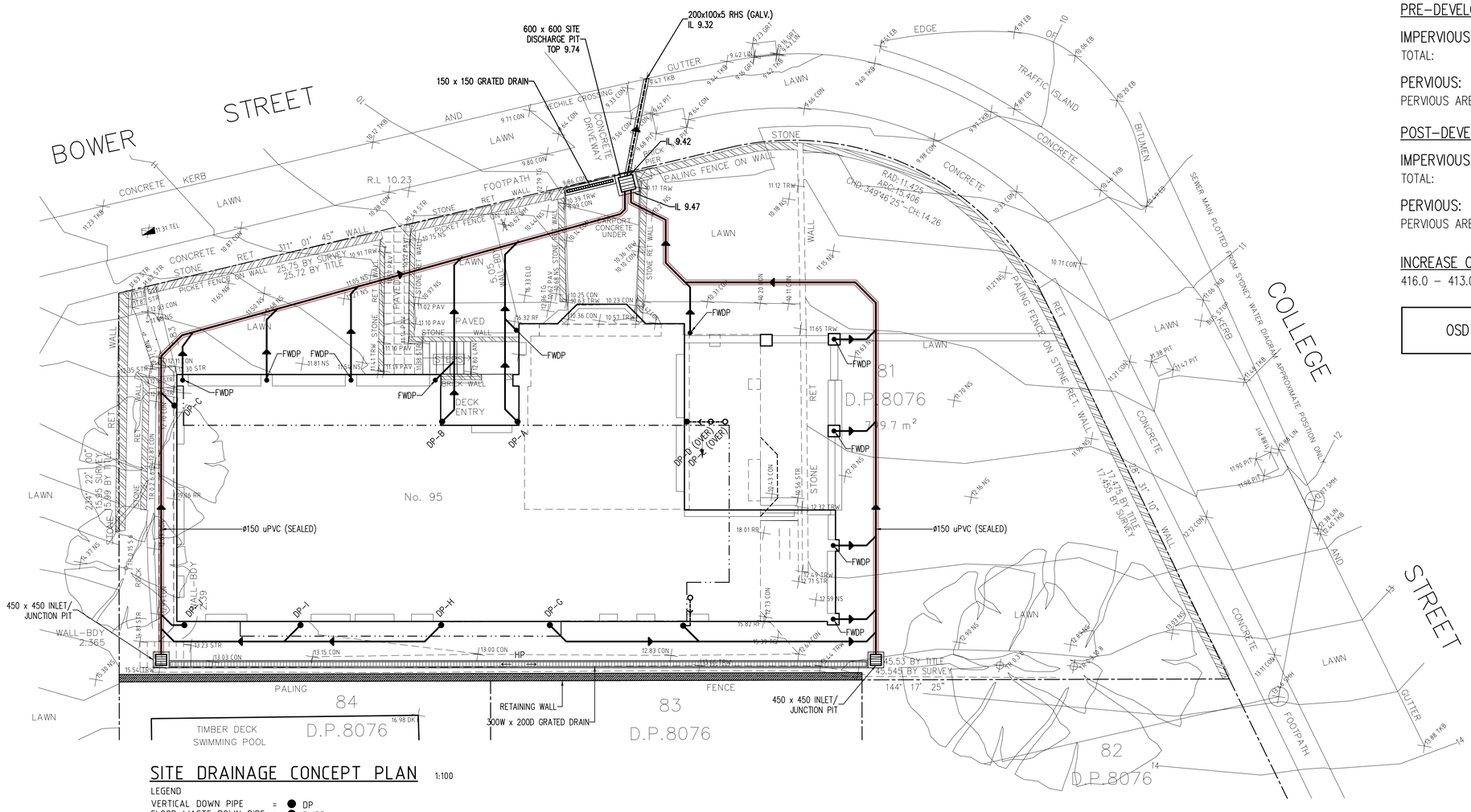
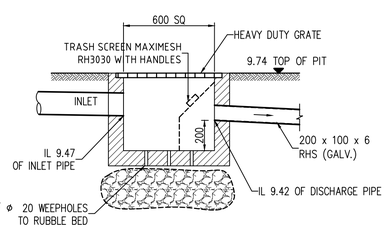
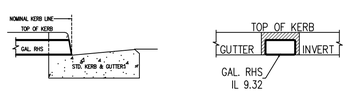


SITE DRAINAGE CONCEPT PLAN 1:100

LEGEND
VERTICAL DOWN PIPE = ● DP
FLOOR WASTE DOWN PIPE = ● FWDP
SURFACE RUN OFF
SEALED SCREW OFF LID = SSL



SITE DISCHARGE PIT (TYP) 1:20



CONNECTION WITH 150mm CONCRETE KERB 1:20

NOTES
1. INTERNAL HEIGHT OF RECTANGULAR SECTION ACROSS THE FOOTPATH SHALL BE 100mm MAXIMUM.
2. RECTANGULAR SECTION ACROSS FOOTPATH SHALL BE HOT DIP GALVANISED RHS.
3. CONVERT STORMWATER PIPES WITHIN PROPERTY TO SHS ACROSS FOOTPATH USING STORMWATER PIT.

TOTAL SITE AREA: 799.7m2

PRE-DEVELOPMENT AREAS

IMPERVIOUS:
TOTAL: 413.0m2 (51.6%)

PERVIOUS:
PERVIOUS AREAS: 392.7m2 (48.4%)

POST-DEVELOPMENT AREAS

IMPERVIOUS:
TOTAL: 416.0m2 (52.0%)

PERVIOUS:
PERVIOUS AREAS: 383.7m2 (48.0%)

INCREASE OF IMPERVIOUS AREAS:

416.0 − 413.0 = 3.0m2 < 50m2

OSD NOT REQUIRED

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

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STORMWATER DESIGN TO BE COORDINATED WITH STRUCTURAL ENGINEER'S DESIGN

EXISTING STORMWATER SYSTEM TO BE CHECKED AND UPGRADED AS REQUIRED

DRAINAGE LINES LOCATIONS ARE INDICATIVE ONLY AND MAY VARY DUE TO SITE CONSTRAINTS. FINAL PIPES LOCATIONS TO BE COORDINATED ON SITE WITH OTHER SERVICES & BUILDERS.

MINIMAL INTERNAL DIMENSIONS FOR STORMWATER PITS (mm)

DEPTH TO INVERT OF OUTLET	WIDTH	LENGTH
<450	350	350
<600	450	450
>600 <900	600	600
>900 <1200	600	900
>1200	900	900

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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.

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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.

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

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I AM A QUALIFIED CIVIL ENGINEER. I HOLD THE FOLLOWING QUALIFICATIONS: MEngSc (Civil), MIEAust.
I HEREBY STATE THAT THESE PLANS OR DETAILS COMPLY WITH THE CONDITIONS OF DEVELOPMENT CONSENT, THE PROVISIONS OF THE BUILDING CODE OF AUSTRALIA AND/OR RELEVANT AUSTRALIAN INDUSTRY STANDARDS.
DATE: 22/04/2021
Michal Korecky

No.	AMENDMENT	DATE
1	ISSUED FOR DA ONLY	22/04/21

DESIGN BY:
MICHAL KORECKY
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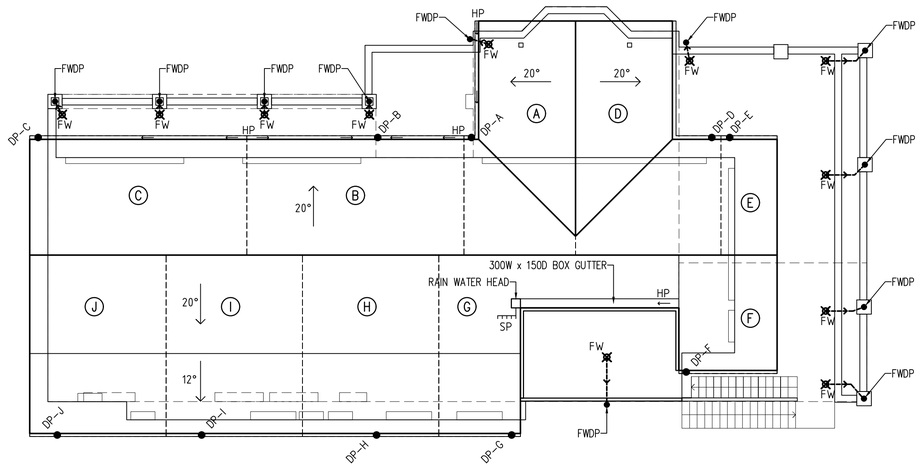
Phone: 99813332, MOB: 0438148944

PROJECT:
PROPOSED ALTERATIONS AND ADDITIONS
95 BOWER STREET
MANLY NSW 2095
CLIENT:
BARRIE AND IKUYO FELDMAN

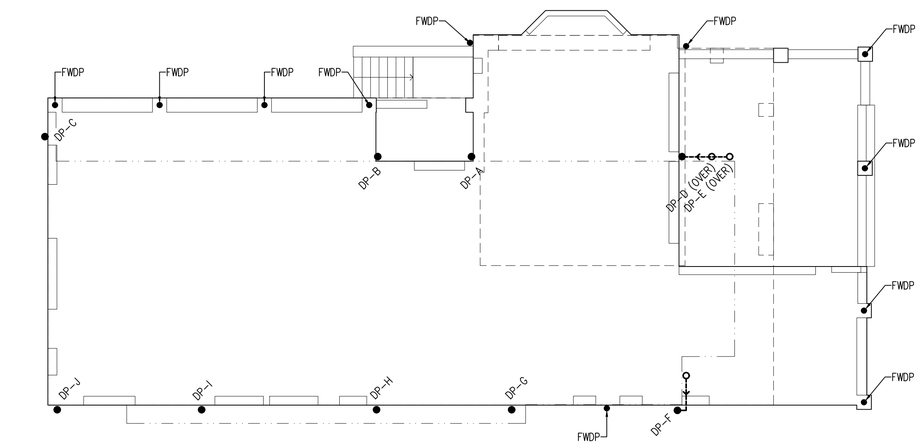
DATE: 22/04/21 SCALE: AS NOTED
DRAWN: MK ISSUE: 1
DRAWING Nr : 21035 SHEET: SW–1



ROOF PLAN 1:100

LEGEND

VERTICAL DOWN PIPE	=	● DP
ø100 FLOOR WASTE DOWN PIPE	=	● FWDP
HIGH POINT	=	HP
SPREADER	=	SP
FLOOR WASTE	=	FW
SURFACE RUN OFF		



FIRST FLOOR PLAN 1:100

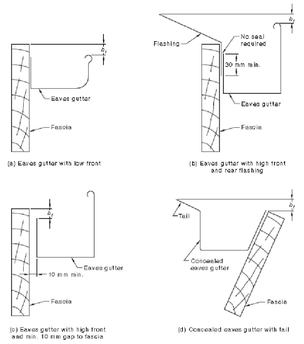
LEGEND

VERTICAL DOWN PIPE	=	● DP
ø100 FLOOR WASTE DOWN PIPE	=	● FWDP
HIGH POINT	=	HP
SPREADER	=	SP
FLOOR WASTE	=	FW
SURFACE RUN OFF		

SUBCATCHMENT AREAS FOR GUTTERS & DOWNPIPES (ARI 20 YEARS)				
VERTICAL DOWNPIPE	SUB-CATCHMENT			
	PLAN AREA (m2)	CATCHMENT AREA (m2)	min. EFFECTIVE GUTTER CROSS-SECT. AREA (mm2)	min. DP CROSS-SECT. AREA (mm2)
A	27.1	32.0	7500	ø100
B	28.2	33.3	7500	ø100
C	28.2	33.3	7500	ø100
D	31.5	37.2	7500	ø100
E	7.5	8.9	7500	ø100
F	12.7	15.0	7500	ø100
G	25.3	29.4	7500	ø100
H	27.0	31.0	7500	ø100
I	27.0	31.0	7500	ø100
J	27.0	31.0	7500	ø100

EAVES GUTTER SPECIFICATION.

EAVES GUTTER GRADIENTS TO BE 1:500 OR GREATER.
EAVES GUTTER TO HAVE AN EFFECTIVE CROSS SECTIONAL AREA AS PER TABLE ABOVE.
DOWNPIPES CROSS-SECTION TO BE AS PER TABLE ABOVE.
FASCIA TO BE A MINIMUM OF 14mm ABOVE GUTTER OVERFLOW.



(a) Eaves gutter with low front (b) Eaves gutter with high front and near flashing

(c) Eaves gutter with high front and min. 10 mm gap to fascia (d) Concealed eaves gutter with tail

FIGURE G1 EAVES GUTTER OVERFLOW METHODS

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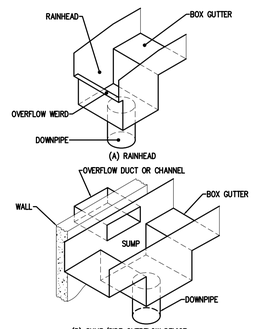
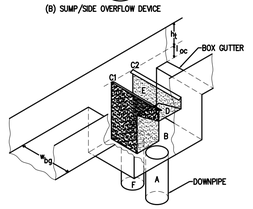


(A) RAINHEAD

(B) SUMP/SIDE OVERFLOW DEVICE



(C) SUMP/HGH CAPACITY OVERFLOW DEVICE (SEE CLAUSE 3.7.2.2(B)(II))

SUMP (TYP)

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DATE: 22/04/2021
Michal Korecky

No.	AMENDMENT	DATE
1	ISSUED FOR DA ONLY	22/04/21

DESIGN BY:
MICHAL KORECKY
21 NALYA ROAD, NARRAWEENA NSW 2099
ABN: 79 393 130 294
Email: koreckym@gmail.com WWW.PLANSDESIGN.COM.AU
Phone: 99813332, MOB: 0438148944

PROJECT:
PROPOSED ALTERATIONS AND ADDITIONS
95 BOWER STREET
MANLY NSW 2095
CLIENT:
BARRIE AND IKUYO FELDMAN

DATE: 22/04/21	SCALE: AS NOTED
DRAWN: MK	ISSUE: 1
DRAWING Nr : 21035	SHEET: SW–2