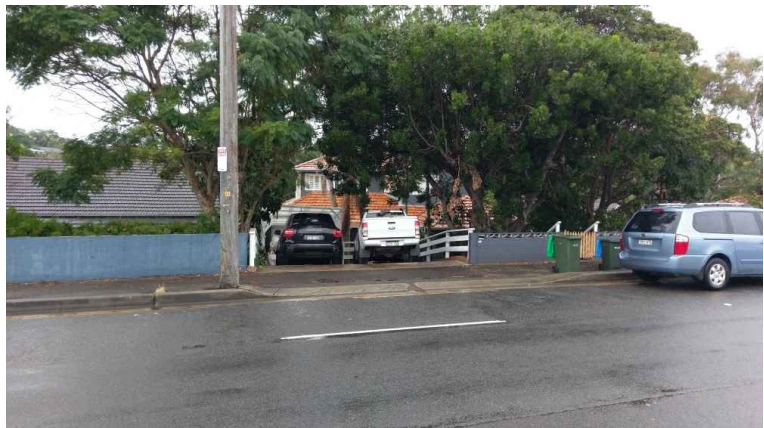
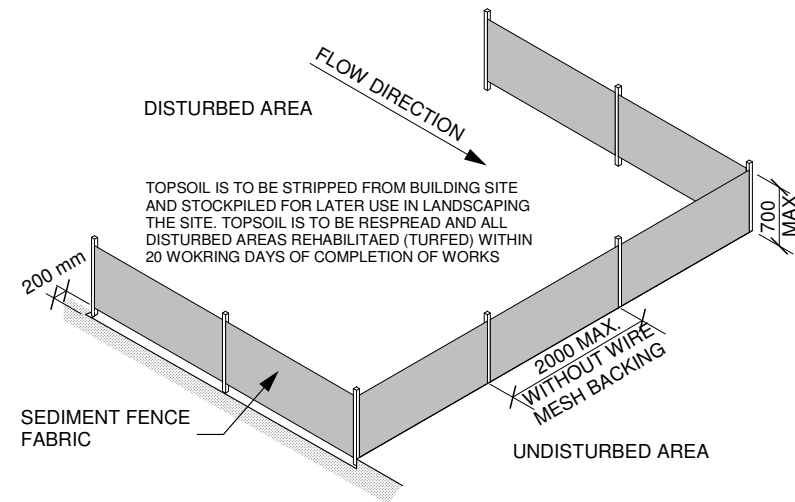




NOTES:

1. FEATURES SHOWN TO SCALE ACCURACY.
2. THIS PLAN IS SUITABLE FOR DETAILED PLANNING AND DESIGN AT THE SCALE/S STATED. THE PLAN MAY NOT BE SUITABLE FOR ANY OTHER PURPOSE OR FOR USE AT ANY OTHER SCALE/S.
3. SERVICES LOCATED ONLY WHERE VISIBLE.
4. THE LOCATION OF ALL UNDERGROUND SERVICES WHETHER SHOWN ON THE PLAN OR NOT, SHOULD BE PRECISELY DETERMINED BEFORE ANY CONSTRUCTION WORK COMMENCES AND MEASURES TAKEN TO PROTECT THESE SERVICES FROM DAMAGE.
5. CONTOUR INTERVAL - 0.2m
6. THE BOUNDARIES SHOWN ARE APPROXIMATE ONLY. THE BOUNDARIES SHOWN HAVE BEEN COMPILED FROM THE RELEVANT DEPOSITED PLANS. FURTHER SURVEY WILL BE REQUIRED IF CONSTRUCTION IS TO TAKE PLACE ON OR ADJACENT TO THE BOUNDARIES.





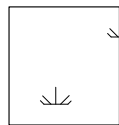
SEDIMENT CONTROL FENCE

ALL SEDIMENTATION CONTROLS ARE TO BE CHECKED DAILY (AT A MINIMUM WEEKLY) AND AFTER ALL RAIN EVENTS.
ALL STRUCTURES TO BE CLEANED ON REACHING 50% STORAGE CAPACITY TO ENSURE THEY ARE MAINTAINED IN FULL FUNCTIONAL CONDITION.

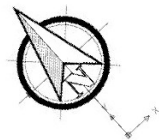


The Essential First Step.

SITE	1153.802m2
DP	6195/E
LOT	12
SITE COVERAGE	
EXISTING DWELLING	124m2
LANDSCAPE TOTAL	520m2
OPEN PRIVATE SPACE	24m2

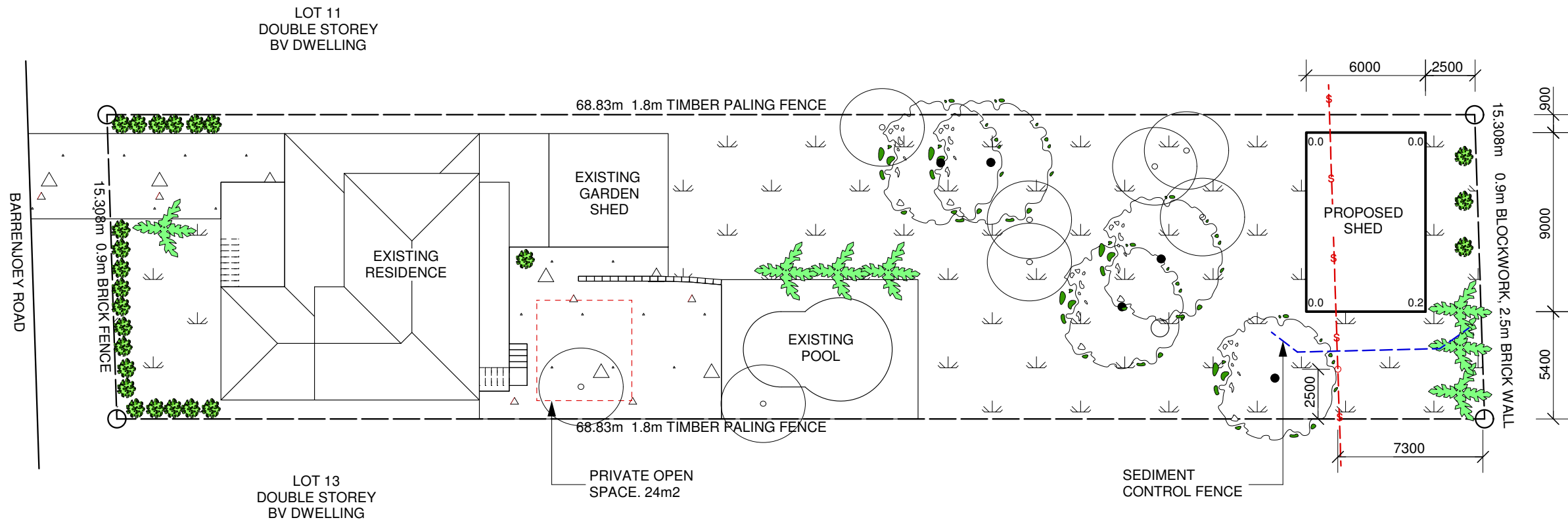


NOTES GRASS /
LANDSCAPED AREA



REV	DATE	REVISION DESCRIPTION	INITIAL
A	18/8/17	Revise landscaping	CW

DRAINAGE / PLUMBING	LOCATE ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF CONSTRUCTION. ALL PLUMBING WORK SHALL COMPLY WITH HUNTER WATER CORPORATION REQUIREMENTS. CONNECT ALL SUBSURFACE DRAINS TO EXISTING SYSTEM. DOWNPIPES & GUTTERS TO CONNECT TO UPVC AND DISPOSED TO STORMWATER IN ACCORDANCE WITH COUNCILS REQUIREMENTS. INSTALL HOT WATER SERVICE TO AS3500-2013. ALL DRAINAGE WORK TO BE CARRIED OUT BY A LICENCED DRAINER.
ELECTRICIAN	ALL WORK TO BE CARRIED OUT TO AS3000-2007. ELECTRICAL INSTALLATION TO HOUSE IS TO BE CARRIED OUT IN ACCORDANCE WITH SAA WIRING RULES. LIGHT FITTINGS, SWITCHES AND OUTLETS TO OWNERS SELECTION AND LOCATION U.N.O
GLAZIER	ALL GLASS THROUGHOUT IS TO BE OF APPROVED MANUFACTURE. GLASS TO BE BACK PUTTIED, SPRIGGED INTO PRIMED OR OIL REBATES AND WEATHER PUTTIED. NEW WINDOWS & DOORS SHALL BE SLIDING ALUMINIUM TO OWNERS SELECTION TO MATCH STYLE OF EXISTING HOUSE. U.N.O PROVIDE APPROVED FLASHING UNDER EACH WINDOW FRAME.
PAINTER	ALL PAINT COLOURS & FINISHES TO OWNERS SELECTION. ALL PAINT TO BE SUPPLIED BY A REPUTABLE MANUFACTURER. ALL PAINT TO BE APPLIED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION. ALL SURFACES SHALL BE PREPARED PROPERLY.
GENERAL	DAMPCOURSE ON ALL BRICKWORK AT A LEVEL NOT HIGHER THAN THE BOTTOM OF FLOOR BEARER, PROVIDE A CONTINUOUS RUN OF APPROVED DAMPCOURSE MATERIAL TO FULL WIDTH OF WALL THICKNESS AND TO ENGAGED PIERS AND PLACE UNDER ALL ANT CAPPING. ANTCAPS CONTINUOUS ANT CAPPING SHALL BE PROVIDED AT LEVEL OF UNDERSIDE OF BEARERS, OVER ALL FOUNDATION WALLS AND PIERS, FENDER WALLS ETC. ANT CAPPING TO BE OF AN APPROVED MATERIAL. SEDIMENT & EROSION CONTROL PROVIDE SILT FENCE AROUND COMPLETE SITE. PROVIDE 1000 WIDE CONSTRUCTION EXIT TO CONTAIN POLLUTED WATER. RUBBISH CONTROL 1800 SGAURE X 1200 HIGH RUBBISH ENCLOSURE CONSTRUCTED OF 1800 HIGH STAR PICKETS.
TILELAYER	COVER FLOOR OF BATHROOM, TOILETS AND LAUNDRY AND OTHER AREAS INDICATED ON FIXED TILES TO SURFACES OVER SUITABLE WATERPROOFED SHEET MATERIAL WITH APPROVED ADHESIVE. SELECTED TILES SET TO AN APPROVED PLAN. WHEN FIXING TO BRICKWORK USE 3:1 SAND / CEMENT.
TIMBER	ALL TIMBER CONSTRUCTION TO BE IN ACCORDANCE WITH AS1684.2-2010 'NATIONAL TIMBER FRAMING CODE'. ALL WORKMANSHIP & MATERIALS SHALL COMPLY WITH SAA TIMBER STRUCTURES CODE AS1720 AND SAA TIMBER FRAMING CODE AS1684 AS APPLICABLE. TIMBER SHALL BE STRESS GRADE FT UNSEASONED JOINT GRADE J4 U.N.O. TIMBER, SIZES SHOWN ARE NOMINAL SAWN U.N.U. TIMBER SHALL BE FREE OF DEFECTS AT JOINTS.
DESIGN WINDSPEED	(IN ACCORDANCE WITH AS1170 PART WIND LOAD FOR HOUSING) WIND CLASSIFICATION (FROM TABLE 1.1. NSW TIMBER FRAMING CODE) NOTE: MINIMUM 2 BRACING UNITS EACH. EXTERNAL WALL BRACING LOCATIONS MAY BE VARIED PROVIDING MINIMUM NUMBERS ARE MAINTAINED. TYPE A OR TYPE B IN ACCORDANCE WITH AS1684 OR NSW TIMBER FRAMING MANUAL.
GENERAL	THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL DRAWINGS AND SPECIFICATIONS. ANY DISCREPANCY SHALL BE REFERRED TO THE ENGINEER BEFORE PROCEEDING. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE RELEVANT AND CURRENT SAA CODES EXCEPT WHERE VARIED BY THE PROJECT SPECIFICATION. ALL DIMENSIONS SHALL BE VERIFIED BY THE BUILDER ONSITE. ENGINEERS DRAWINGS SHALL NOT BE SCALED. DESIGN LIVE LOADS - INTERNAL FLOORS 1.5kPa. ROOF 0.25kPa.
CONCRETE	ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS3600. CONCRETE QUALITY SHALL BE AS FOLLOWS: FOOTINGS AND PIERS - MIN FC=20MPa EXTERNAL SLABS - MIN FC=32MPa INTERNAL SLABS - MIN FC=25MPa CLEAR COVER TO REINFORCEMENT SHALL BE AS FOLLOWS: 40mm TO UNPROTECTED GROUND 30mm TO MEMBRANE 45mm TO EXTERNAL EXPOSURES 20mm TO INTERNAL SURFACES MINIMUM LAP OF FABRIC SHALL BE TWO (2) TRANSVERSE WIRES PLUS 30mm. TRENCH MESH BAR SPLICE MIN 500mm. AT 'T' INTERSECTIONS BARS ARE TO BE CONTINUED ACROSS INTERSECTION. AT 'L' BARS ARE TO BE BENT AND LAPPED 500mm. INTERSECTIONS OUTER. CURING COMPOUND IS TO BE APPLIED TO SLABS WITHIN 2 HOURS OF FINISHING. ALL CONCRETE IS TO BE MECHANICALLY VIBRATED. CONCRETE SIZES SHOWN DO NOT INCLUDE THICKNESS OF APPLIED FINISHES. ALL CONCRETE TO BE PLACED IN ACCORDANCE WITH SECTION 19 OF AS3600. REINFORCEMENT SHALL COMPLY WITH: AS1304 TRENCH MESS AND FABRIC WITH: AS13002 REINFORCING BARS. EXPOSURE CLASSIFICATION TO AS3600 CONCRETE SURFACES IS:-INTERNAL-A1, EXTERNAL-B1
FOUNDATIONS	FOOTINGS HAVE BEEN DESIGNED TO ENGINEERS REQUIREMENTS TO AS2870.1 1988. FURTHER GEOTECHNICAL EVIDENCE MAY LEAD TO AMENDMENTS TO FOOTING REQUIREMENTS. FOOTINGS HAVE BEEN DESIGNED FOR THE FOLLOWING ALLOWABLE BEARING PRESSURES: FOOTINGS - 100 kPa, SLABS - 100 kPa. FOUNDATION MATERIAL TO BE APPROVED FOR THIS PRESSURE BEFORE PLACING CONCRETE IN FOOTINGS. ALL FOOTINGS TO BE FOUNDED INTO NATURAL GROUND TO THE SATISFACTION OF THE SUPERVISING ENGINEER. AREA BENEATH FOUNDATIONS TO BE CLEAR OF ALL ORGANIC MATERIAL. ENGINEER MAY REQUI EDGE MEANS TO BE DEEPENDED AND / OR PIERING AFTER INSPECTION OF EXCAVATION. REFERENCE TO CSIRO PUBLICATION SHEET NO: 10-91 DATED NOVEMBER 1988 'A GUIDE TO HOME OWNERS ON FOUNDATION MAINTENANCE AND FOOTING PERFORMANCES' IS REFERENCED TO PROVIDE FOR THE NORMAL GARDEN AND SITE CONDITIONS, OWNERS RESPONSIBILITIES.
BRICKWORK	ALL MASONRY CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH AS3700. BRICKS USED IN LOAD BEARING WALLS SHALL HAVE A MINIMUM COMPRESSION STRENGTH OF 12mPa. MOTAR SHALL BE CLASSIFICATION M3 AND SHALL BE FRESHLY PREPARED AND COMPOSED OF CEMENT : LIME : SAND IN THE RATIO OF 1 : 1 : 6 AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2.8mPa AT 28 DAYS. MOTAR BED THICKNESS SHALL NOT EXCEED 10mm. WALL TIES SHALL BE MANUFACTURES OF STAINLESS STEEL AND BE PLACED AS FOLLOWS (A) IN GENERAL WORK @ 600 CTS IN EACH DIRECTION. (B) ADJACENT TO LATERAL SUPPORTS, CONTROL JOINTS AND OPENINGS @ 300 CTS. WHERE SLABS OR BEAMS PROVIDE 15mm WIDE CONTROL JOINTS IN BRICKWORK AT 7000mm MAX CTS. BEAR INTO MASONRY THE TOP COURSE SHALL BE LEVEL, SMOOTH AND COVERED WITH TWO (2) LAYERS OF PRE-CREASED IRON SLIP JOINT OR OTHER APPROVED MATERIAL. MASONRY WALLS SHALL BE FIXED TO ADJACENT ELEMENT WITH STAINLESS STELL TIES. TO THE APPROVAL OF THE ENGINEER.



ALL NEW DOWNPIPES TO
BE CONNECTED TO EXISTING
HOUSE SYSTEM

ALL NEW WORKS TO ADHERE
TO THE BCA AND CURRENT
AUSTRALIAN STANDARDS

Williams Design CONSULTANCY

Colleen Williams
BUILDING DESIGNER

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e: drafting_service@hotmail.com
abn: 26 455 281 658

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M. ZIVANOVIC

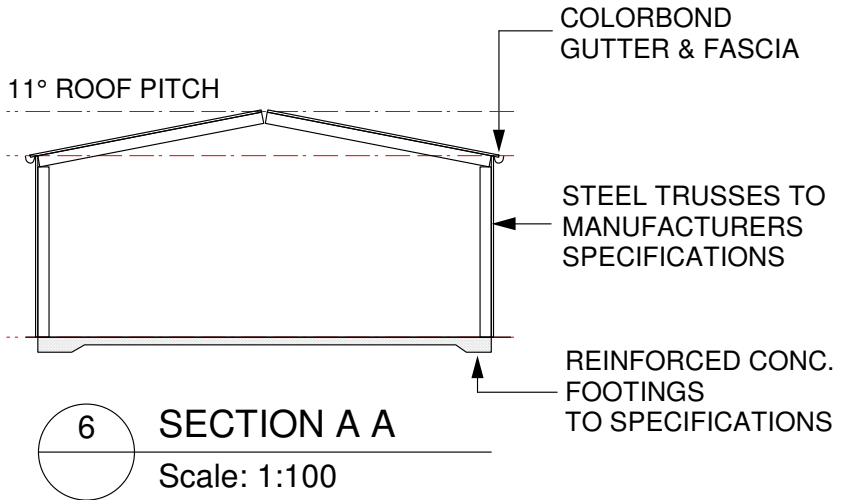
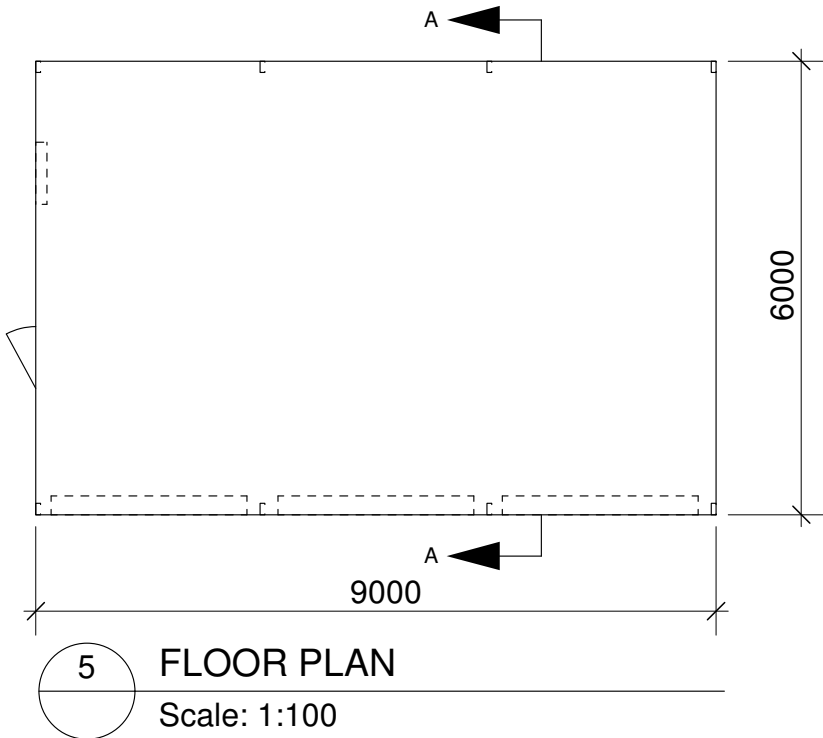
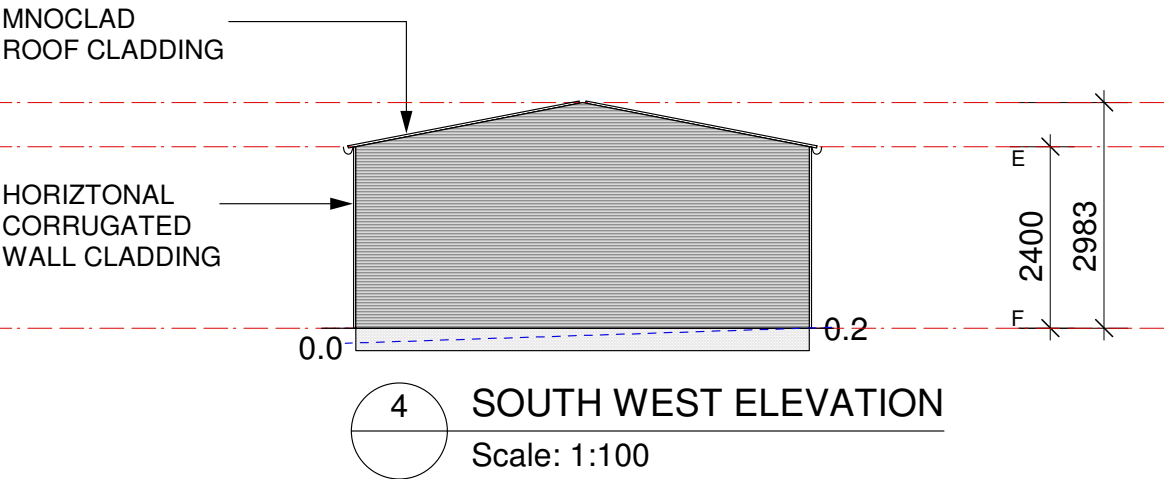
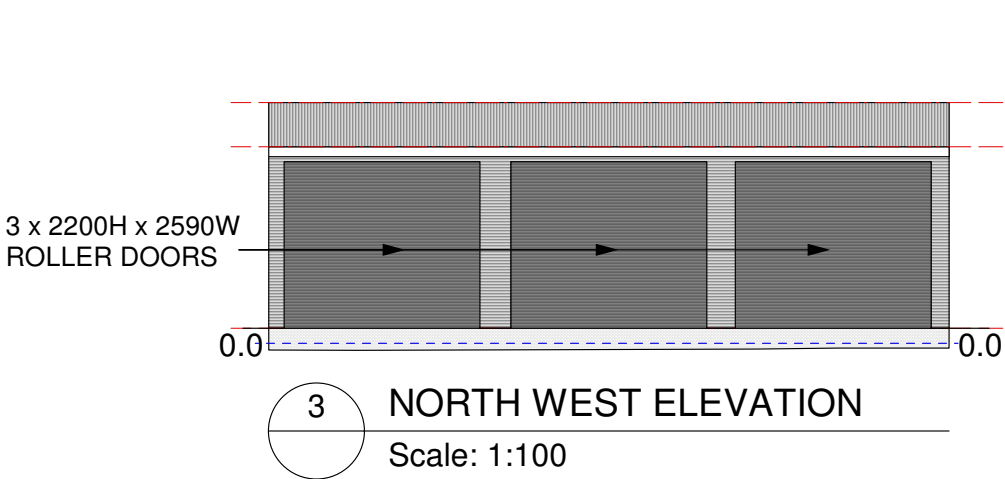
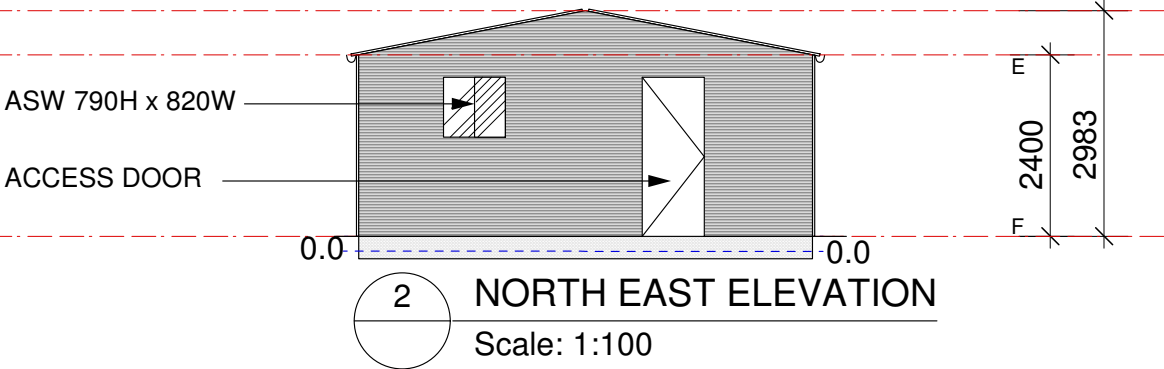
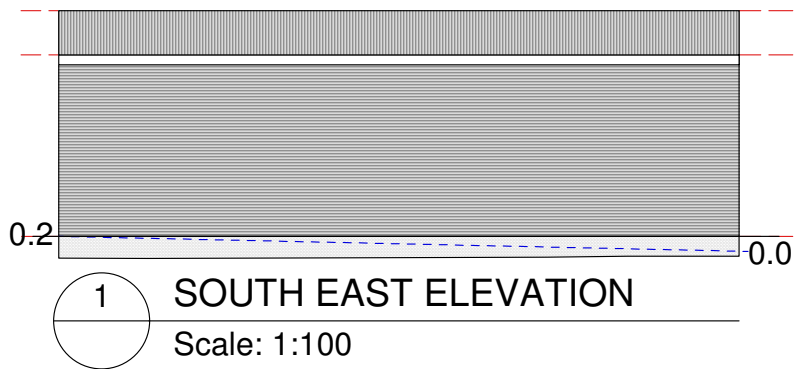
SITE
102 BARRENJOEY RD
MONA VALE NSW

DRAWING
SITE PLAN

SCALE	DRAWN BY	PAGE
1 : 250	CW	1 of 2
DATE	PROJECT NO	SIZE
20/04/2017	230140	A3

REV	DATE	REVISION DESCRIPTION	INITIAL
A	18/8/17	Revise landscaping	CW

ROOF – Colorbond Steel – Surf Mist
WALLS – Colorbond Steel – Surf Mist
PA DOOR – Surf Mist
ROLLERDOORS – Surf Mist
WINDOWS (Aluminium) – Surf Mist
TRIMS – Colorbond Steel – Terrain



ALL NEW DOWNPIPES TO
BE CONNECTED TO EXISTING
HOUSE SYSTEM

ALL NEW WORKS TO ADHERE
TO THE BCA AND CURRENT
AUSTRALIAN STANDARDS

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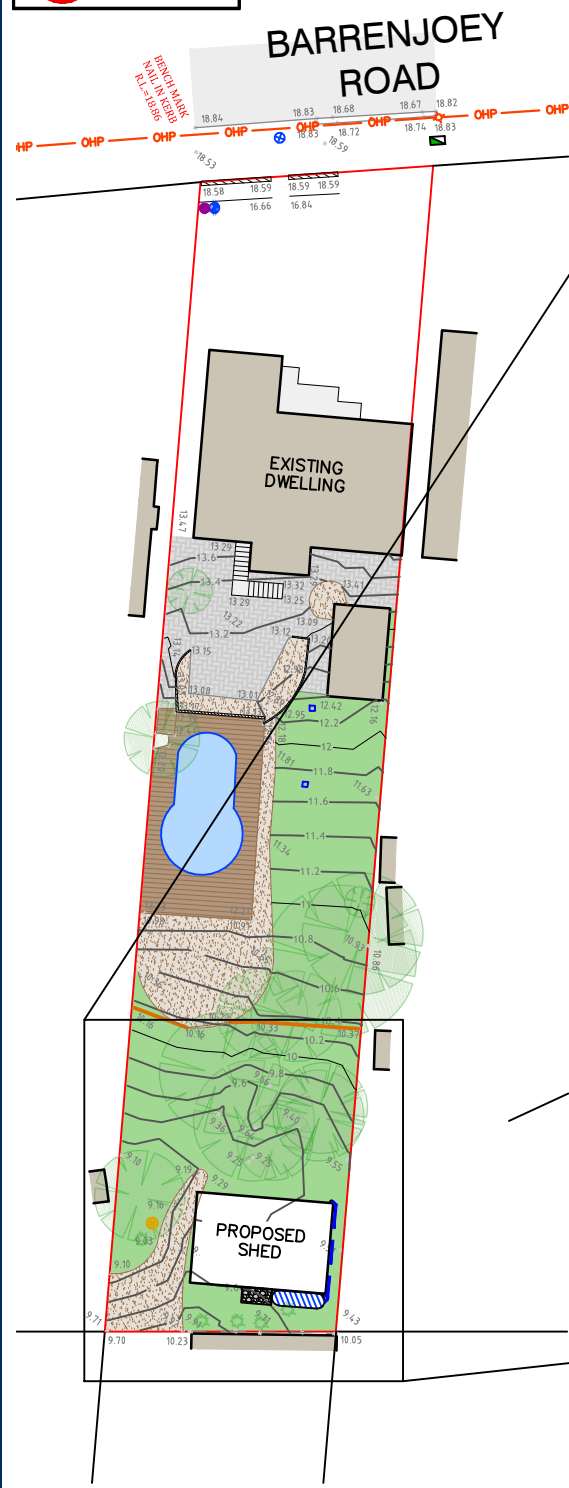
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SITE
**102 BARRENJOEY RD
MONA VALE NSW**

DRAWING
ELEVATIONS

SCALE 1 : 100	DRAWN BY CW	PAGE 2 of 2
DATE 20/04/2017	PROJECT NO 230140	SIZE A3



SITE PLAN
1:500

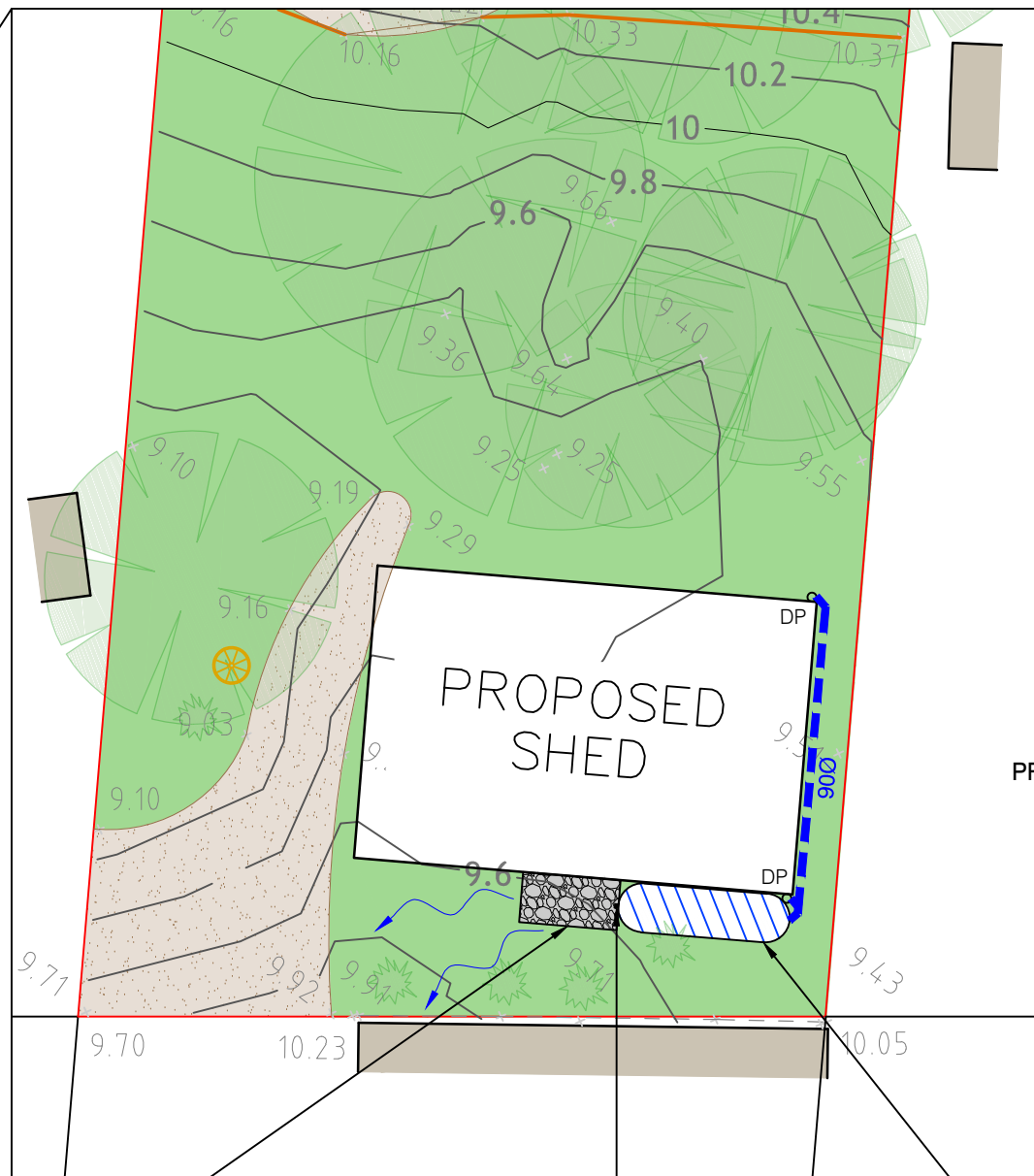
LEGEND

DP DENOTES DOWNPIPE LOCATION

ENERGY DISSIPATER TO RESTORE SHEET FLOWS, 2m LONG x 1m WIDE HAND PLACED RIPRAP, $D_{50} = 100\text{mm}$

900 OUTLET PIPE WITH 250 ORIFICE TO LIMIT DISCHARGE AT 2L/s AS PER COUNCIL REQUIREMENTS

5000L RAINWATER HARVESTING TANK TO ACT AS ABOVE GROUND OSD



SHED PLAN
1:150

ALL DOWNPIPES DISCHARGING TO RAINWATER TANKS ARE TO HAVE PRE-STORAGE INSECT, DEBRIS AND VERMIN CONTROL

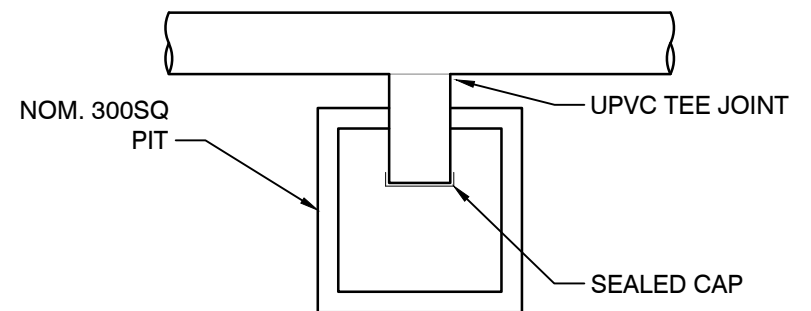
PIPES TO ENTER TANK THROUGH FIRST FLUSH DIVERTER, RAPIDPLAS RT55WD OR EQUIV.

ENSURE TOP OF TANK NO HIGHER THAN 500mm BELOW EAVES GUTTER

900 OUTLET PIPE WITH 250 ORIFICE TO RESTRICT DISCHARGE TO 2L/s

ENERGY DISSIPATER TO RESTORE SHEET FLOWS, HAND PLACED RIPRAP

RAINWATER TANK DETAIL
NTS



CLEANOUT PIT DETAIL
NTS

STORMWATER

1. THESE DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL DETAILS.
2. ALL WORKS IN ACCORDANCE WITH AS3500, COUNCIL DEVELOPMENT CONTROL PLANS, SYDNEY WATER REQUIREMENTS AND PROPRIETARY MANUFACTURER'S RECOMMENDATIONS.
3. ALL STORMWATER PIPES, INCLUDING DOWNPIPES AND RAINWATER TANK OVERFLOW PIPES, TO BE 900 UPVC STORMWATER GRADE, U.N.O. JOINTED & INSTALLED TO MANUFACTURER'S RECOMMENDATIONS.
4. LOCATION OF TANKS & TANK TYPES CAN BE VARIED AT OWNER'S DIRECTION.
5. ALL STORMWATER LINES TO HAVE ALL JOINTS, INC. DP CONNECTIONS, FULLY SOLVENT WELDED (AS LINES ARE 'CHARGED')
6. ALL LEVELS ARE DATUM AHD.
7. ALL LEVELS ARE FINISHED PAVEMENT OR LAWN LEVELS.
8. EXISTING LEVELS SHOWN eg. 4.79E NEW LEVELS SHOWN eg. *20.84.

CLIENT:

BUILDPLAN CONSULTANTS

STORMWATER MANAGEMENT PLAN
PROPOSED SHED
102 BARRENJOEY ROAD
MONA VALE

REF: 136965-SK01
DATE: 12.09.17

SCALE: NTS
ORIGINAL SIZE:

A3

DRAWN: M.M. DESIGNED: M.W.

SHEET 1 OF 1 SHEETS