DUAL OCCUPANCY

60 VALLEY RD, PADSTOW HEIGHTS

GENERAL NOTES

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH OTHER CONSULTANTS' DRAWINGS AND SPECIFICATIONS AND WITH OTHER SUCH WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ANY DISCREPANCY SHALL BE REFERRED TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.

ALL DIMENSIONS ARE IN MILLIMETRES & ALL LEVELS ARE IN METRES, UNO (UNLESS NOTED OTHERWISE).

NO DIMENSION SHALL BE OBTAINED BY SCALING THE DRAWINGS.

ALL LEVELS AND SETTING OUT DIMENSIONS SHOWN ON THE DRAWINGS SHALL BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF THE WORK.

DURING EXCAVATION WORK THE STRUCTURE SHALL BE MAINTAINED IN A STABLE AND NO PART SHALL BE OVERSTRESSED.

ALL WORK IS TO BE UNDERTAKEN IN ACCORDANCE WITH THE DETAILS SHOWN ON THE DRAWINGS & THE SPECIFICATION.

EXISTING SERVICES WHERE SHOWN HAVE BEEN PLOTTED FROM SUPPLIED DATA AND SUCH THEIR ACCURACY CAN NOT BE GUARANTEED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH THE LEVEL OF ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF WORK.

ALL SERVICE TRENCHES UNDER VEHICULAR PAVEMENTS SHALL BE BACK FILLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL COUNCIL.

ALL TRENCH BACK FILL MATERIAL SHALL BE COMPACTED TO THE SAME DENSITY AS THE ADJACENT MATERIAL.

ON COMPLETION OF STORMWATER INSTALLATION, ALL DISTURBED AREAS MUST BE RESTORED TO ORIGINAL CONDITION, INCLUDING KERBS, FOOTPATHS, CONCRETE AREAS, GRAVEL AND GRASSED AREAS AND ROAD PAVEMENTS, UNLESS DIRECTED OTHERWISE.

CONTRACTOR TO OBTAIN ALL AUTHORITY APPROVALS UNLESS DIRECTED OTHERWISE.

STORMWATER DRAINAGE

THE STORMWATER DRAINAGE DESIGN HAS BEEN CARRIED OUT IN ACCORDANCE WITH AS/NZS 3500.3 - 1990 "STORMWATER DRAINAGE" & AS/NZS 3500.3.2-1998 "STORMWATER DRAINAGE - ACCEPTABLE SOLUTIONS".

ANY VARIATIONS TO THE NOMINATED LEVELS SHALL BE REFERRED TO ENGINEER IMMEDIATELY.

ANY VARIATIONS TO SPECIFIED PRODUCTS OR DETAILS SHALL BE REFERRED TO THE ENGINEER FOR APPROVAL.

DOWN PIPES SHALL BE A MINIMUM OF DN100 SW GRADE UPVC OR 100X100 COLORBOND/ZINCALUME STEEL, UNO.

BOX COLORBOND OR ZINCALUME STEEL. GUTTERS SHALL BE A MINIMUM OF 450 WIDE X 150 DEEP.

EAVES GUTTERS SHALL BE A MINIMUM OF 125 WIDE X 100 DEEP (OR OF EQUIVALENT AREA) COLORBOND OR ZINCALUME STEEL.

SUBSOIL DRAINAGE SHALL BE PROVIDED TO ALL RETAINING WALLS & EMBANKMENTS, WITH THE LINES FEEDING INTO THE STORMWATER DRAINAGE SYSTEM.

ROOF DRAINAGE NOTE:

AS 3500 ROOF DRAINAGE REQUIRES EAVES GUTTERS TO BE SIZED FOR 20 YEAR 5 MIN. STORM = 205mm/hr. FOR EAVES GUTTERS, AS 3500.3:2003 THEN HAS THE FOLLOWING REQUIREMENTS:

FOR TYPICAL STANDARD QUAD GUTTER WITH Ae = 6600 mm² AND GUTTER SLOPE 1:500 AND STEEPER, THIS REQUIRES ONE DOWNPIPE PER 35 m² ROOF AREA, UNO

DOWNIPES TO BE MINIMUM 90mm DIA. OR 100 x 50mm FOR GUTTERS SLOPE 1:500 AND STEEPER, UNO

OVERFLOW METHOD TO FIGURE G1 OF AS 3500.3:2003 IT IS THE RESPONSIBILITY OF THE PLUMBER AND / OR BUILDER TO COMPLY WITH THIS. THIS DRAWING SHOWS PRELIMINARY LOCATIONS / NUMBERS OF DOWNPIPES ONLY WHICH ARE TO BE VERIFIED BY BUILDER / PLUMBER

TREE PRESERVATION:

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ANY PRIOR APPROVAL REQUIRED FROM COUNCIL WITH RESPECT TO POTENTIAL IMPACT ON TREES FOR ANY WORKS SHOWN ON THIS DRAWING PRIOR TO THE COMMENCEMENT OF THOSE WORKS

ALL ROOF GUTTERS TO HAVE OVERFLOW PROVISION IN ACCORDANCE WITH AS 3500.3:2003 AND SECTIONS 3.5.3, 3.7.5 AND APPENDIX G OF AS3500.3:2003

THIS DRAWING IS NOT TO BE USED FOR SET-OUT PURPOSES - REFER TO ARCHITECTURAL DRAWINGS

LOCATION OF SURFACE STORMWATER GRATED INLET PITS MAY BE VARIED OR NEW PITS INSTALLED AT THE CONSTRUCTION STAGE PROVIDED DESIGN INTENT OF THIS DRAWING IS MAINTAINED

PIPE SIZE:

THE MINIMUM PIPE SIZE SHALL BE:
* 90mm DIA WHERE THE LINE ONLY RECEIVES ROOFWATER RUNOFF; OR
* 100mm DIA WHERE THE LINE RECEIVES RUNOFF FROM PAVED OR UNPAVED AREAS ON THE PROPERTY

THE MINIMUM PIPE VELOCITY SHOULD BE 0.6 m/s AND A MAXIMUM PIPE VELOCITY OF 6.0 m/s DURING THE DESIGN STORM.

PIPE GRADE:
THE MINIMUM PIPE GRADE SHALL BE:
* 1.0% FOR PIPES LESS THAN 225mm DIA, UNO
* 0.5% FOR ALL LARGER PIPES

PIPES WITH A GRADIENT GREATER THAN 20% WILL REQUIRE ANCHOR BLOCKS AT THE TOP AND BOTTOM OF THE INCLINED SECTION; AND AT INTERVALS NOT EXCEEDING 3.0m ANCHOR BLOCKS ARE DESIGNED ACCORDING TO CLAUSE 3.5.3 OF AS3500.3

DEPTH OF COVER FOR PVC PIPES:
MINIMUM PIPE COVER SHALL BE AS FOLLOWS:

LOCATION	MINIMUM COVER
NOT SUBJECT TO VEHICLE LOADING	100mm SINGLE RESIDENTIAL
ALL OTHER DEVELOPMENTS	300mm
SUBJECT TO VEHICLE LOADING	450mm WHERE NOT IN A ROAD
UNDER A SEALED ROAD	600mm
UNSEALED ROAD	750mm
PAVED DRIVEWAY	100mm PLUS DEPTH OF CONCRETE

CONNECTIONS TO STORMWATER DRAINS UNDER BUILDINGS:
SHALL BE CARRIED OUT IN ACCORDANCE WITH SECTION 3.10 OF AS3500.3-1990

ABOVE GROUND PIPEWORK:
SHALL BE CARRIED OUT IN ACCORDANCE WITH SECTION 6 OF AS3500.3-1990

SEDIMENT AND EROSION CONTROL NOTES

SEDIMENT AND EROSION CONTROL SHALL BE EFFECTIVELY MAINTAINED AT ALL TIMES DURING THE COURSE OF CONSTRUCTION AND SHALL NOT BE REMOVED UNTIL THE SITE HAS BEEN STABILISED OR LANDSCAPED TO THE SUPERINTENDENT'S SATISFACTION.

A SINGLE ALL WEATHER ACCESS WAY WILL BE PROVIDED AT THE FRONT OF THE PROPERTY CONSISTING OF 50-75 AGGREGATE OR SIMILAR MATERIAL AT A MINIMUM THICKNESS OF 150 LAID OVER NEEDLE-PUNCHED GEOTEXTILE FABRIC AND CONSTRUCTED PRIOR TO COMMENCEMENT OF WORKS.

THE CONTRACTOR SHALL ENSURE THAT NO SPOIL OR FILL ENCROACHES UPON ADJACENT AREAS FOR THE DURATION OF WORKS.

THE CONTRACTOR SHALL ENSURE THAT KERB INLETS AND DRAINS RECEIVING STORMWATER SHALL BE PROTECTED AT ALL TIMES DURING DEVELOPMENT. KERB INLET SEDIMENT TRAPS SHALL BE INSTALLED ALONG THE IMMEDIATE VICINITY ALONG THE STREET FRONTAGE.

SEDIMENT FENCING SHALL BE SECURED BY POST (WHERE METAL STAR PICKETS ARE USED PLASTIC SAFETY CAPS SHALL BE USED) AT 2000 INTERVALS WITH GEOTEXTILE FABRIC EMBEDDED 200 IN SOIL.

ALL TOPSOIL STRIPPED FROM THE SITE AND STOCKPILED DOES NOT INTERFERE WITH DRAINAGE LINES AND STORMWATER INLETS AND WILL BE SUITABLY COVERED WITH AN IMPERVIOUS MEMBRANE MATERIAL AND SCREENED BY SEDIMENT FENCING.

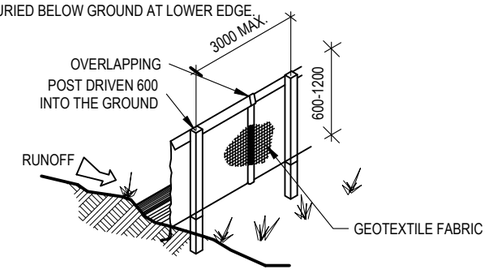
SOIL CONSERVATION NOTE:

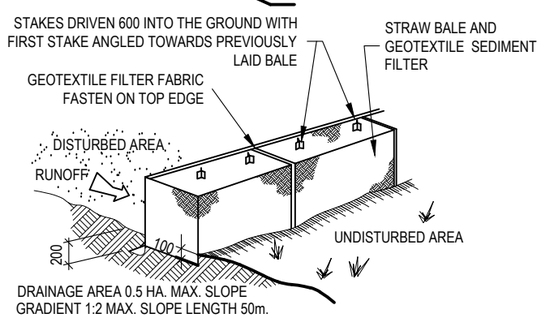
PRIOR TO COMMENCEMENT OF CONSTRUCTION PROVIDE 'SEDIMENT FENCE,' 'SEDIMENT TRAP' AND WASHOUT AREA TO ENSURE THE CAPTURE OF WATER BORNE MATERIAL GENERATED FROM THE SITE.

MAINTAIN THE ABOVE DURING THE COURSE OF CONSTRUCTION, AND CLEAR THE 'SEDIMENT TRAP AFTER EACH STORM.

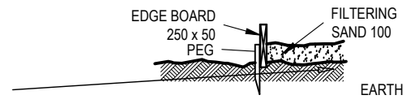
SEDIMENT TRAP
1000 X 1000 WIDE 500 DEEP PIT, LOCATED AT THE LOWEST POINT TO THE TRAP SEDIMENT.

SEDIMENT FENCE
PROVIDE 'SEDIMENT FENCE ON DOWN SLOPE BOUNDARY AS SHOWN ON PLAN. FABRIC TO BE BURIED BELOW GROUND AT LOWER EDGE.



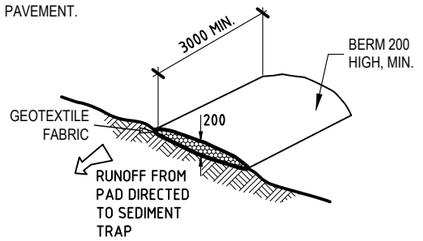


WASHOUT AREA
TO BE 1800 x 1800 ALLOCATED FOR THE WASHING OF TOOL & EQUIPMENT.



VEHICLE ACCESS TO SITE

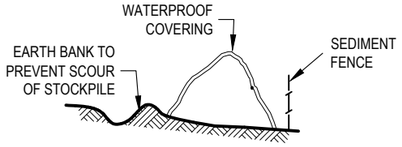
VEHICLE ACCESS TO THE BUILDING SITE SHOULD BE RESTRICTED TO A SINGLE POINT SO AS TO REDUCE THE AMOUNT OF SOIL DEPOSITED ON THE STREET PAVEMENT.



BUILDING MATERIAL STOCKPILES

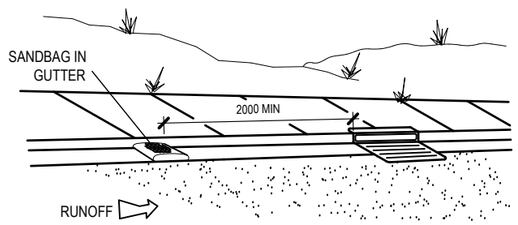
ALL STOCKPILES OF BUILDING MATERIAL SUCH AS SAND AND SOIL MUST BE PROTECTED TO PREVENT SCOUR AND EROSION.

THEY SHOULD NEVER BE PLACED IN THE STREET GUTTER WHERE THEY WILL WASH AWAY WITH THE FIRST RAINSTORM.



SANDBAG KERB SEDIMENT TRAP

IN CERTAIN CIRCUMSTANCES EXTRA SEDIMENT TRAPPING MAY BE NEEDED IN THE STREET GUTTER.



REVISION	ISSUE DATE	AMENDMENT DESCRIPTION
B	24.04.2024	ISSUED FOR APPROVAL
A	01.12.2023	ISSUED FOR APPROVAL

SSS ENGINEERS
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ARCHITECT
CAMPBELL HILL GROUP PTY LTD.

DISCIPLINE
STORMWATER DESIGN

DRAWING TITLE
GENERAL NOTES

PROJECT
PROPOSED DUAL OCCUPANCY

ADDRESS
60 VALLEY RD, PADSTOW

PROJECT DETAILS

DRAWN	MF
DESIGN	MF
DATE	DEC 23
DRG SIZE	A3
SCALE	1:20

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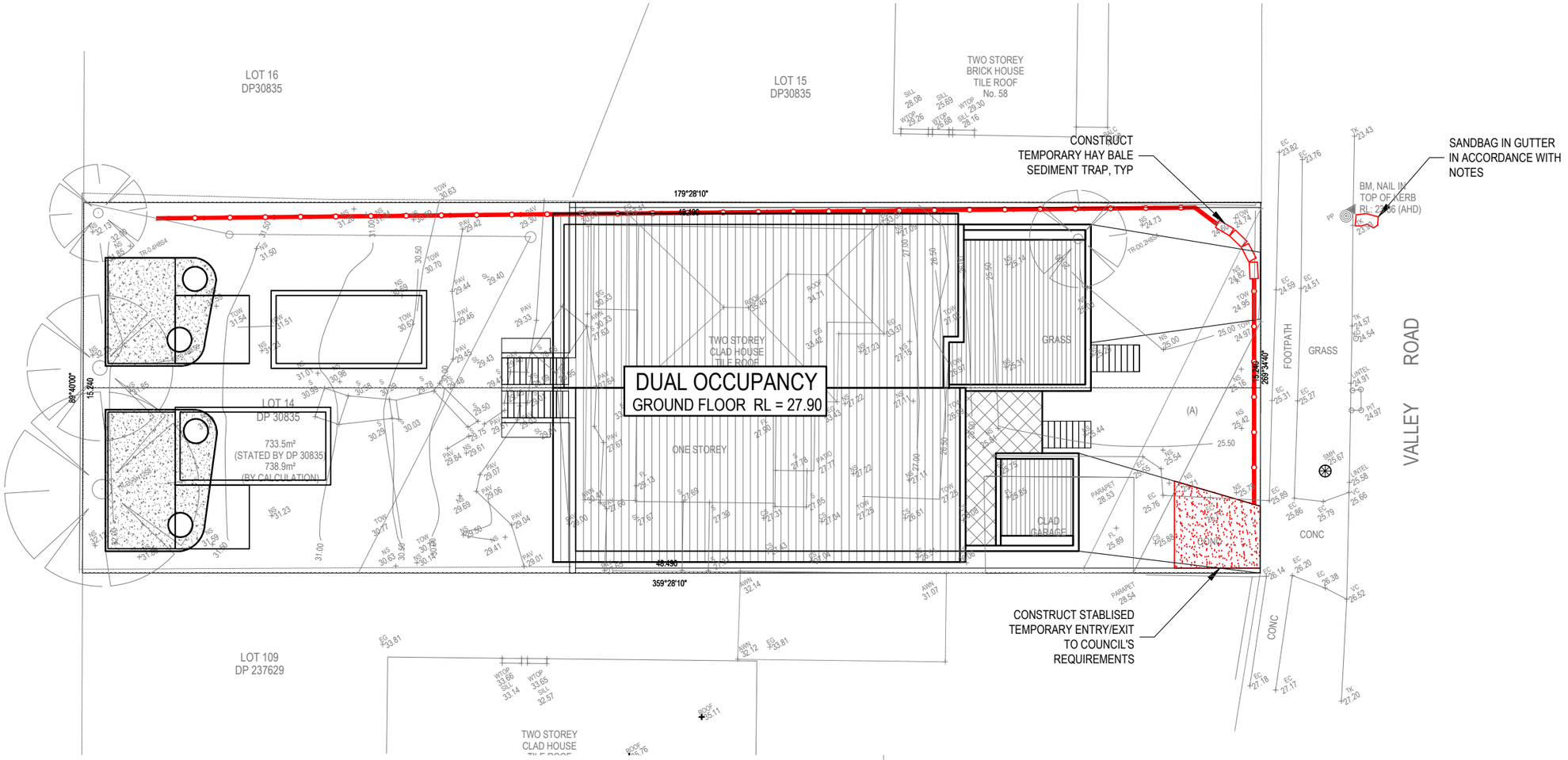
C-01B



SEDIMENT & EROSION CONTROL PLAN

1:200

- DENOTES SEDIMENT FENCE

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DISCIPLINE
STORMWATER DESIGN

DRAWING TITLE
SEDIMENT AND EROSION PLAN

PROJECT
PROPOSED DUAL OCCUPANCY

ADDRESS
60 VALLEY RD, PADSTOW

PROJECT DETAILS

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DESIGN	MF
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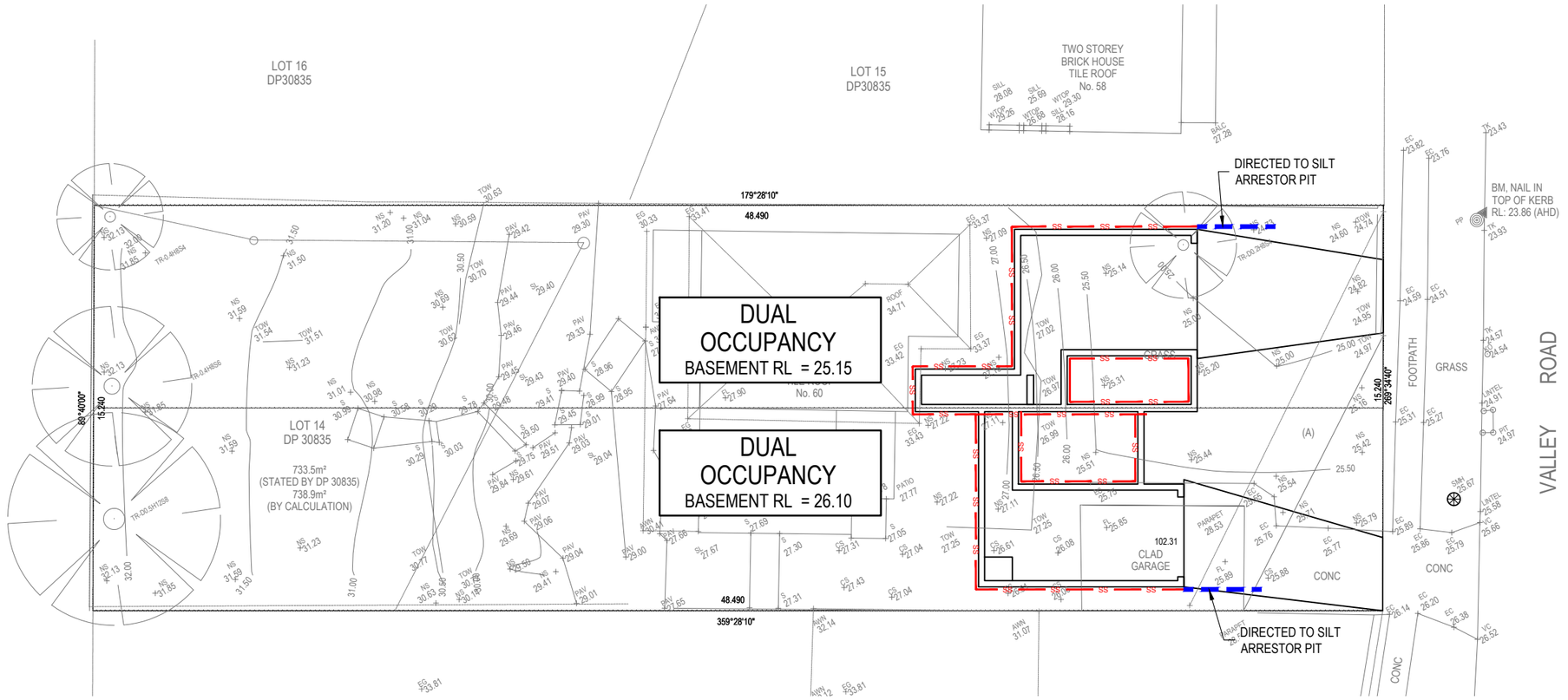

GARAGE DRAINAGE PLAN

1:200

ALL DRAINAGE LINES SHALL BE UPVC (CLASS SH) STORMWATER DRAINAGE PIPE, UNO.
ALL DRAINAGE LINES SHALL BE LAID @ 1% FALL MIN, UNO.
ALL CHARGED LINE JOINTS TO BE SOLVENT WELDED
FIRST FLUSH RAINWATER DEVICES TO BE FITTED TO DRAINAGE LINES TO BUILDER'S DETAIL, TYPICAL
MINIMUM EFFECTIVE EAVES GUTTER SIZE = 8000 mm²
MINIMUM EFFECTIVE EAVES GUTTER SLOPE = 1:500
THE FOLLOWING SYMBOLS & ABBREVIATIONS HAVE BEEN USED:

- DP = Ø150, UNO.
- EDP = EXISTING DOWN PIPE LOCATION
- FO = Ø150 FLOOR OUTLET
- SIP = SURFACE INLET PIT (NO LINTEL)
- 100 (c) = Ø100 CHARGED LINE
- IP = Ø150 INSPECTION POINT
- DP = RAINWATER SPREADER

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DISCIPLINE
STORMWATER DESIGN

DRAWING TITLE
BASEMENT DRAINAGE PLAN

PROJECT
PROPOSED DUAL OCCUPANCY

ADDRESS
60 VALLEY RD, PADSTOW

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DATE	DEC 23
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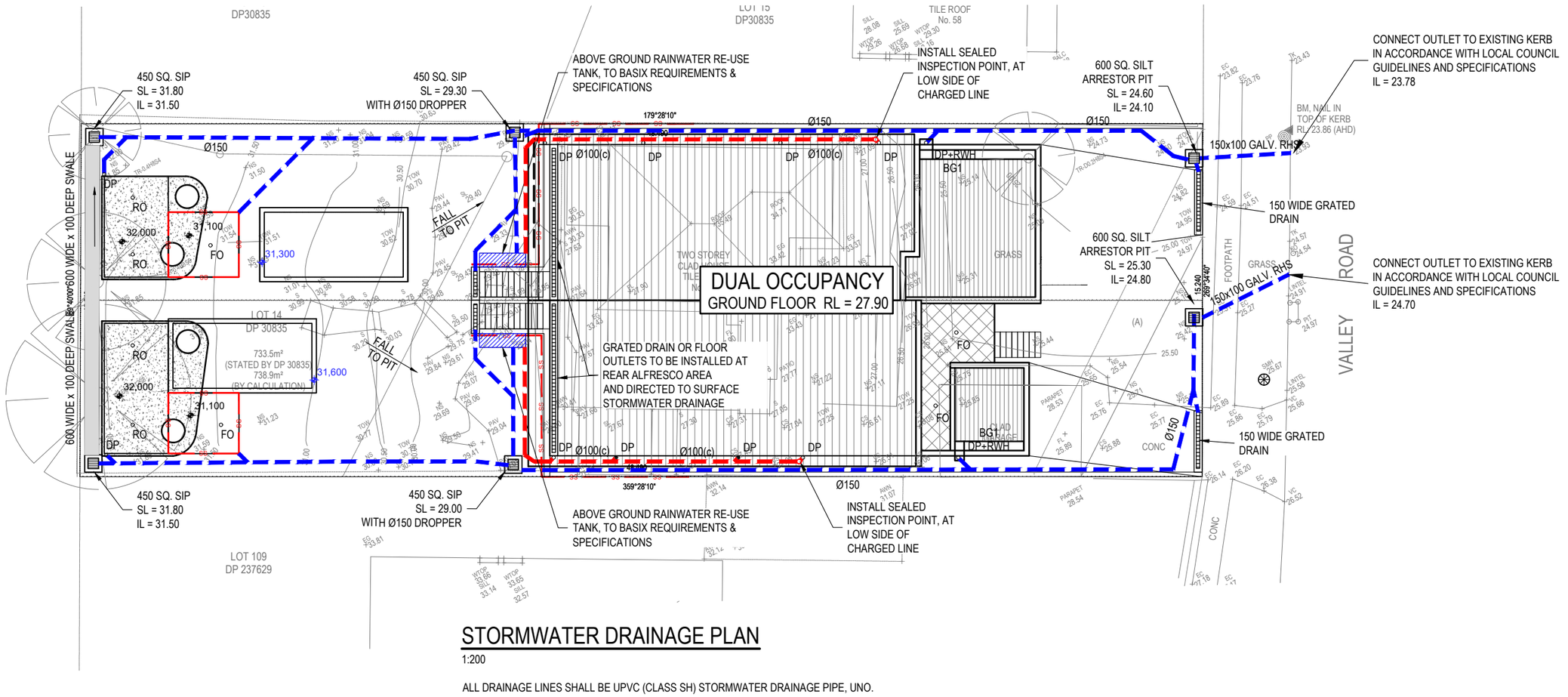

STORMWATER DRAINAGE PLAN

1:200

ALL DRAINAGE LINES SHALL BE UPVC (CLASS SH) STORMWATER DRAINAGE PIPE, UNO.
ALL DRAINAGE LINES SHALL BE LAID @ 1% FALL MIN, UNO.
ALL CHARGED LINE JOINTS TO BE SOLVENT WELDED
FIRST FLUSH RAINWATER DEVICES TO BE FITTED TO DRAINAGE LINES TO BUILDER'S DETAIL, TYPICAL
MINIMUM EFFECTIVE EAVES GUTTER SIZE = 8000 mm²
MINIMUM EFFECTIVE EAVES GUTTER SLOPE = 1:500
THE FOLLOWING SYMBOLS & ABBREVIATIONS HAVE BEEN USED:

DP	= Ø100, UNO.
EDP	= EXISTING DOWN PIPE LOCATION
FO	= Ø150 FLOOR OUTLET
SIP	= SURFACE INLET PIT (NO LINTEL)
100 (c)	= Ø100 CHARGED LINE
IP	= Ø150 INSPECTION POINT
DP	= RAINWATER SPREADER

FLOOR OUTLETS TO BE INSTALLED ON ALL BALCONIES/TERRACES AND DIRECTED TO THE SURFACE WATER DRAINAGE SYSTEM

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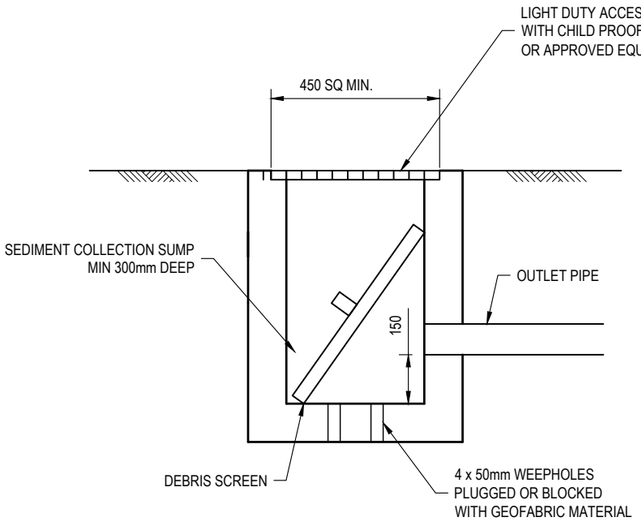
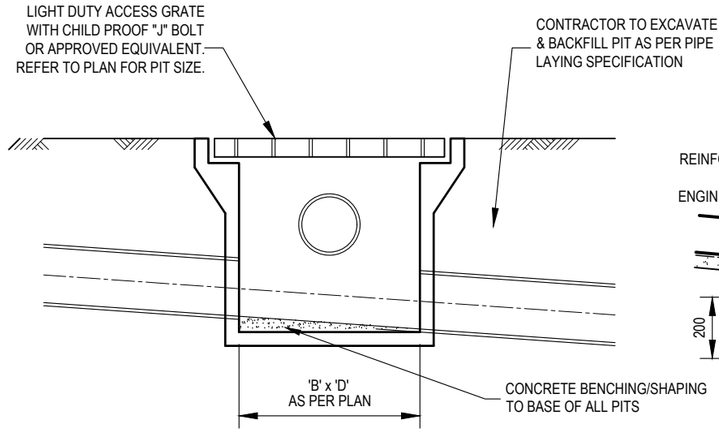


SILT ARRESTOR PIT

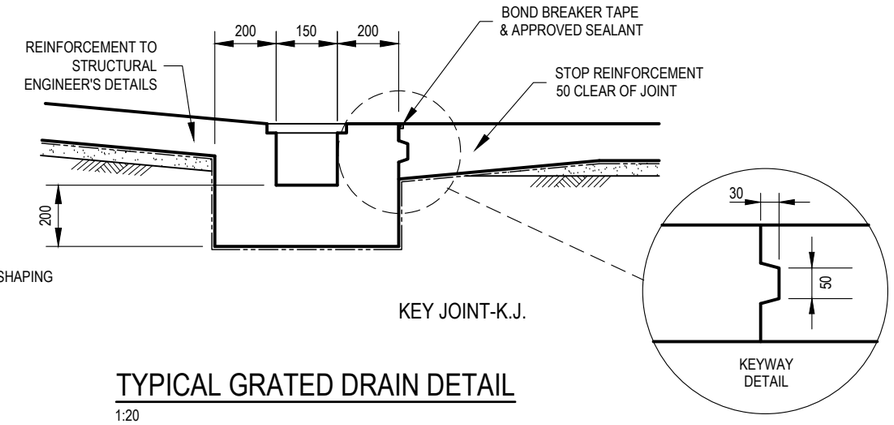
1:20



TYPICAL SURFACE INLET PIT DETAIL

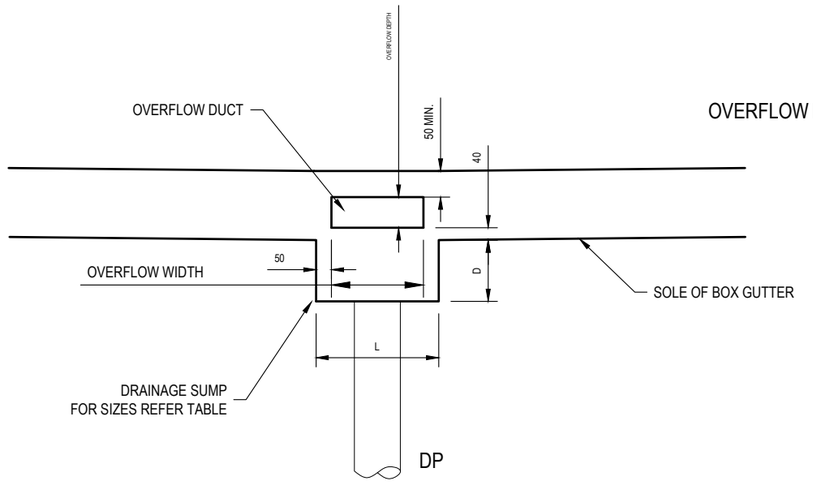
1:20

TYPICAL FOR ALL PITS IN NON TRAFFIC AREAS.



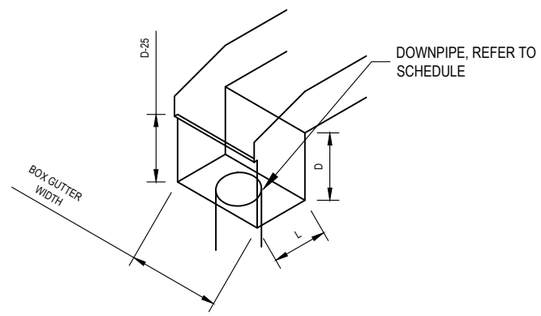
TYPICAL GRATED DRAIN DETAIL

1:20



TYPICAL BOX GUTTER DETAIL WITH SUMP OVERFLOW

1:20



RAINWATER HEAD SECTION

NTS

BOX GUTTER, RAINWATER HEAD & SUMP SIZING SCHEDULE

NODE	BOX GUTTER SIZE	RAINWATER HEAD SIZE	SUMP SIZE	OVERFLOW TO SUMP	DOWNPIPE Ø mm
BG1	350 W x 150 D	250 D x 200 L	-	-	100

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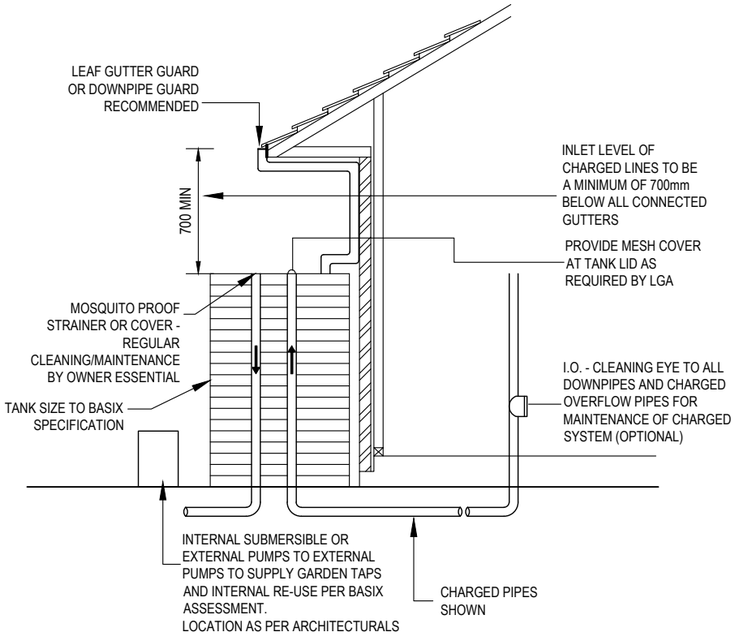

TYPICAL ABOVE GROUND RAINWATER TANK

NTS

RAINWATER RECYCLING TANKS

- TANK SHAPE AND DEVICES ARE DIAGRAMMATIC ONLY
- ANY MODIFICATIONS TO TANK VOLUME, INLET, OUTLET, OR OTHER DETAILS MUST BE APPROVED BY ENGINEER
- STORMWATER LINES FROM DOWNPIPES FROM ROOF AREAS ONLY TO RAINWATER TANKS
- TANK TO COMPLY WITH AS1546.1, AND INSTALLED IN ACCORDANCE WITH MANUFACTURES INSTALLATION
- FIRST FLUSH WATER DIVERTER TO COMPLY WITH SYDNEY WATER & COUNCIL DCP'S. AN APPROVED SWITCH SYSTEM SIMILAR TO "RAINBANK' TO BE USED VIA MAINS. PUMPS TO MANUFACTURES SPECIFICATIONS
- ALL JOINTS TO BE SOLVENT WELDED
- ALL EXPOSED PIPEWORK TO BE PAINTED TO WITHSTAND EXTERNAL ELEMENTS
- CLIENT TO BE RESPONSIBLE FOR MAINTENANCE SYSTEM OF CHARGED PIPELINES
- STRUCTURAL DETAILS FOR TANKS BASE BY QUALIFIED STRUCTURAL ENGINEER, AS REQUIRED BY MANUFACTURER

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