR DA SUBMISSION - NOT FOR CONSTRUCTION	07/03/24		PO BOX: 1510, DEE WHY ABN - 90 645 409 801						
	AMENDMENT	DATE								