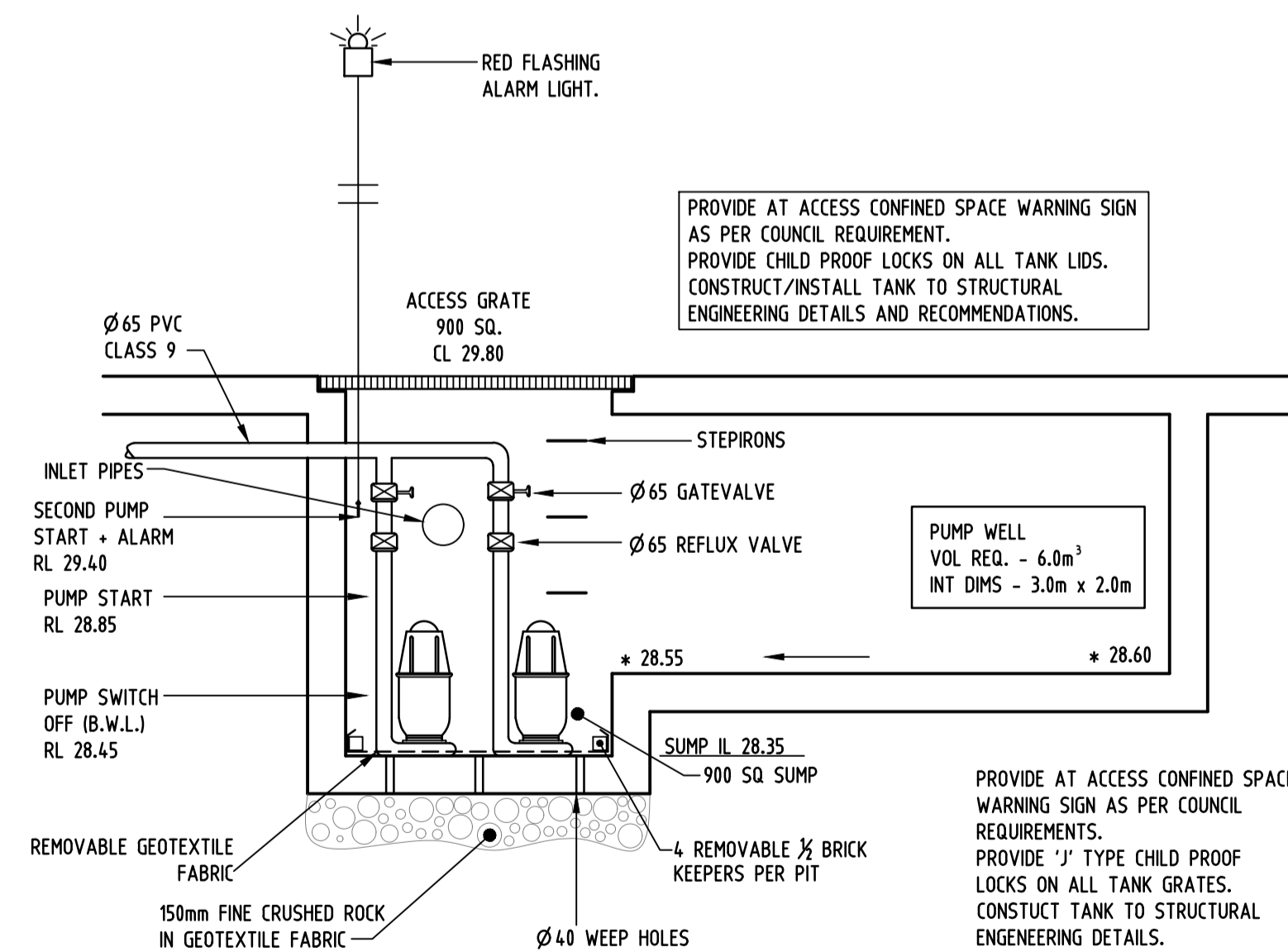


BASEMENT DRAINAGE PLAN SCALE - 1:100

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 100mm 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
- x DENOTES EXISTING LEVEL
- DENOTES DOWNPIPE
- PROPOSED RAINWATER PIPE
- PROPOSED STORMWATER PIPE



BASEMENT PUMPING SYSTEM N.T.S.

BASEMENT PUMPING WELL

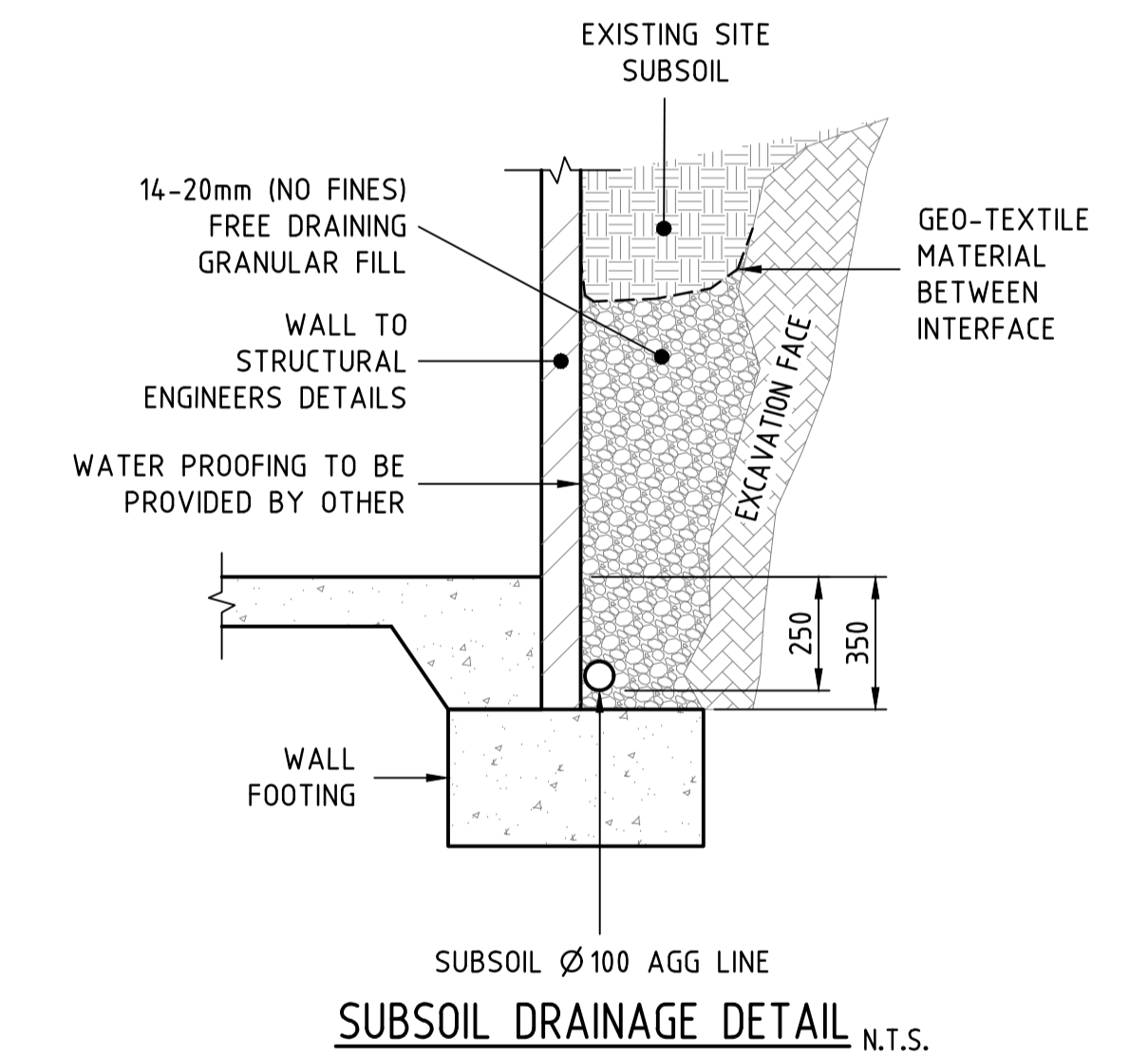
Provide two centrifugal drainage SUMP pumps with single phase electric motor capable of discharging 2.0L/s each against a total head of (4.0m).
 Class 1 Zone 2 certified pumps for hazardous areas is required.
 Switching shall provide for alternative operation of the pumps, high level switch ON/OFF, 2nd pump, and a red light alarm placed prominently in the pump box activated by high level switch ON.

GENERAL NOTES:

1. ALL SERVICES ARE TO BE LOCATED IN THE FIELD IN CONJUNCTION WITH A RESPONSIBLE OFFICER OF EACH RELEVANT AUTHORITY PRIOR TO COMMENCEMENT OF CONSTRUCTION.
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3. ALL PITS ARE TO HAVE A GALVANISED GRATE AND FRAME. FRAME TO BE CAST INTEGRALLY WITH THE PIT.
4. ALL PITS ARE TO BE BENCH TO HALF PIPE LEVEL.
5. PROVIDE STEP IRONS WHERE PIT IS DEEPER THAN 1m. AT 450mm CENTERS.
6. DRAINAGE PIPES SHALL BE SEWER GRADE UPVC UNLESS OTHERWISE NOTED.
7. DRAINAGE PIPE SIZES ARE 100mm DIAMETER UNLESS OTHERWISE NOTED.
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9. 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.
10. IF IN DOUBT, ASK THE SUPERINTENDENT WHO SHALL CONSULT THE DESIGNER.

LEGEND

- RL REDUCED LEVEL
- CL COVER LEVEL
- IL INVERT LEVEL
- GSIP GRATED SURFACE INLET PIT
- OSD ON-SITE DETENTION
- TWL TOP WATER LEVEL
- BWL BOTTOM WATER LEVEL
- TW TOP OF WALL
- ID INSPECTION OPENING
- ARI AVERAGE RECURRENCE INTERVAL
- FW FLOOR WASTE
- AHD AUSTRALIAN HEIGHT DATUM
- PSD PERMISSIBLE SITE DISCHARGE
- HED HIGH EARLY DISCHARGE
- RHS RECTANGULAR HOLLOW SECTION
- SS STAINLESS STEEL
- FRC FIBER REINFORCED CONCRETE
- RCP REINFORCED CONCRETE PIPE
- RRJ RUBBER RING JOINT
- U/S UNDERSIDE OF SLAB
- O/S OVER THE SLAB
- O/F OVERFLOW
- DP DOWN PIPE
- DR DROPPER
- RWO RAIN WATER OUTLET
- RWH RAIN WATER HEAD
- FFL FINISHED FLOOR LEVEL
- EX EXISTING



SUBSOIL DRAINAGE DETAIL N.T.S.

NOT FOR CONSTRUCTION

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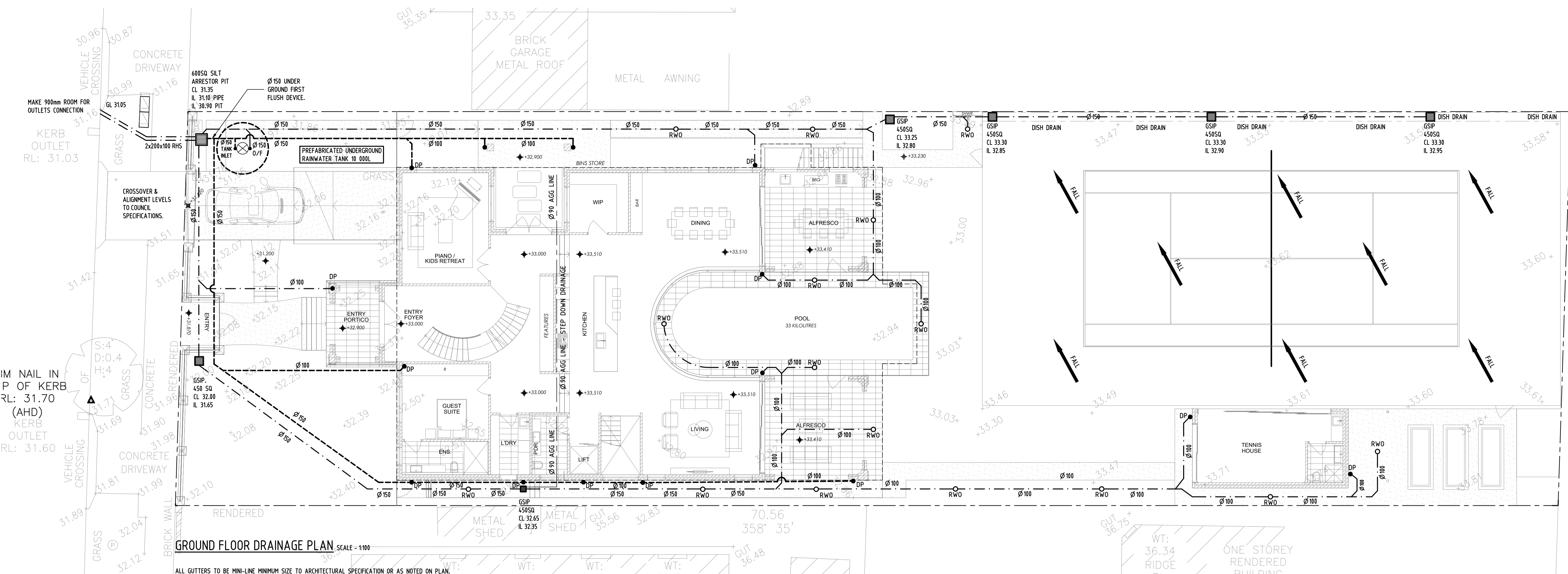
JOHN ROMANOUS & ASSOCIATES PTY. LTD.
 CONSULTING CIVIL & STRUCTURAL ENGINEERS ACN 054 595 005
 SUITE 2D / 322 KINGSGROVE RD. KINGSGROVE NSW 2208 Ph (02) 83 87 68 26

PROPOSED DEVELOPMENT AT:
33 NEWTOWN ROAD, STRATHFIELD.

STORMWATER DRAINAGE DETAILS					
DRAWN	CHECKED	SCALE	DATUM	DRAWING No.	REV.
JDR	D.M.ROMANOUS .B.E., M.I.E.AUST.	AS SHOWN @A1	A.H.D	2193 - S1/4	C

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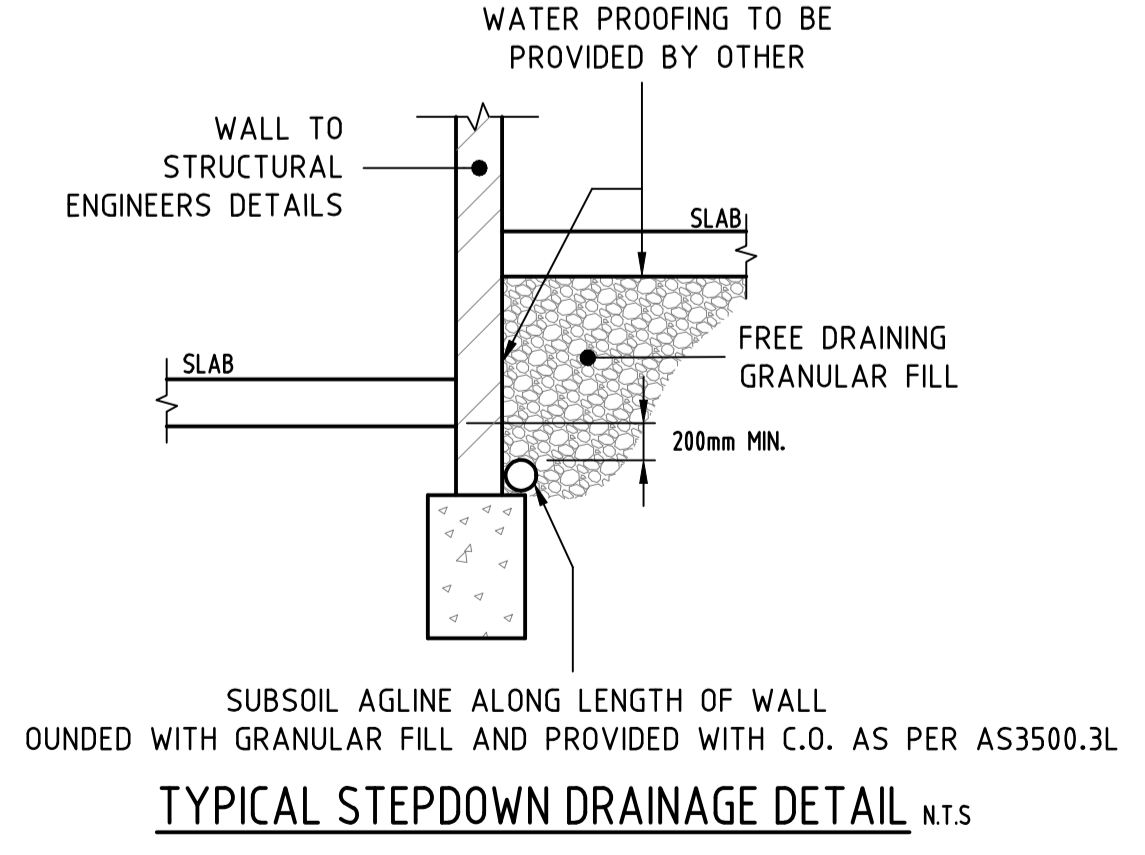
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GROUND FLOOR DRAINAGE PLAN SCALE = 1:100

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- RWO RAIN WATER OUTLET
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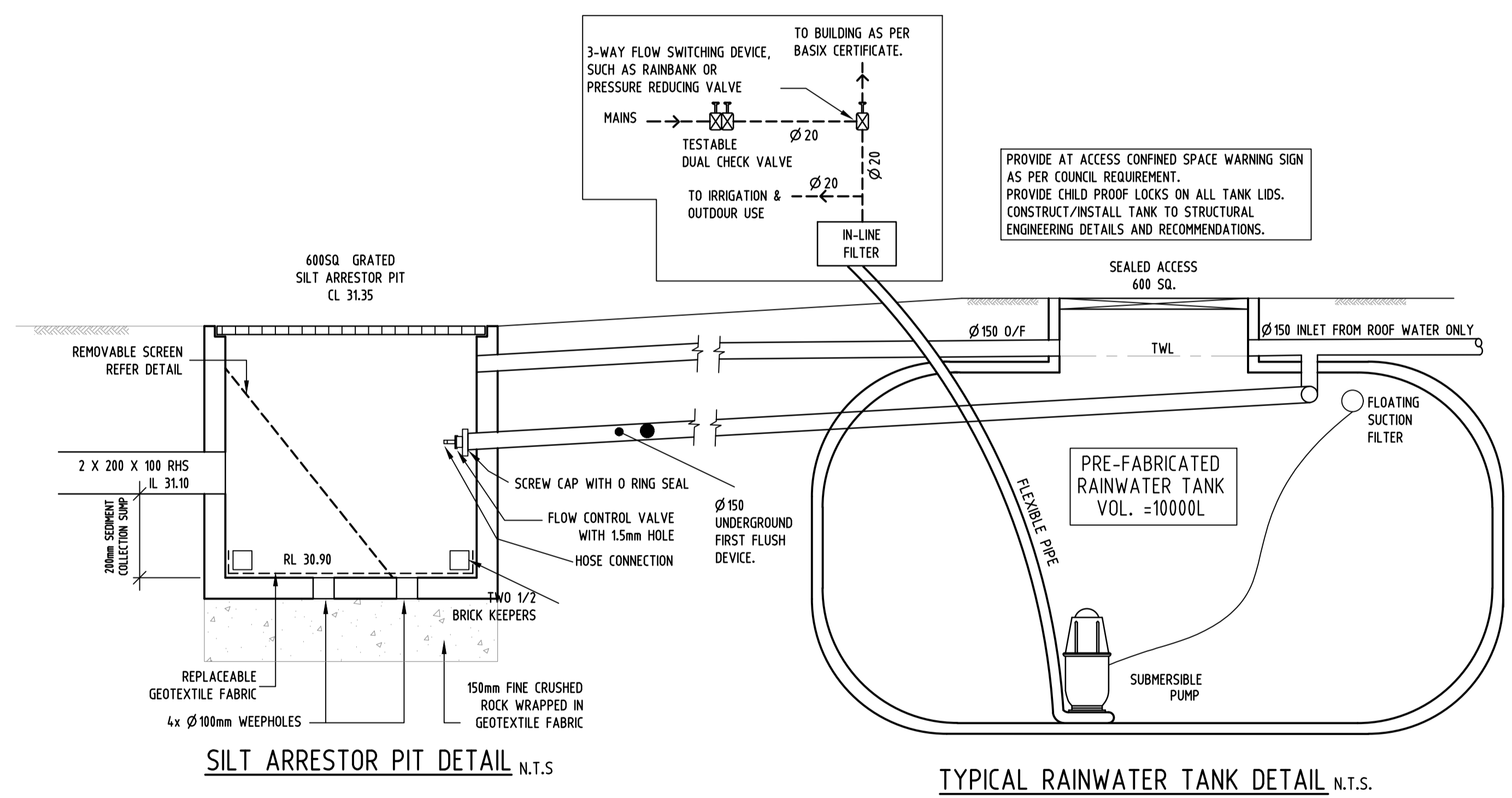
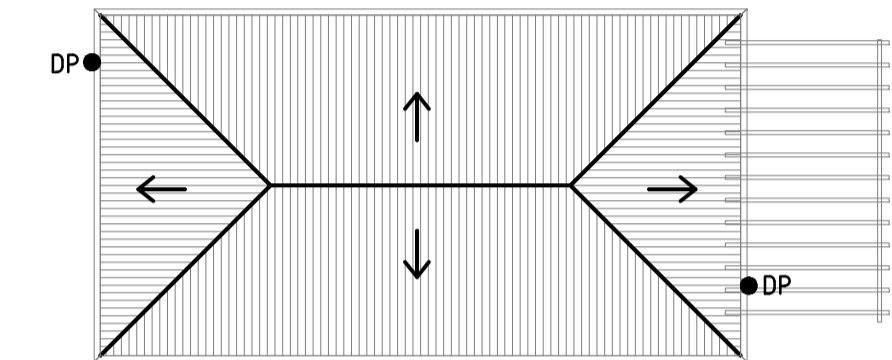
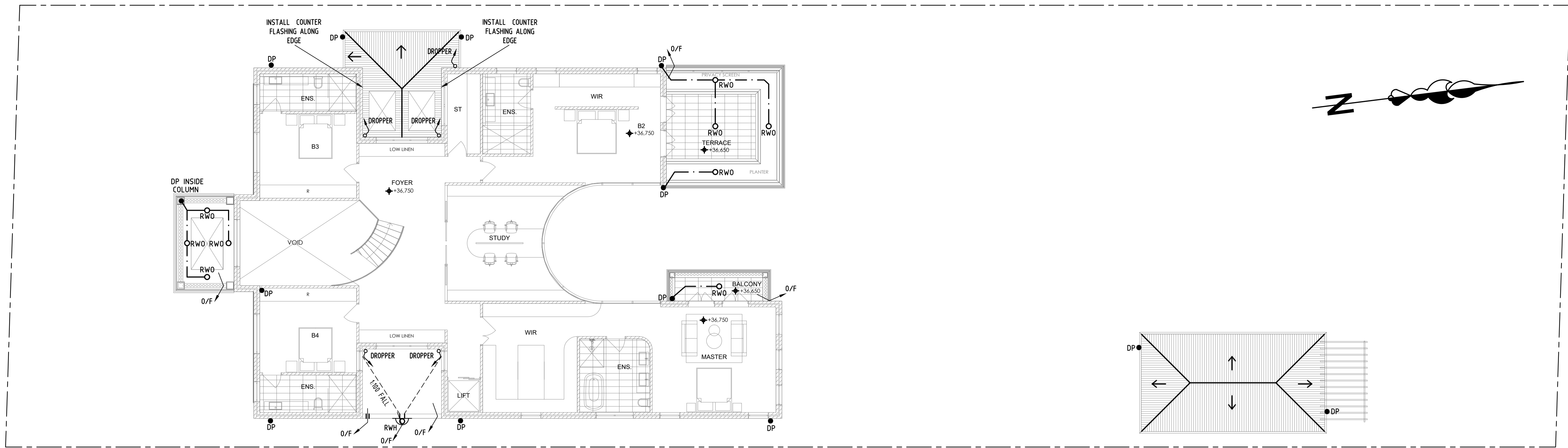
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PROPOSED DEVELOPMENT AT:
33 NEWTOWN ROAD, STRATHFIELD.

STORMWATER DRAINAGE DETAILS					
DRAWN	CHECKED	SCALE	DATUM	DRAWING No.	REV.
JDR	D.M.ROMANOUS .B.E., M.I.E.AUST.	AS SHOWN @A1	A.H.D	2193 - 52/4	C

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RAINWATER RE-USE NOTES

PROVIDE SIGN IN PROMINENT LOCATION AT FRONT OF PROPERTY NOTING "RAINWATER IN USE".

MARK TANK OUTLETS "NON-POTABLE WATER"

RECYCLED RAINWATER TO SERVICE BUILDING AS PER THE BASIX CERTIFICATE.

OVER FLOW FROM RAINWATER TANK TO BE CONNECTED TO STORMWATER SYSTEM.

RAINWATER SUPPLY PIPE WORK ABOVE GROUND MUST BE LABELLED ALONG THEIR LENGTH WITH A PERMANENT MARKING STATING "RAINWATER" EVERY 500mm OR LESS. BELOW GROUND RAINWATER SUPPLY PIPE WORK MUST HAVE IDENTIFICATION TAPE AT LEAST 75mm WIDE AND MARKED "RAINWATER" ON THE RAINWATER SUPPLY PIPE AND FASTENED TO THE PIPE AT NOT MORE THAN 3m INTERVALS.

SYDNEY WATER BACKFLOW PREVENTION DEPARTMENT MUST BE CONTACTED REGARDING RECYCLED WATER ON THIS BUILDING AND FOR THE BACKFLOW PREVENTION REQUIREMENTS AND TOP-UP SYSTEM.

APPROPRIATE WATER METER MUST BE OBTAINED FROM SYDNEY WATER TAKING INTO ACCOUNT RAINWATER RE-USE.

ANY GARDEN OR CARWASH TAPS CONNECTED TO RECYCLED SYSTEM MUST BE LOCATED 15m MIN. ABOVE THE SURFACE OR PROVIDE WITH REMOVABLE HANDLE.

EVERY FIXTURE SERVICED FROM THE RECYCLED WATER SUPPLY MUST BE CLEARLY LABELLED "RAINWATER" REFER TO SIGNAGE.

FOR PERIOD OF LOW WATER LEVEL IN THE RAIN WATER TANK A CONNECTION TO THE WATER MAIN IS NEEDED AND TO BE PROVIDED IN ACCORDANCE WITH THE SYDNEY WATER REQUIREMENTS.

PUMPS AND FILTERS ON OUTLETS FROM RECYCLED SYSTEM TO BE SUPPLIED BY OTHERS AS MAY BE REQUIRED.

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- O/F OVERFLOW DOWN PIPE
- DP DROPPER
- RWD RAIN WATER OUTLET
- RWH RAIN WATER HEAD
- FEL FINISHED FLOOR LEVEL
- EX. EXISTING

FIRST FLOOR DRAINAGE PLAN SCALE - 1:100

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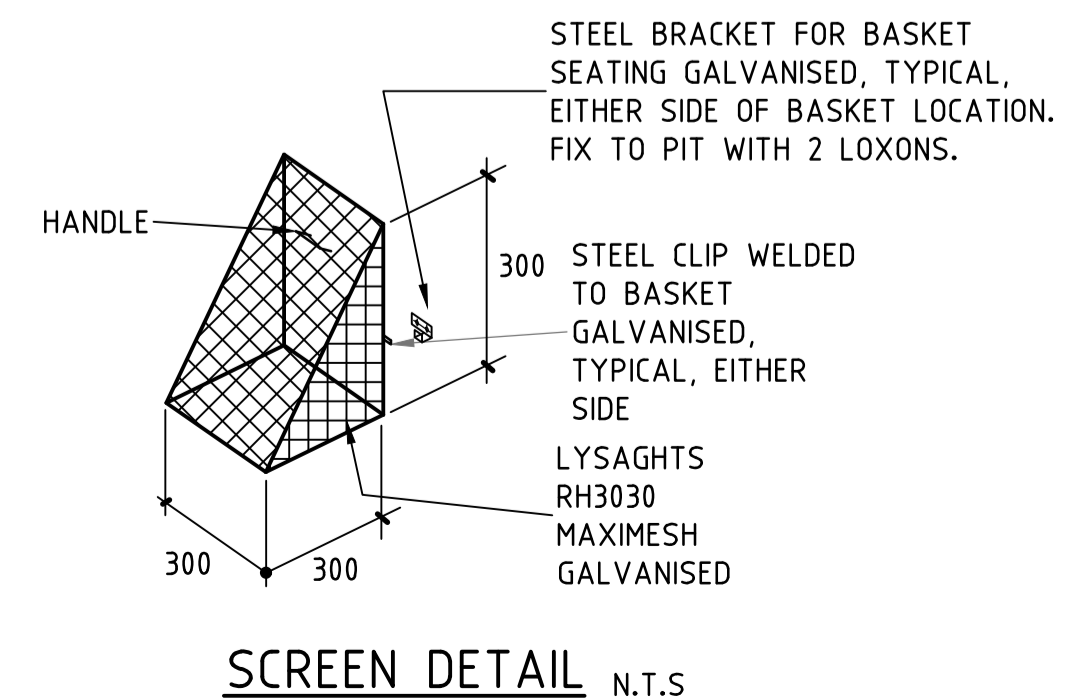
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SIGNAGE FOR RAINWATER TANKS AND OUTLETS

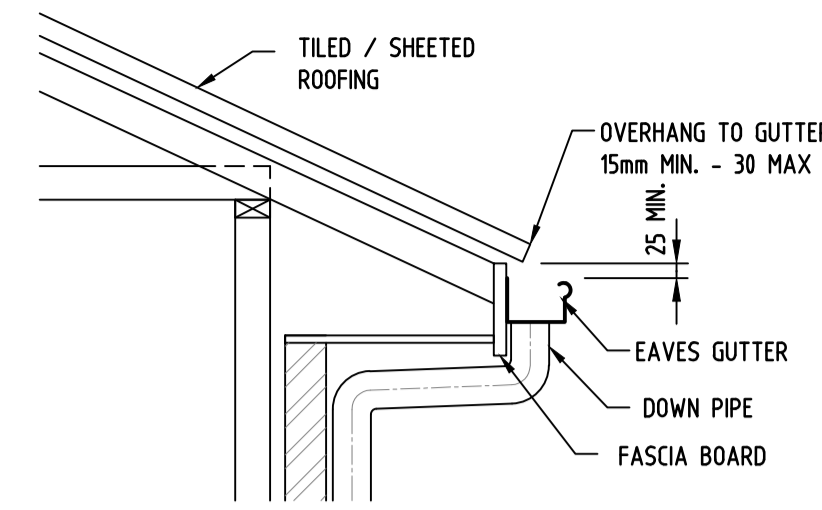
-DIMENSIONS: 80mm X 60mm
 -BACKGROUND COLOUR SHOULD BE YELLOW;
 -TEXT IS WHITE ON A BLACK BACKGROUND;
 -TAP SYMBOL IS BLACK.

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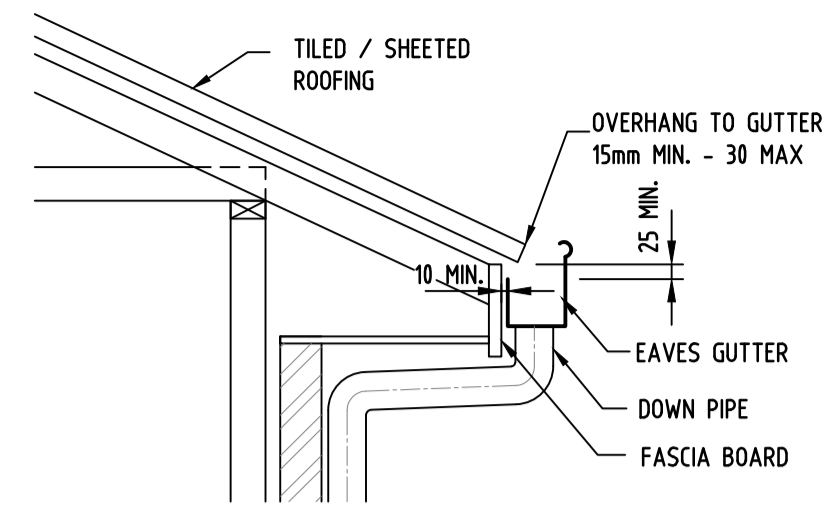
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PROPOSED DEVELOPMENT AT: 33 NEWTOWN ROAD, STRATHFIELD.			
STORMWATER DRAINAGE DETAILS			
DRAWN	CHECKED	SCALE	DATUM
JDR	D.M.ROMANOUS .B.E., M.I.E.AUST.	AS SHOWN @A1	A.H.D
		DRAWING No.	REV.
		2193 - 53/4	C



TYPICAL EAVE GUTTER DETAIL WITH LOW FRONT N.T.S.



TYPICAL EAVE GUTTER DETAIL WITH HIGH FRONT & 10mm GAP TO FACIA N.T.S.

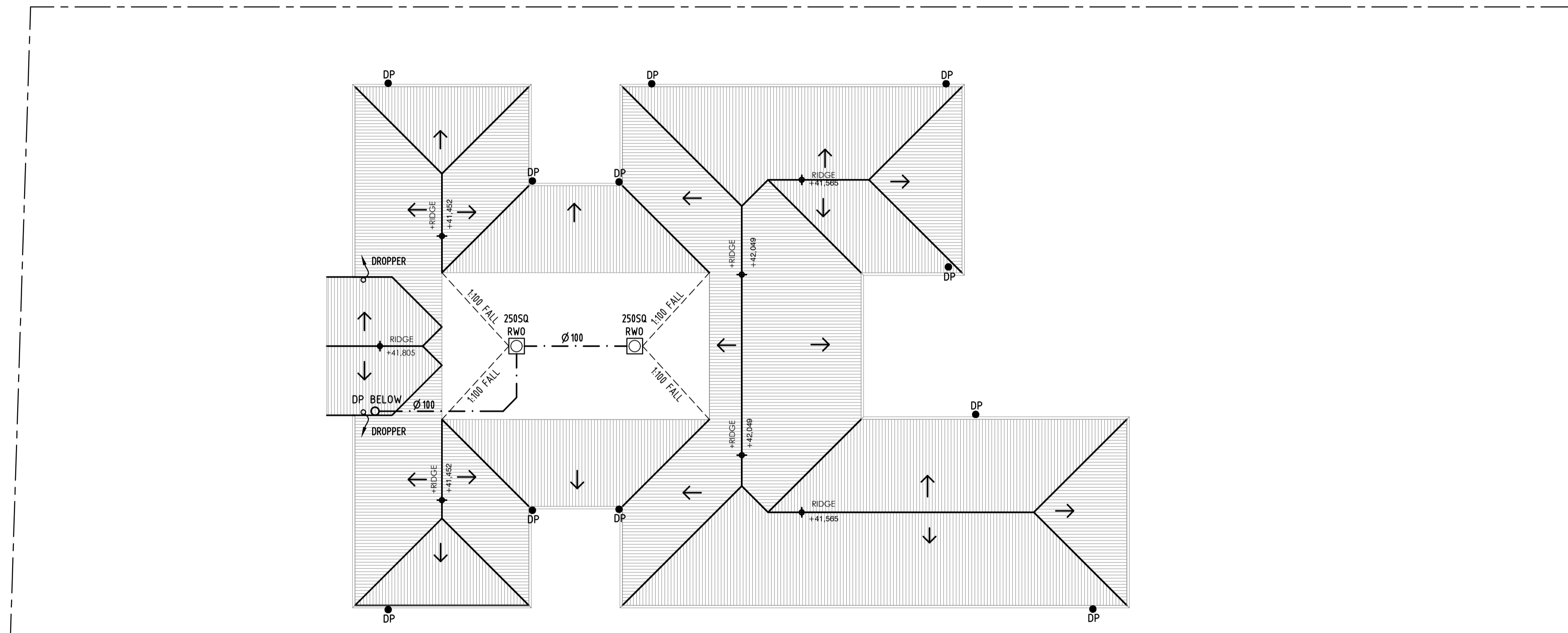


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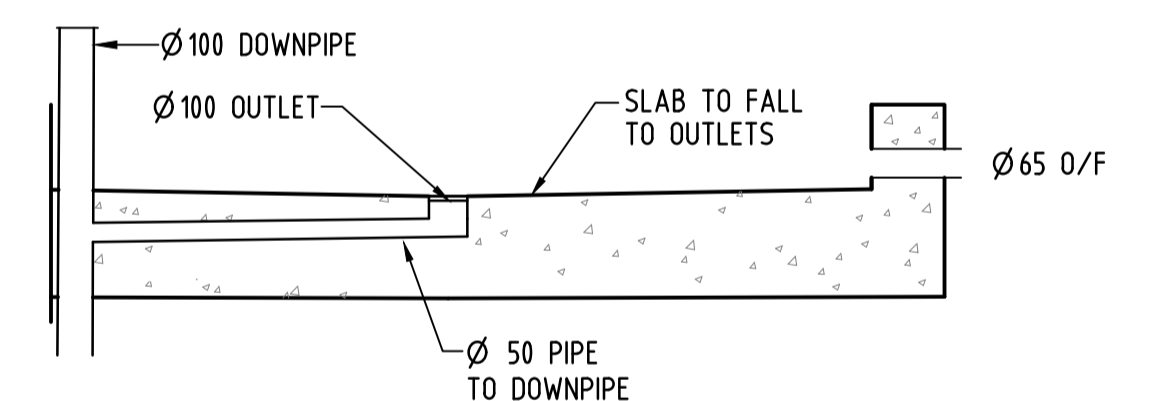
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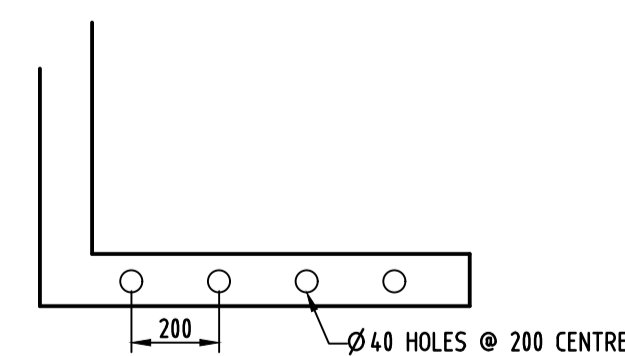


ROOF DRAINAGE PLAN SCALE - 1:100

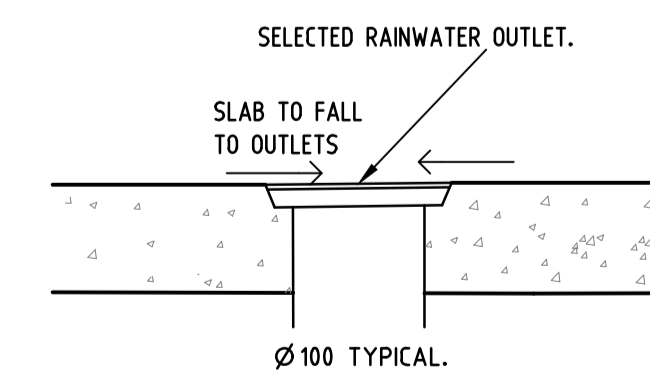
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BALCONY OUTLET DETAIL N.T.S.



TYPICAL DROPPER / SPREADER DETAIL N.T.S.



RAINWATER OUTLET DETAIL (RWO) WITH DOWN PIPE BELOW DETAIL N.T.S.

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