

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 900 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 TRAFFIC AREAS. U.N.O. ALL PITS TO BE BENCH TO DISCHARGE PIPES U.N.O. GAL. STEP FRONS TO ALL PITS EXCEEDING 900 DEPTH.
- COVER AND SUMP GRATES SHALL COMPLY WITH AS2733 & AS4198.
- DOWNPIPES TO BE 90 DIA IF CHARGED AND 100 x 50 BOX IF 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 MANUFACTURERS SPECIFICATIONS WITH OVERFLOW PROVISIONS BY INSTALLERS.
- 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 AS1254.1,260,1273,1477-2179.2 AND WHERE EXPOSED TO DIRECT SUNLIGHT TO HAVE ADEQUATE PROTECTION TO U.V. RADIATION IN ACCORDANCE WITH AS2032. SEWER GRADE/GAL. PIPES AND KERB ADAPTORS TO BE USED WHERE COUNCIL POLICY OR CONSENT REQUIRE SUCH.
- GUTTER OUTLETS SHALL BE FITTED VERTICALLY TO THE SOLE OF THE EAVE GUTTERS TO HAVE AN OVERFLOW DUCT OR WEIR 50mm BELOW THEIR CREST.
- 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 AS3500.1.2.
- 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 PVC JOINTS AND ACCESSORIES TO COMPLY WITH AS2179.2 & AS4198.
- 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 AS1741.1, 2732, 2733, 2865, 3996, 1260, 1477, 2179.1 & 2,2566, 6367, 8301, ARR97 & BCA.
- 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 STRUCTURAL ENGINEER.
- ALL FENCES WHICH MAY DIVERT FLOW FROM PROPOSED DIRECTION TO BE RAISED 100mm.
- BUILDER 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.
- 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 CHANGES OCCUR.
- ALL GULLY POSITIONS ARE DIAGRAMMATIC ONLY- BUILDER SHOULD CONSULT ARCHITECTURALS FOR DIMENSIONS TO LOCATE STORMWATER ELEMENTS U.N.O.
- 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 SHOULD BE SOUGHT IN ALL CASES.
- NOMINATED SPACES SIGNAGE TO BE INSTALLED IN ACCESSIBLE UNDERGROUND TANKS TO WORK COVER SPECIFICATIONS. ALL PITS EXCEEDING 600mm DEPTH TO HAVE 'U' BOLTS OR SIMILAR INSTALLED TO GRATES.
- MAINTENANCE DEVICES REQ'D BY AUTHORITIES ARE NOT TO BE ASSUMED SHOWN ON DRAWINGS.
- EARTH MOUNDING SHOWN AS TEMPORARY MEASURE UNTIL LANDSCAPING COMPLETED TO DIRECT FLOWS AS SHOWN.

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 ANOTHER PERSON.
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.
- (C) PROPOSED RIGHT OF CARRIAGEWAY 4 WIDE
(D) PROPOSED EASEMENT TO DRAIN WATER 1 WIDE
(X) EASEMENT FOR SEWERAGE PURPOSES
3.66 WIDE J487311 (SHOWN ON DP217356)

PIPE SCHEDULE

REFER TO NOTES FOR PIPE CLASS

TAG	PIPE DIA.	MIN.GRADE
B1	100	CHARGED
B2	100	1%
C1	150	1%

GRADED DRAIN BY OWNER

ALL OTHER SURFACE WATERS TO BE STRICTLY CONNECTED TO A SEPARATE SYSTEM BY OWNER IN ACCORDANCE WITH AS 3500.3:2003 AND BCA PART 3.1.2.3.

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

LEGEND

RL 0.00 (NEW REDUCED LEVEL (NEW FINISHED GROUND LEVEL))	+
+00.00 EXISTING LEVEL	+
S.L. 0.00 SURFACE LEVEL	+
I.L. 0.00 INVERT LEVEL	+
G.P. 0.00 GARAGE FLOOR LEVEL	+
F.F.L. 0.00 FINISHED FLOOR LEVEL	+
A.B.C. etc. SEE PIPE SCHEDULE	+
LT PIPE LABEL	+
PIT P1 SURFACE INLET PIT	+
PIT DP1 OVERLAND FLOW PIT	+
90mm AG. LINE	+
90mm DOWNPIPE-SIZE	+
REFER TO NOTES FOR DP SIZE	+
GP GULLY PIT	+
GP GARDEN GULLY PIT	+
OF OVERFLOW-200x100	+
RWH RAIN WATER HEAD	+
DP WITH SPREADER	+
BG BALCONY GULLY PIT	+
CE CLEANING EYE	+
GROUND FALL	+
100 HIGH EARTH MOUNDING	+

NORTH



REVISIONS

NO.	DESCRIPTION
1	

CONNECT TO EXISTING PIT IN ACCORDANCE WITH LOCAL COUNCILS STANDARDS. PCA/PLUMBER TO VERIFY EXISTING PIPE IN SATISFACTORY CONDITION.

MIN. 2200LITRE- RAINWATER TANK PROVIDE 2331L RAINWATER TANK WITH PUMPS TO SUPPLY GARDEN TAPS AND INTERNAL RE-USE TO BE CONNECTED AS PER ARCHITECTURAL DETAILS, BASIX ASSESSMENT AND SYDNEY WATER GUIDELINES.
Overflow pipe to PIT P1. LOCATION SHOWN DIAGRAMMATIC ONLY.
Max. Overflow RL.11.49m
Outlet to be mosquito proofed. All exposed pipework to be painted to withstand external elements. PIPE INLETS AND OUTLETS AS PER DETAILS ON SHEET 2.

2331L SLIMLINE SQUAT TANK (2400L x 700W x 1480H)

2 STOREY
BRICK RES.
TILE ROOF

LOT 22
DP 1035973

LOT 21
DP 1035973

DETENTION AREA
MAX. POOL R.L. 10.15
MAX. POOL DEPTH 300mm.
VOLUME STORED 15cu.m.

PROPOSED RESIDENCE
F.F.L. 10.51

GARAGE
F.F.L. 10.935

DELETED DOWNPIPE

proposed subdivision of lot a

SCALE(A3) 1:200, 100 U.N.O.
SCALE BAR - 1m INTERVALS
DATE OCT. 2014
DRAWN M.I.
DESIGNED M.I.
APPROVED



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PROJECT
PROPOSED RESIDENCE
AT LOT AC, 101 PITT ROAD
NORTH CURL CURL
FOR FIFE, GILLESPIE & SHIPWAY

THIS DRAWING
STORMWATER LAYOUT SH.1
BUILDER
METRICON HOMES

JOB NUMBER
M5532-660402
SHEET No. **1 of 2**
REVISION