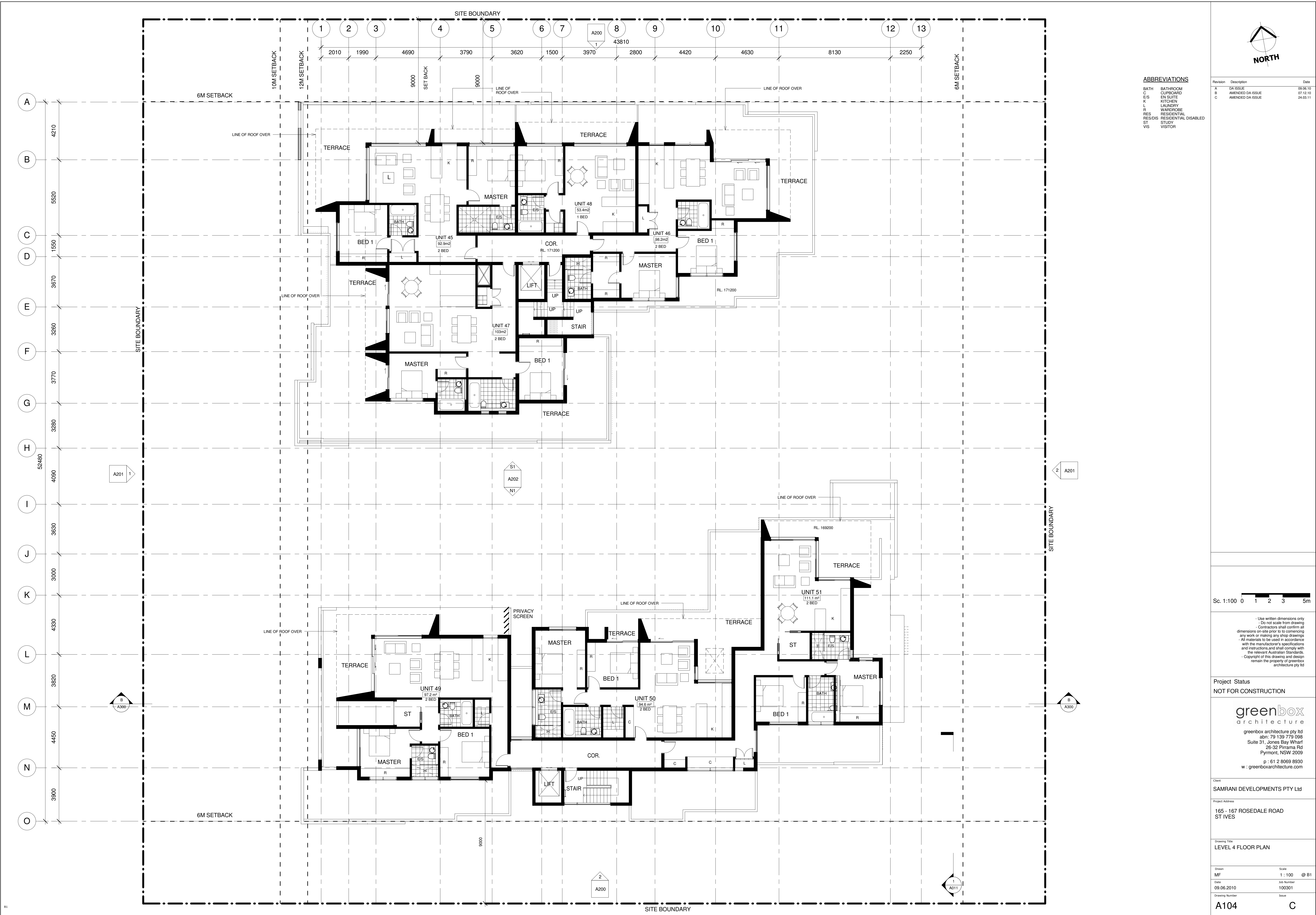
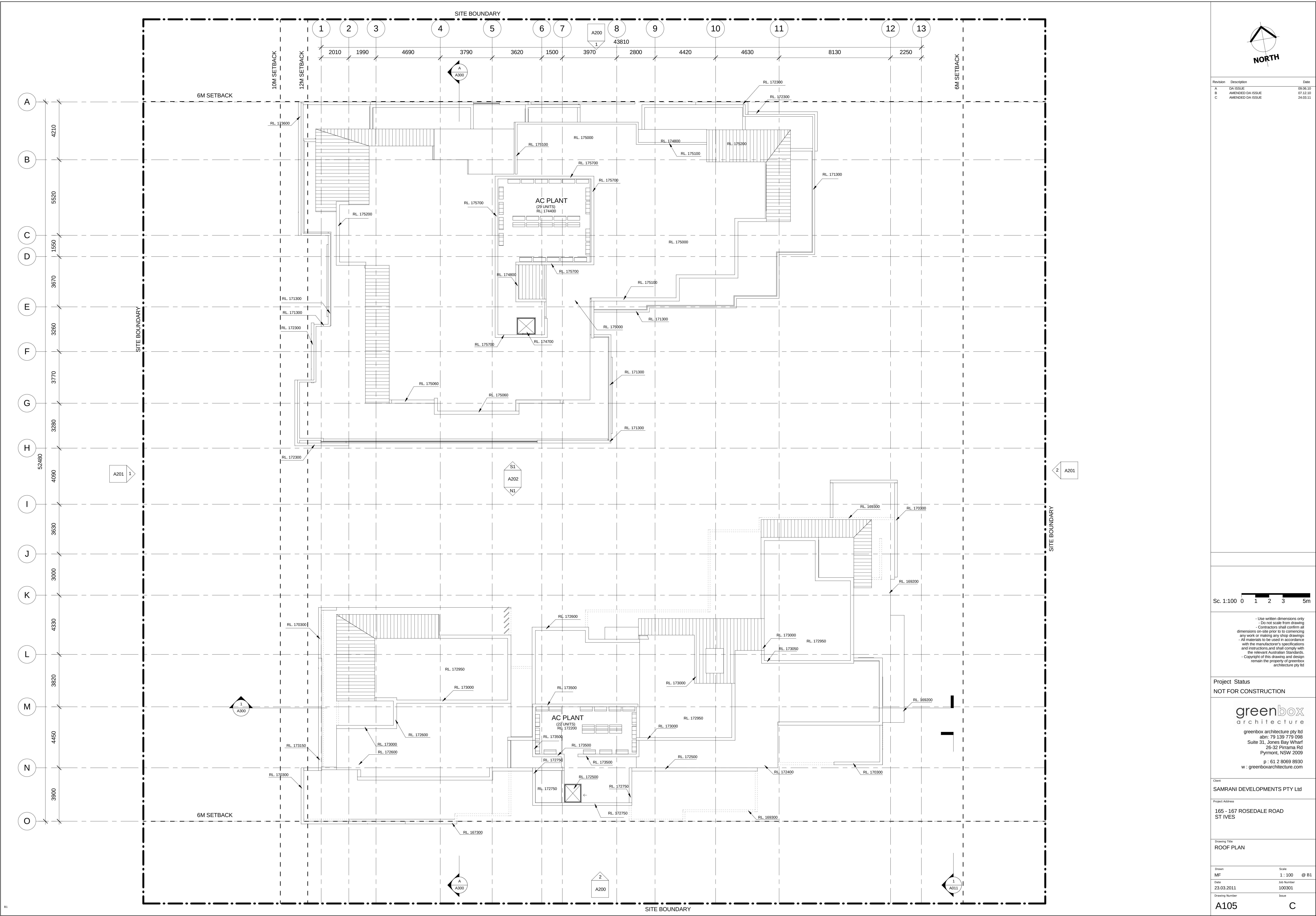
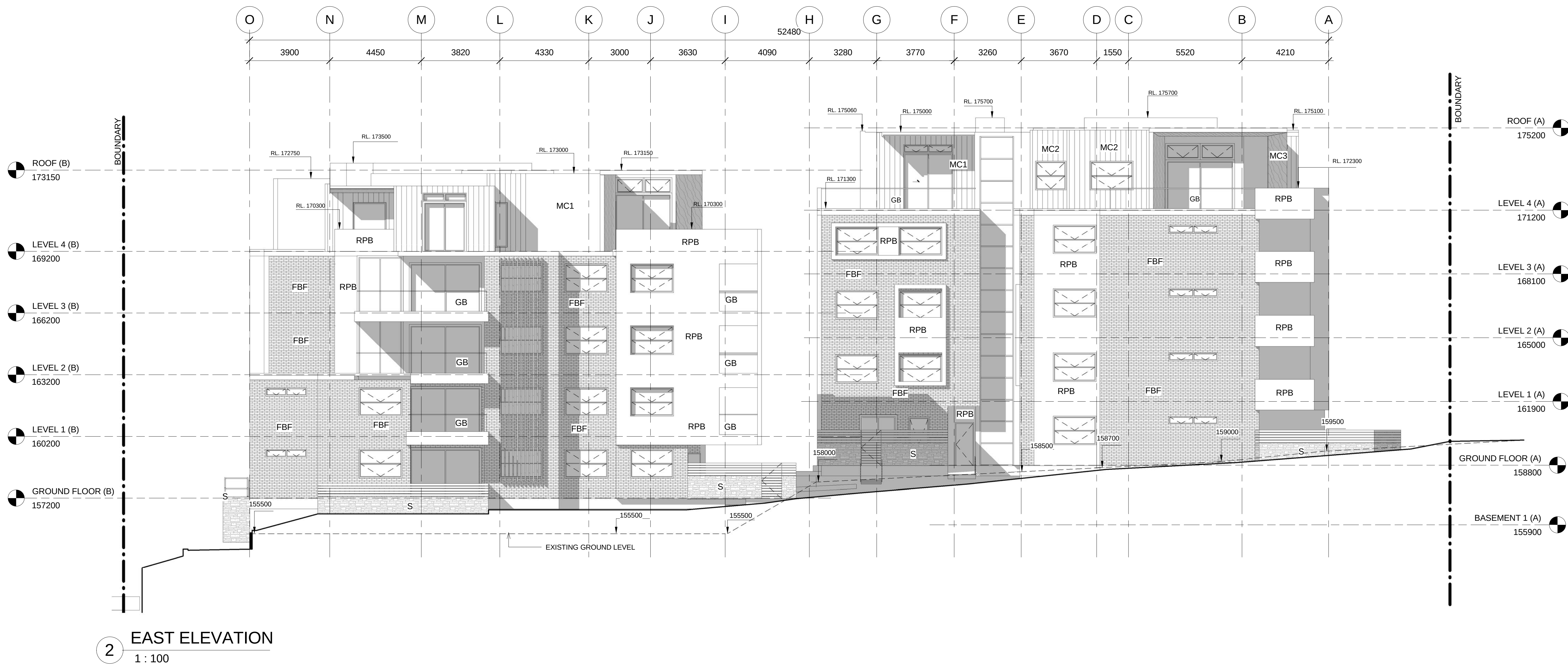
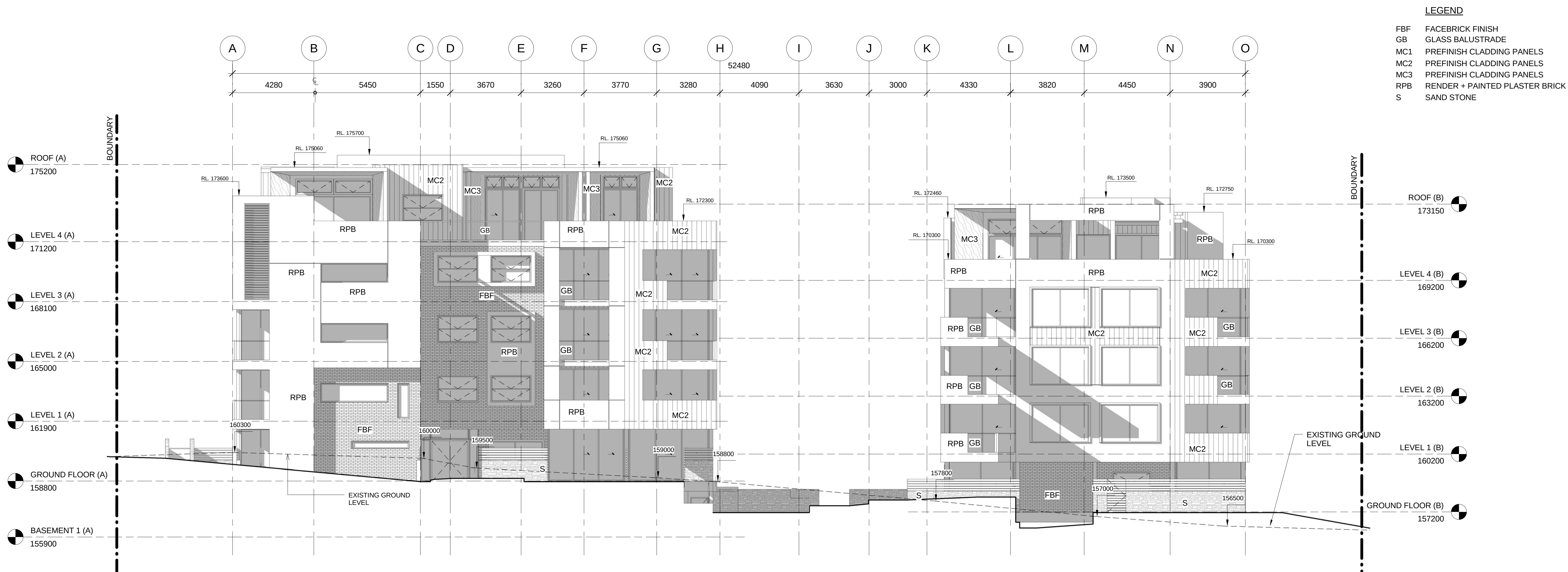








LEGEND

FBF	FACEBRICK FINISH
GB	GLASS BALUSTRADE
MC1	PREFINISH CLADDING PANELS
MC2	PREFINISH CLADDING PANELS
MC3	PREFINISH CLADDING PANELS
RPB	RENDER + PAINTED PLASTER BRICK
S	SAND STONE

Revision	Description	Date
A	DA ISSUE	09.06.10
B	AMENDED DA ISSUE	07.12.10
C	AMENDED DA ISSUE	24.03.11

Sc. 1:100 0 1 2 3 5m

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w : greenboxarchitecture.com

Client:
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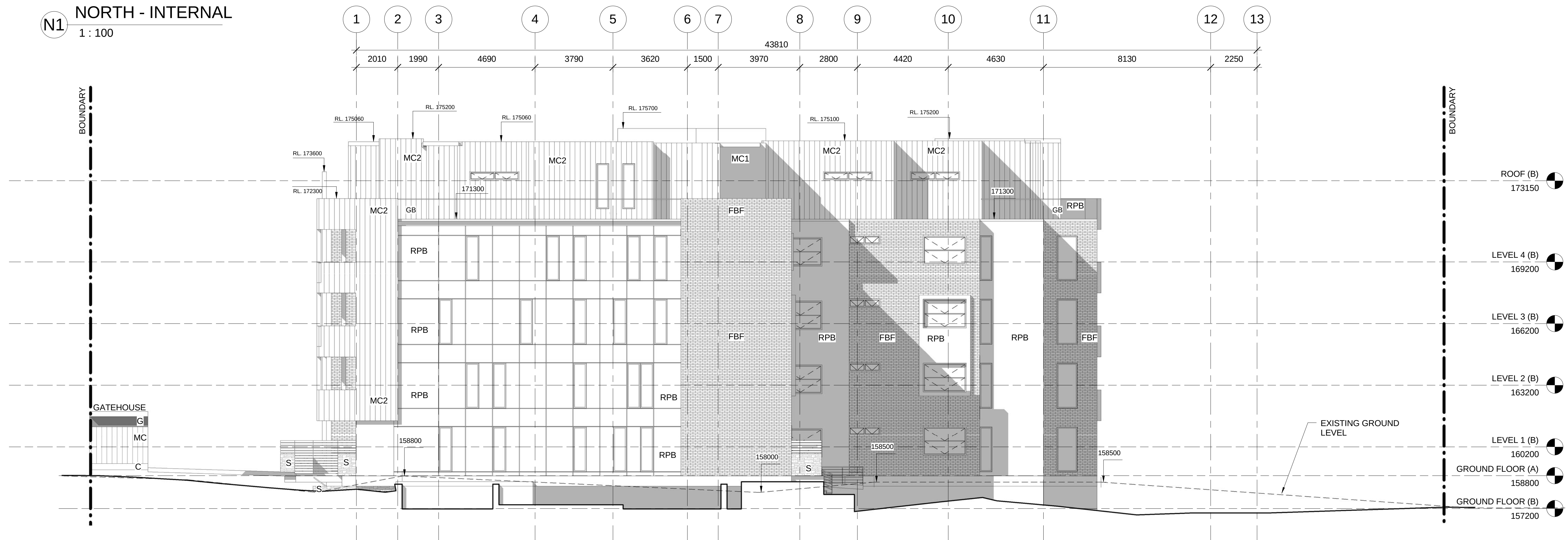
Project Address
165 - 167 ROSEDALE ROAD
ST IVES

Drawing Title
WEST & EAST ELEVATIONS

Drawn	Scale
MF	1 : 100 @ B1
Date	Job Number
09.06.2010	100301
Drawing Number	Issue
A201	C

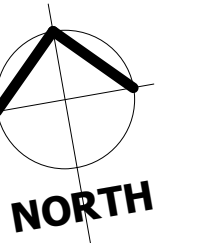


N1 NORTH - INTERNAL
1 : 100



S1 SOUTH - INTERNAL
1 : 100

- LEGEND**
- FBF FACEBRICK FINISH
 - GB GLASS BALUSTRADE
 - MC1 PREFINISH CLADDING PANELS
 - MC2 PREFINISH CLADDING PANELS
 - MC3 PREFINISH CLADDING PANELS
 - RPB RENDER + PAINTED PLASTER BRICK
 - S SAND STONE



Revision	Description	Date
A	AMENDED DA ISSUE	07.12.10
B	AMENDED DA ISSUE	24.03.11

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Client:
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Project Address:
165 - 167 ROSEDALE ROAD
ST IVES

Drawing Title:
NORTH & SOUTH INTERNAL
ELEVATIONS

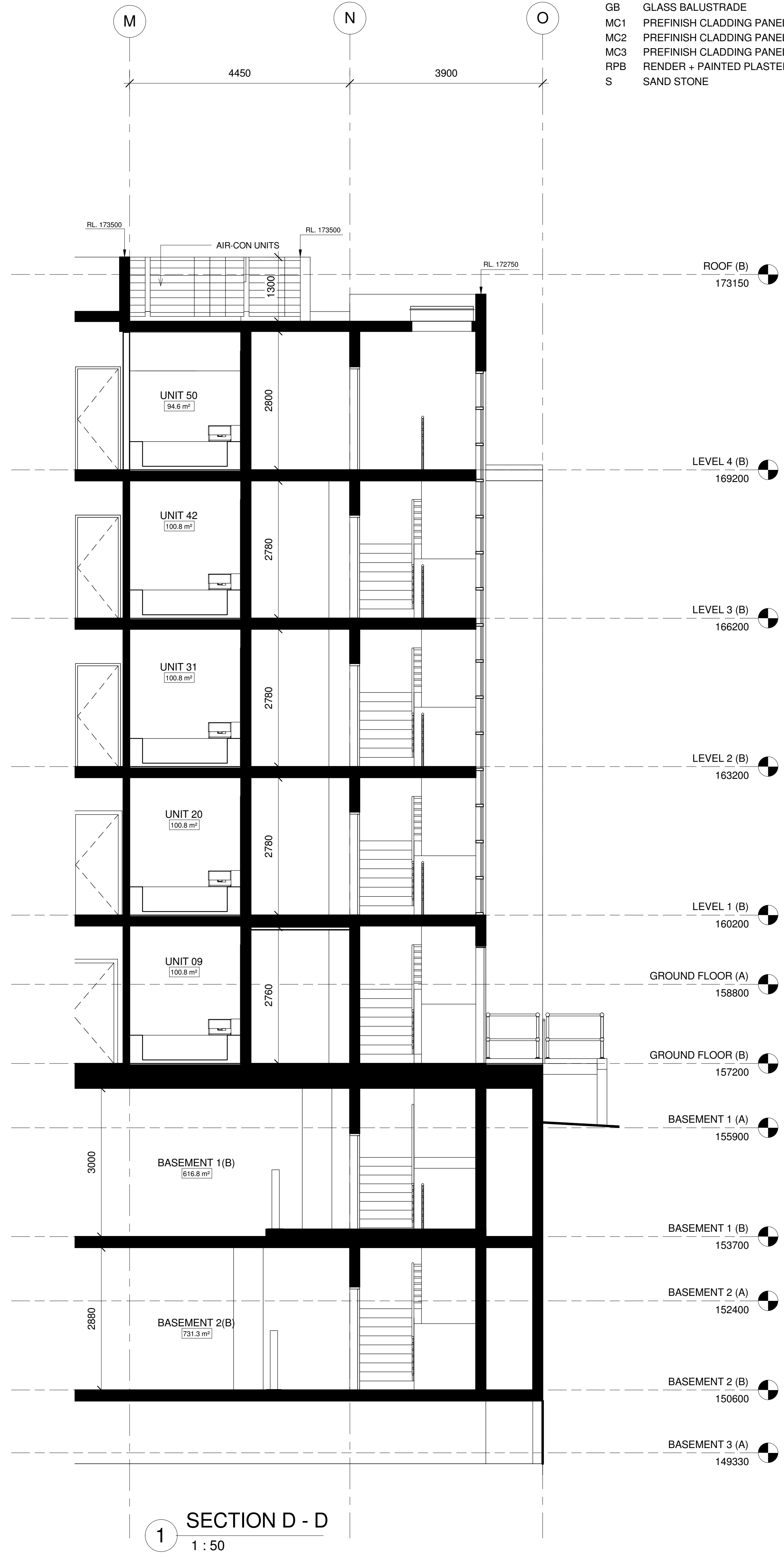
Drawn	Scale
SD	1 : 100 @ B1
Date	Job Number
11/29/10	100301
Drawing Number	Issue

A202 B





2 SECTION C - C
1:50



1 SECTION D - D
1:50

LEGEND		
FBF	FACEBRICK FINISH	
GB	GLASS BALUSTRADE	
MC1	PREFINISH CLADDING PANELS	
MC2	PREFINISH CLADDING PANELS	
MC3	PREFINISH CLADDING PANELS	
RPB	RENDER + PAINTED PLASTER BRICK	
S	SAND STONE	

Revision	Description	Date
A	AMENDED DA ISSUE	24.03.11

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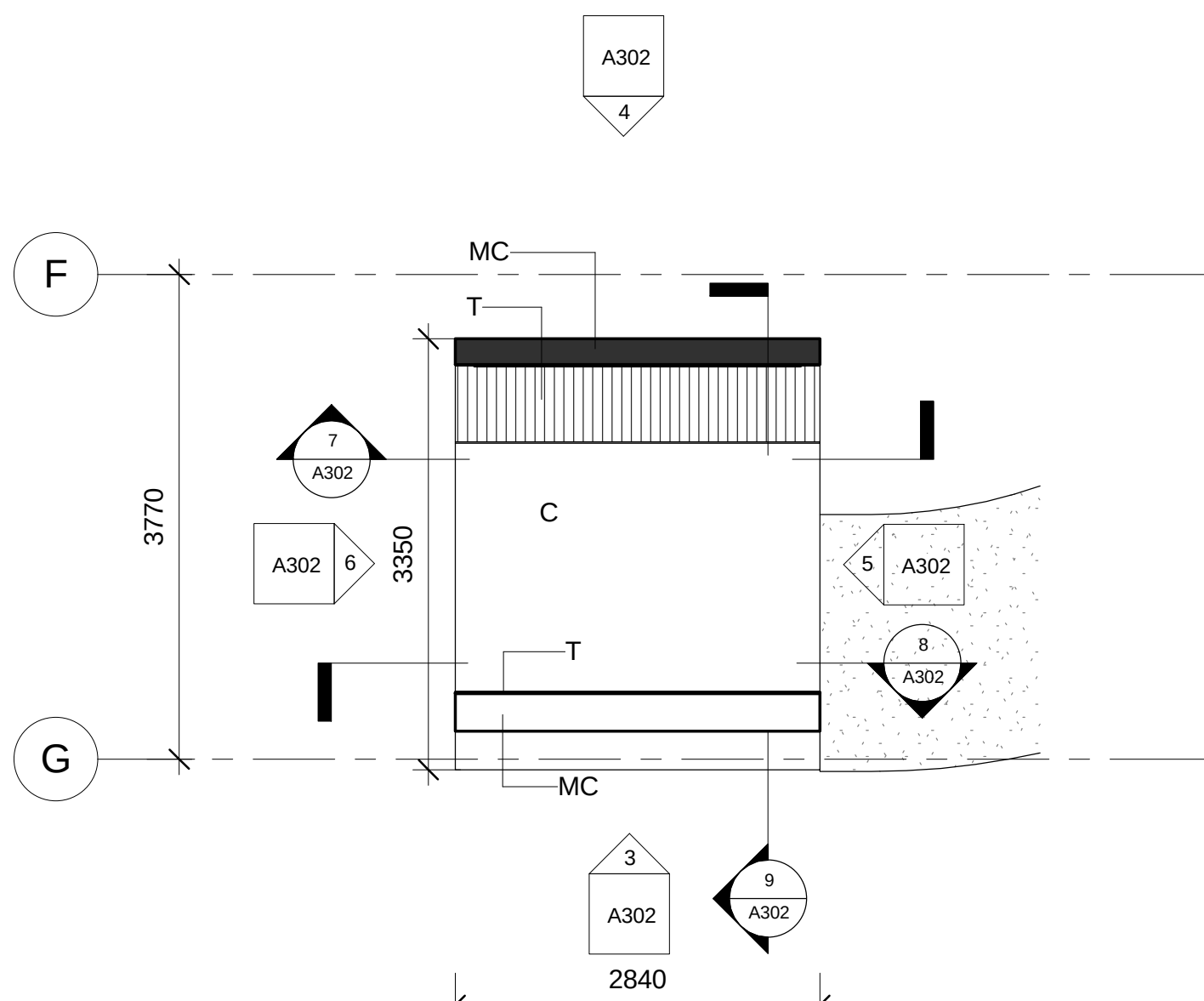
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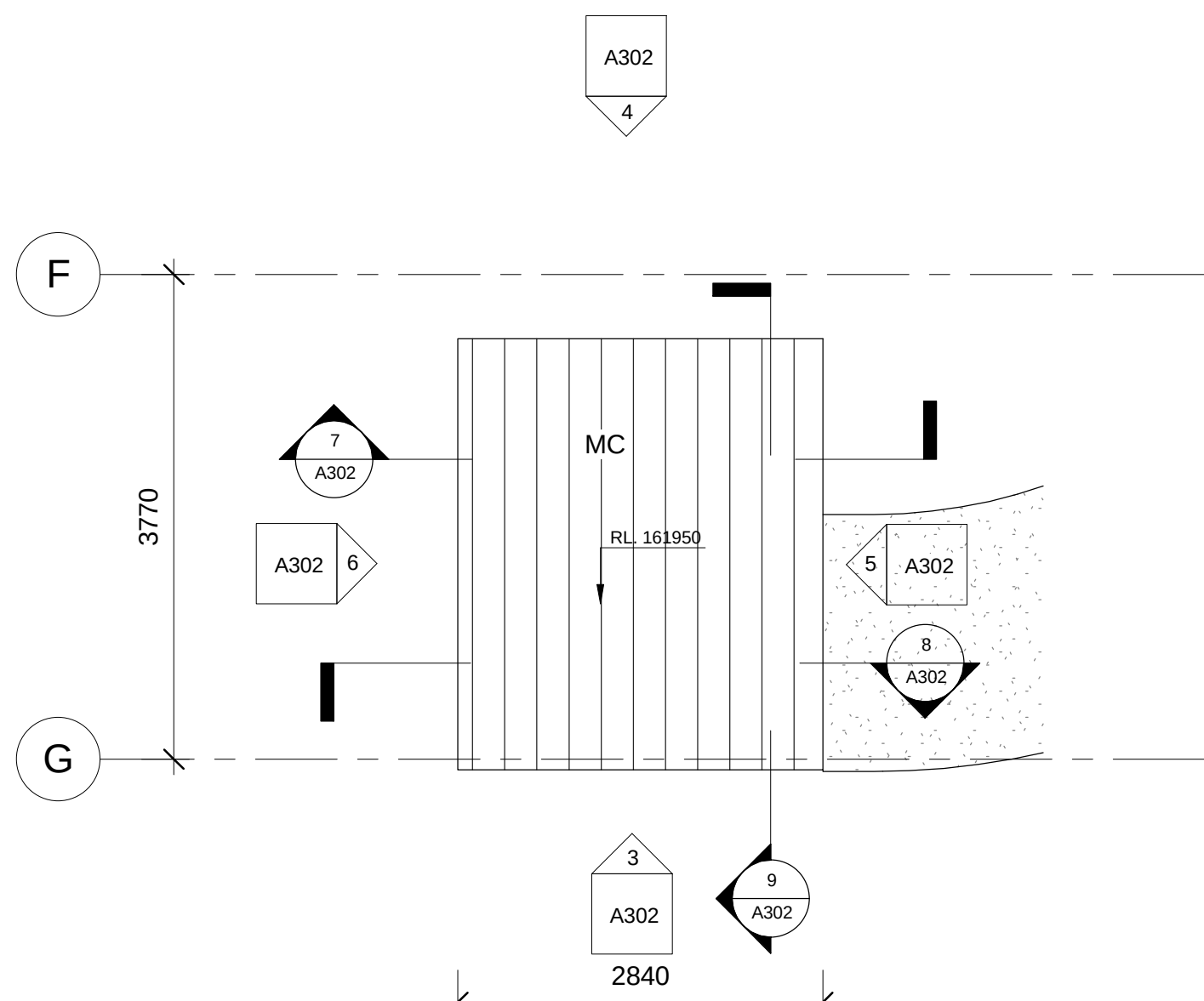
Project Address
165 - 167 ROSEDALE ROAD
ST IVES

Drawing Title
SECTION C AND D

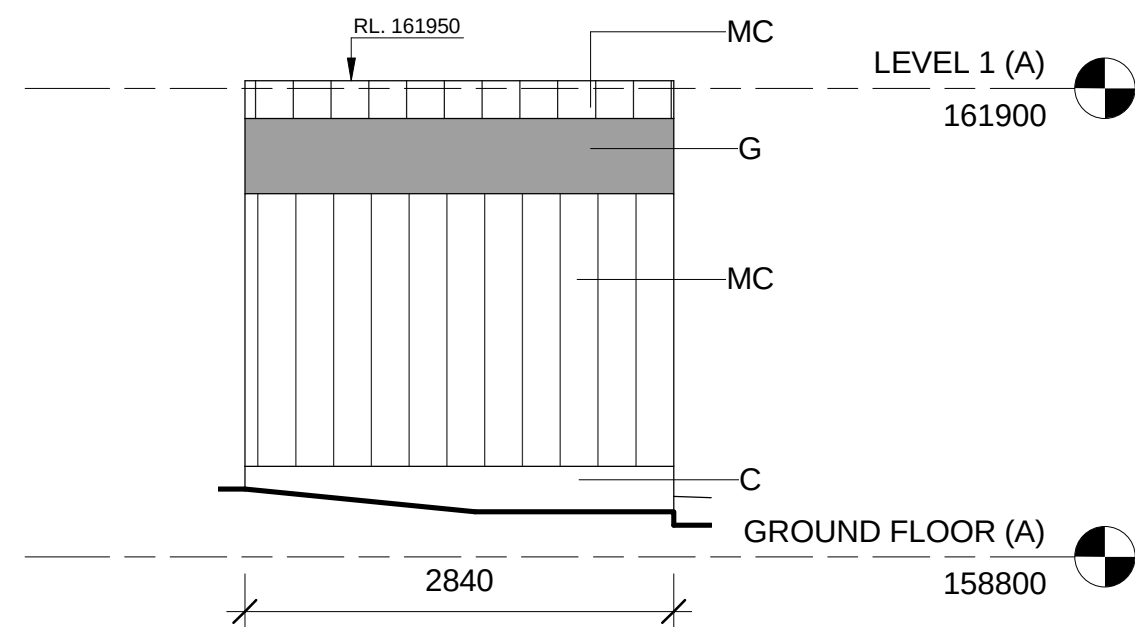
Drawn	Scale
LT	As indicated@ B1
Date	Job Number
21/03/11	100301
Drawing Number	Issue
A301	A



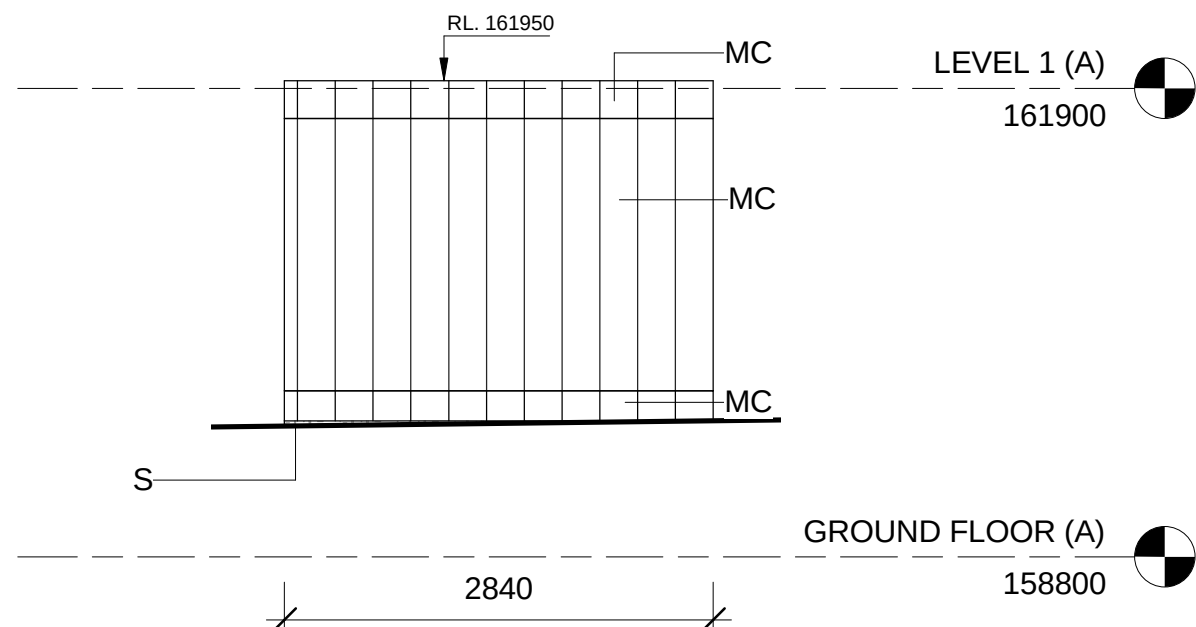
1 GATEHOUSE PLAN
1 : 50



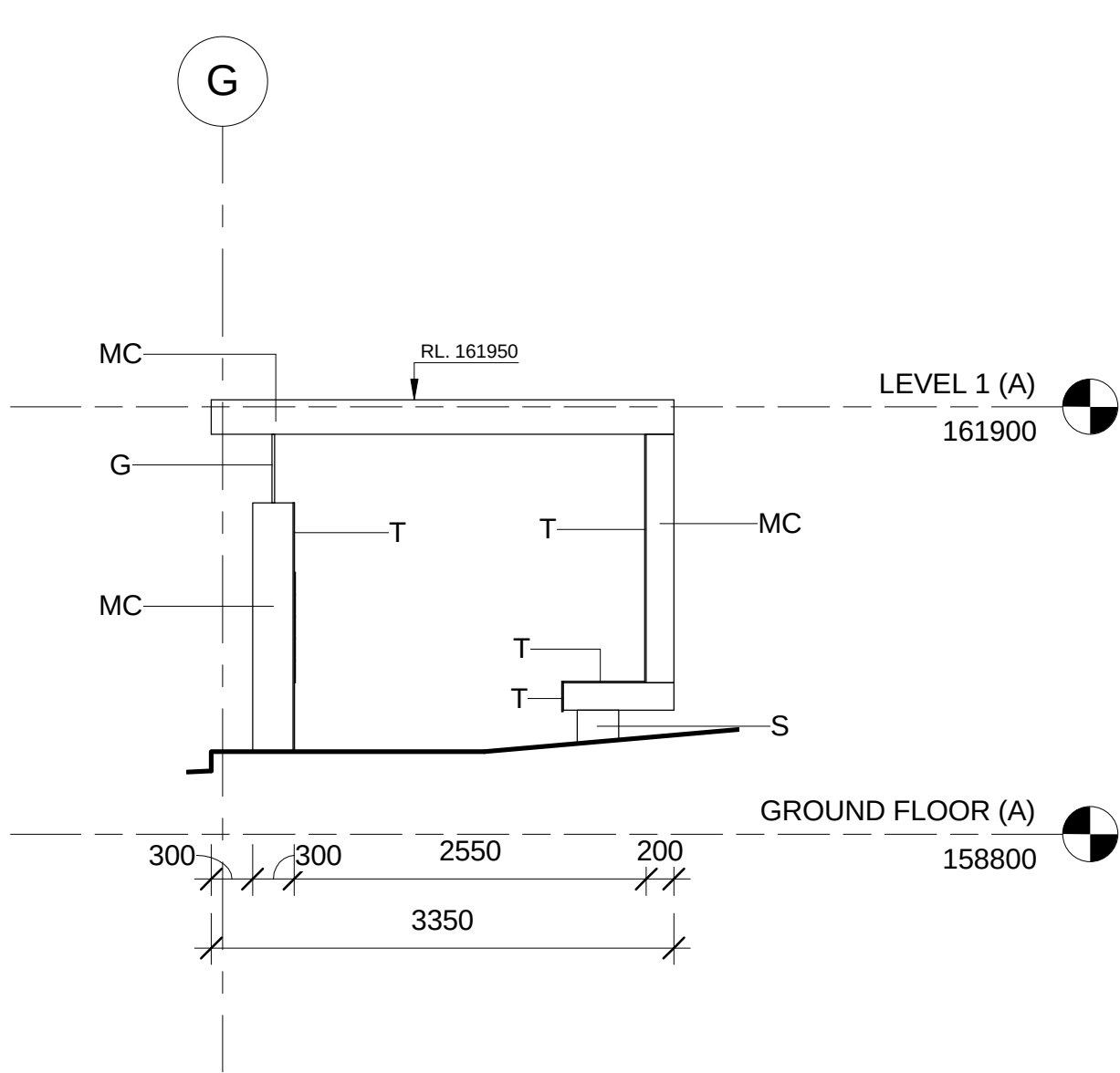
2 GATEHOUSE ROOF PLAN
1 : 50



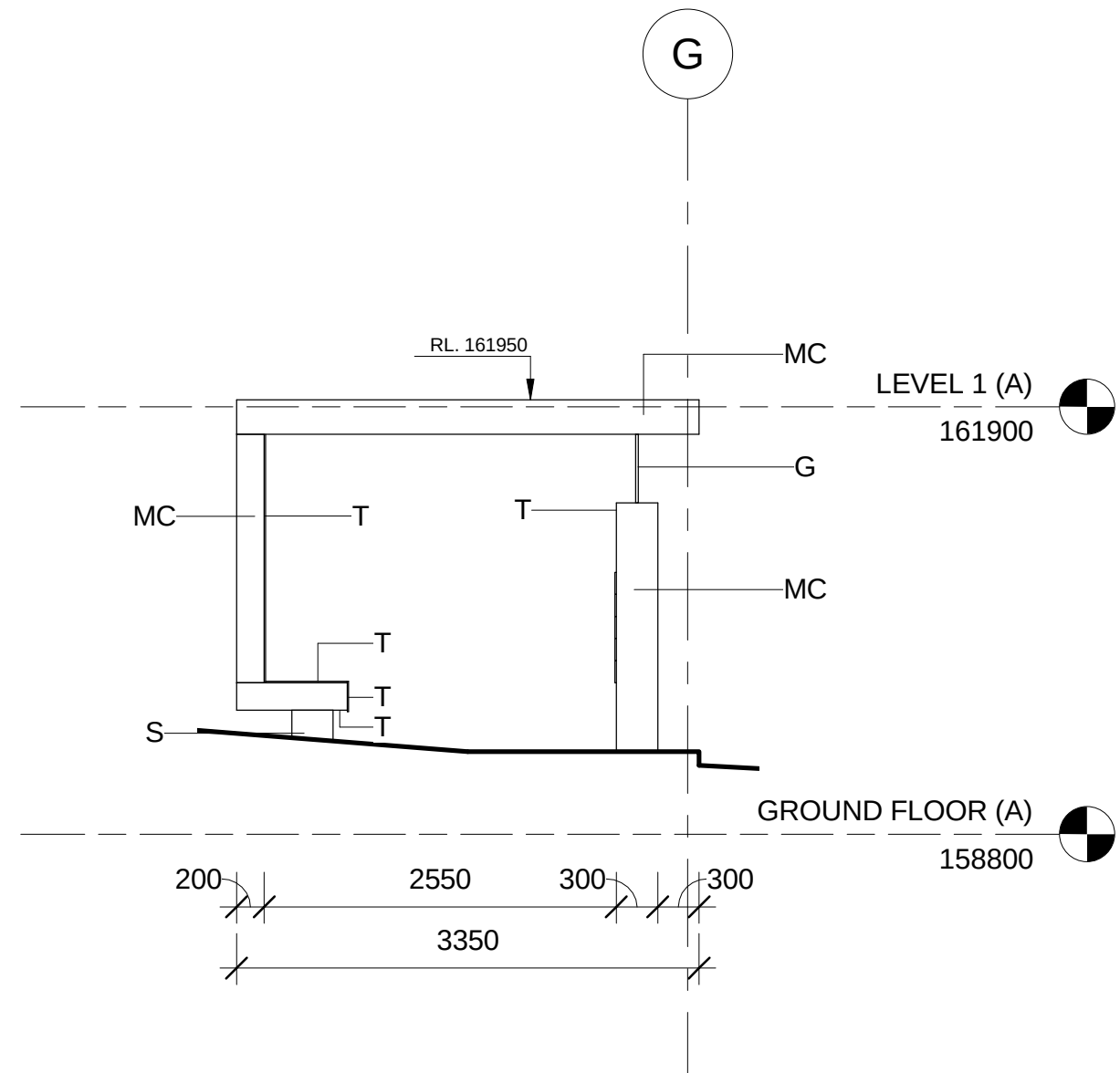
3 GATEHOUSE ELEV - NORTH
1 : 50



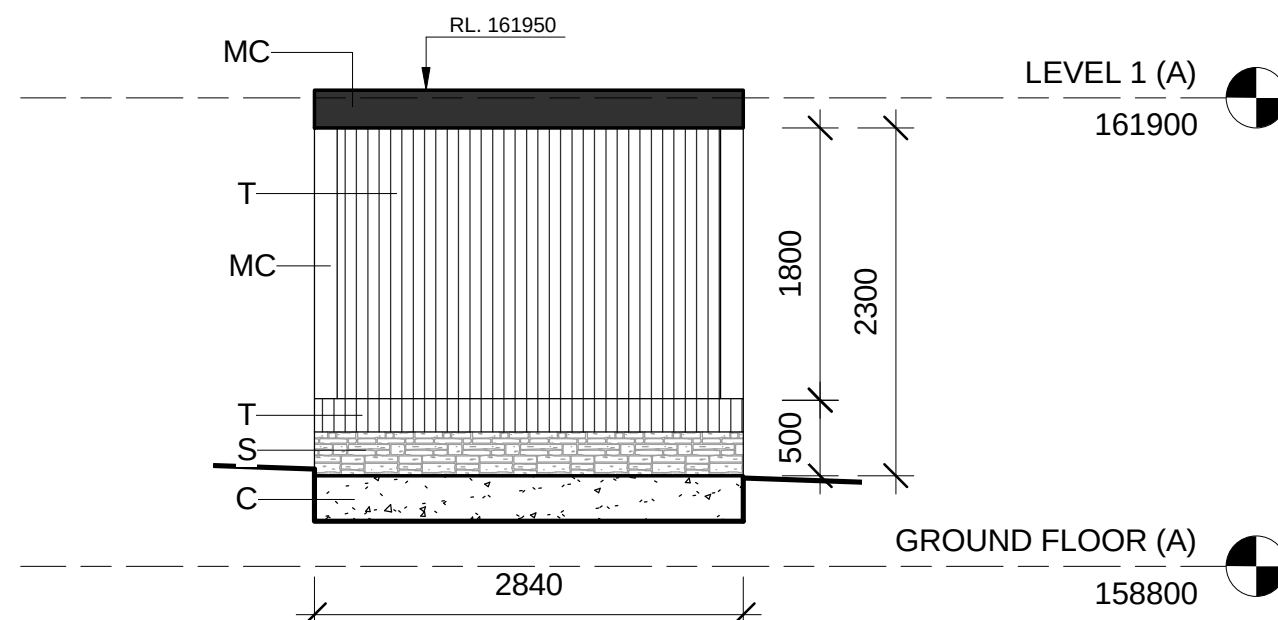
4 GATEHOUSE ELEV - SOUTH
1 : 50



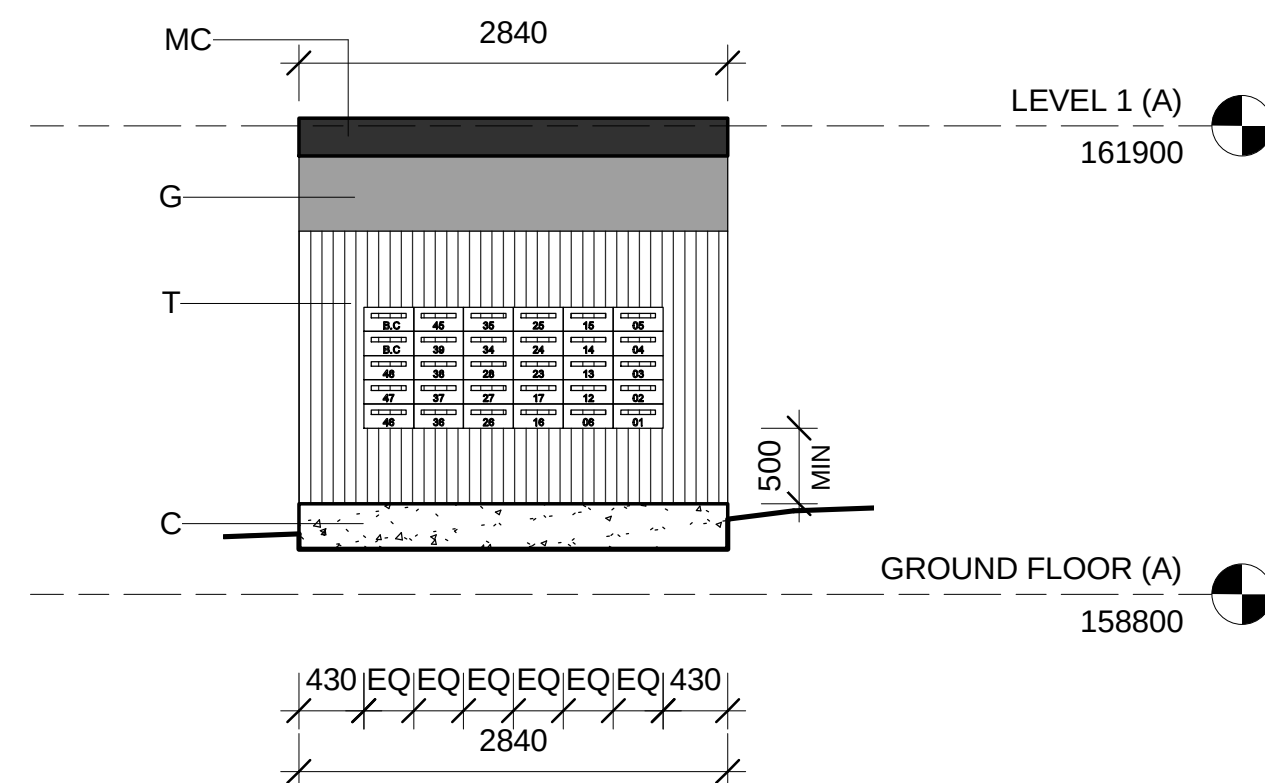
5 GATEHOUSE ELEV - EAST
1 : 50



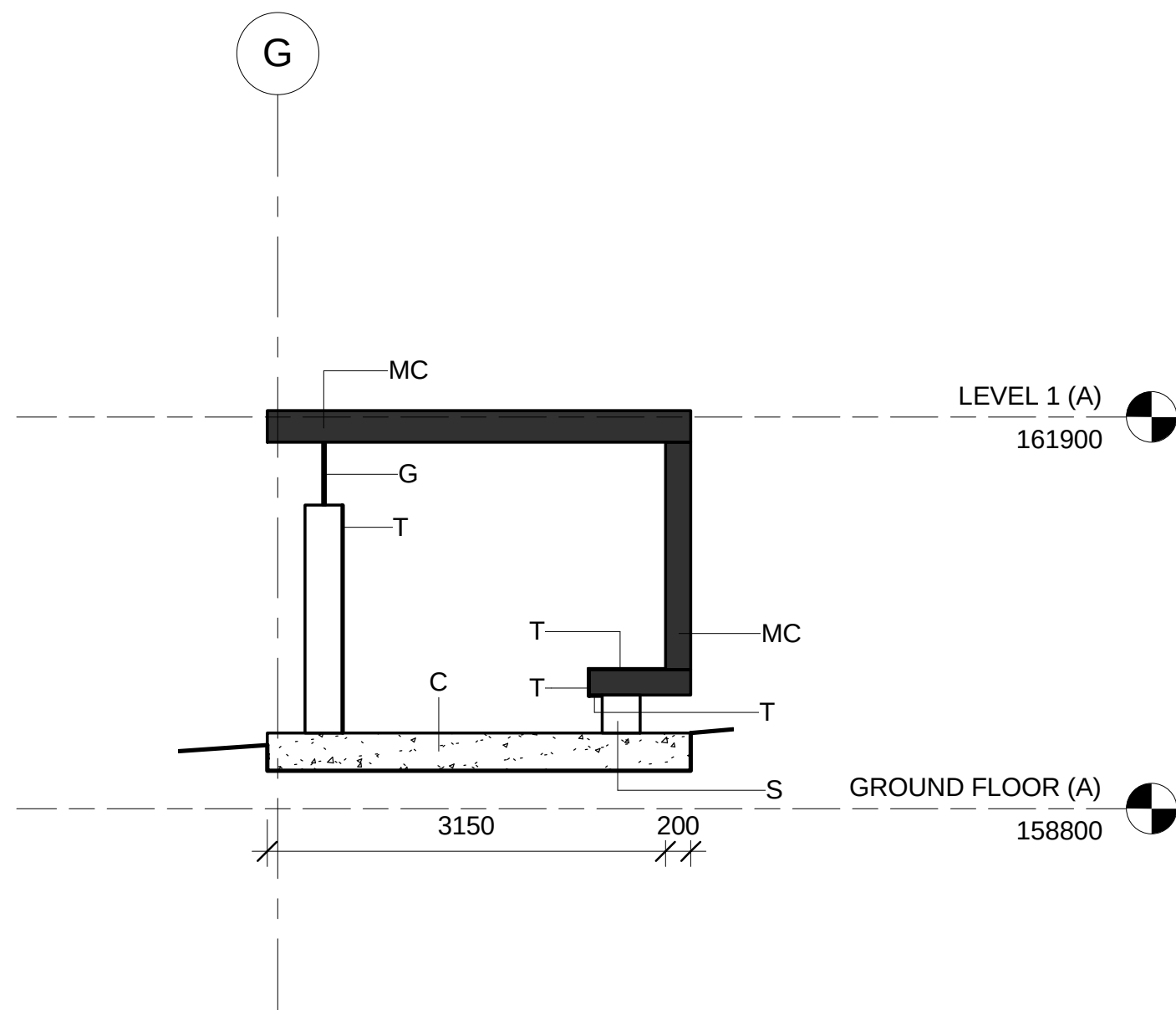
6 GATEHOUSE ELEV - WEST
1 : 50



7 GATEHOUSE - SECTION 1
1 : 50



8 GATEHOUSE - SECTION 2
1 : 50



9 GATEHOUSE - SECTION 3
1 : 50

Revision	Description	Date
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A	AMENDED DA ISSUE	24.03.11
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MATERIAL LEGEND

MC : METAL CLADDING
G : GLASS
T : TIMBER
S : SANDSTONE
C : CONCRETE

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Client
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Project Address
165 - 167 ROSEDALE ROAD
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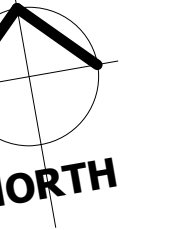
Drawing Title
ENTRANCE GATEHOUSE

Drawn
LT
Scale
1 : 50
@ B1

Date
22/03/11
Job Number
100301

Drawing Number
Issue

A302
A



Revision	Description	Date
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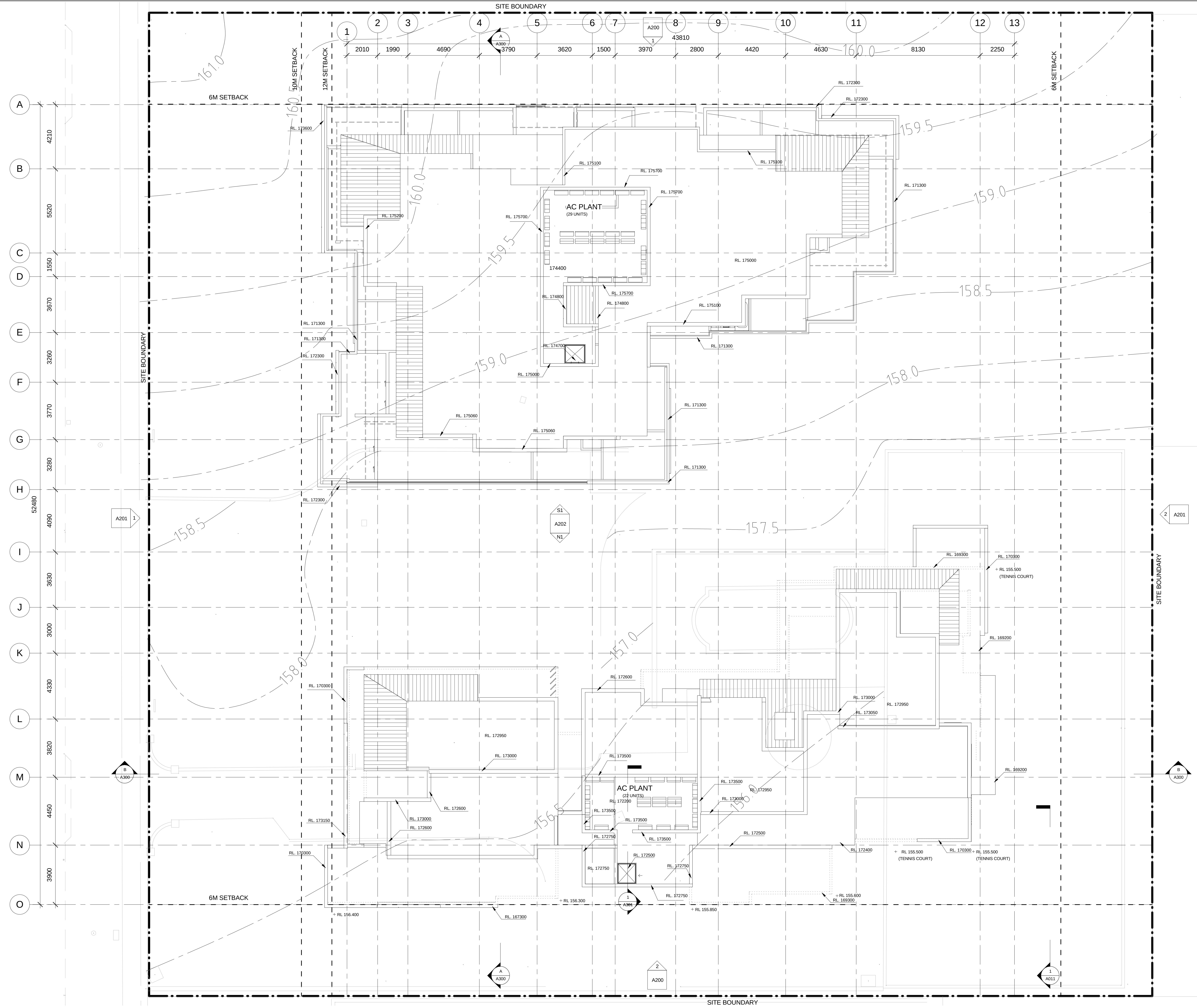
Client:
SAMRANI DEVELOPMENTS PTY LTD

Project Address
165 - 167 ROSEDALE ROAD
ST IVES

Drawing Title
CHECKING HEIGHT

Drawn	Scale
LT	1 : 100 @ B1
Date	Job Number
03/22/11	100301
Drawing Number	Issue
ASK105	

ASK105



GENERAL NOTES:

- ALL SERVICES ARE TO BE LOCATED IN THE FIELD IN CONJUNCTION WITH A RESPONSIBLE OFFICER OF EACH RELEVANT AUTHORITY PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- DRAINAGE PITS ARE TO BE A 450MM SQUARE OR LARGER AS SHOWN, AND FITTED WITH A GALVANIZED GRATE.
- ALL PITS ARE TO HAVE A GALVANISED GRATE AND FRAME. FRAME TO BE CAST INTEGRALLY WITH THE PIT.
- ALL PITS ARE TO BE BENCH TO HALF PIPE LEVEL.
- PROVIDE STEP IRONS WHERE PIT IS DEEPER THAN 1m. AT 450mm CENTRES.
- DRAINAGE PIPES SHALL BE SEWER GRADE UPVC UNLESS OTHERWISE NOTED.
- DRAINAGE PIPE SIZES ARE 100mm DIAMETER UNLESS OTHERWISE NOTED.
- ALL BARE SOIL AREAS ARE TO BE PROTECTED FROM EROSION BY TEMPORARY MEASURES AND REVEGETATED AT THE CESSATION OF CONSTRUCTION.
- THE DOWNHILL BOUNDARY OF THE SITE IS TO BE PROTECTED BY HAY BALES OR A FILTER FABRIC FENCE DURING CONSTRUCTION AS SHOWN IN THE ATTACHED DETAILS.
- THE STREET DRAINAGE PIT LOCATED DOWNHILL OF THE SITE SHALL BE PROTECTED FROM SEDIMENT WITH HAY BALES.
- A SINGLE CONSTRUCTION ENTRANCE SHALL BE ESTABLISHED IN THE MANNER SHOWN IN THE ATTACHED DETAILS.
- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ARCHITECTURAL AND STRUCTURAL ENGINEERING DOCUMENTS. ANY DISCREPANCIES SHALL BE REPORTED BY THE BUILDER TO THE ARCHITECT PRIOR TO COMMENCEMENT OF THE ITEM.
- THESE PLANS ARE DIAGRAMMATIC AND SHOW THE GENERAL LOCATION OF STRUCTURES AND PIPES. WORK SHALL BE SET OUT ON SITE BY THE SITE FOREMAN & MAY VARY FROM THE PLANS TO THE EXTENT REQUIRED, TO ENSURE COMPATIBLE CONSTRUCTION OF OTHER SERVICES AND STRUCTURAL REQUIREMENTS. VARIATION IN LOCATION OF MORE THAN 10M & ANY CHANGES IN SIZE OF ANY COMPONENT NOMINATED HEREON SHALL BE REFERRED TO THE DESIGNER FOR COMMENT.
- IF IN DOUBT, ASK THE SUPERINTENDENT WHO SHALL CONSULT THE DESIGNER.

DESIGN SUMMARY

QUANTITY	VALUE
CATCHMENT ZONE	ROCKY CREEK RC1
SITE AREA	4243 m ²
60 % OF SITE AREA	2546 m ²
CATCHMENT DISCHARGE FACTOR	0.0124/s/m ²
PERMISSIBLE SITE DISCHARGE (2546 x 0.0124)	31.6L/s
CATCHMENT STORAGE VALUE	0.0345 m ³ /m ²
STORAGE REQUIRED FOR SITE (2546 x 0.0345)	87.8 m ³
STORAGE PROVIDED RAIN WATER TANK	50 m ³
OSD STORAGE NEEDED	87.8 m ³
OSD PROVIDED 87.8x0.9 RAINWATER TANK OFFSET	79.0 m ³

THE OSD VOLUME WAS INCREASED TO 85M³ & THE PSD WAS REDUCED TO 25L/S IN ORDER TO MAKE CONNECTION TO KERB & GUTTER.

GROUND FLOOR DRAINAGE PLAN SCALE 1:50

ALL GUTTERS TO BE MINI-LINE MINIMUM SIZE TO ARCHITECTURAL SPECIFICATION OR AS NOTED ON PLAN.

ALL GUTTERS TO BE PROVIDED WITH LEAF GUARD.

ALL BALCONIES ARE TO HAVE A 65mm DIAMETER OVERFLOW PIPE OR AND 80mm SQUARE OPENING ACTING AS AN OVERFLOW.

ALL DOWNPIPES TO BE 90mm DIAMETER OR 100 x 75mm MIN. TO ARCHITECTURAL SPECIFICATIONS OR AS NOTED ON PLAN.

PROVIDE AG. LINES BEHIND ALL RETAINING WALLS AND SUBSOIL DRAINAGE AS PER STRUCTURAL ENGINEERING DETAILS. ALL LINES TO DRAIN TO PITS.

- * DENOTES PROPOSED LEVEL
- DENOTES EXISTING LEVEL
- DENOTES DOWNPIPE
- ROOFWATER ONLY
- STORMWATER ONLY

NOT FOR CONSTRUCTION

G	21.03.2011	ISSUED FOR COUNCIL APPROVAL	HE
F	06.12.2010	ISSUED FOR DA APPROVAL	CF
E	20.07.2010	REVISED TO COUNCIL REQ. WATER TREATMENT DEVICE ADDED	HE
D	10.06.2010	ISSUED FOR DA APPROVAL	HE
C	08.06.2010	ISSUED TO THE ARCHITECT	HE
B	03.06.2010	ISSUED TO THE ARCHITECT	HE
A	27.05.2009	ISSUED TO THE ARCHITECT	HE
REV.	DATE	AMENDMENT DESCRIPTION	DRAWN

					
JOHN ROMANOUS & ASSOCIATES PTY. LTD.					
CONSULTING CIVIL & STRUCTURAL ENGINEERS ACN 054 595 005					
SUITE 5/ 1850 FOREST RD. HURSTVILLE NSW 2220. Ph 9585 0223 Fax 9580 8592					
PROPOSED DEVELOPMENT AT: 165 - 167 ROSEDALE RD , ST. IVES					
STORMWATER DRAINAGE/SEDIMENT CONTROL DETAILS (CONCEPT)					
DRAWN	CHECKED	SCALE	DATUM	DRAWING No.	REV.
HE	J.M.ROMANOUS (B.E., M.Eng.AUST.)	AS SHOWN @A1	A.H.D	1090 - S4/10	G

PIPE LOCATIONS ARE INDICATIVE AND ALL PIPEWORK TO BE CONCEALED INSIDE THE BUILDING FACADE AS SHOWN ON ARCHITECTURAL PLANS TO FUTURE DETAILS.

ALL PIPES PENETRATING FROM ONE FIRE COMPARTMENT TO ANOTHER MUST BE FITTED WITH AN APPROVED FIRE COLLAR.

SLEEVE BEAMS IN GROUND FLOOR SLAB TO ALLOW FOR STORMWATER PIPEWORK, AS REQUIRED.