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NOTES:

DETAILS SHOWN ON THESE PLANS ARE INTENDED TO BE
ACCURATE - HOWEVER INFORMATION WRITTEN INTO
INDIVIDUAL CONTRACTS WILL TAKE PRECEDENCE OVER PLANS

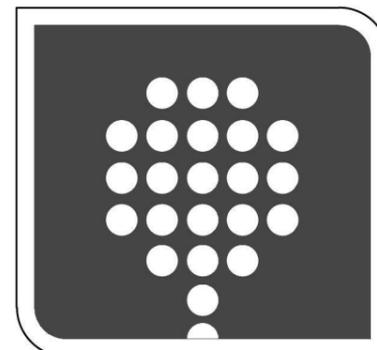
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ANY VERBAL DISCUSSIONS OR INSTRUCTIONS. ALL CHANGES
AND SPECIAL INCLUSIONS MUST BE DOCUMENTED IN WRITING

SCHEDULE OF DRAWINGS:

SHEET	DRAWING TITLE
01	COVER SHEET
02	SITE PLAN
03	FLOOR PLAN
04	ELEVATIONS
05	SECTION
06	SLAB PLAN
07	ELECTRICAL LAYOUTS
08	WET AREA DETAILS
09	SEDIMENT/WASTE PLAN



**RAWSON
HOMES**
- EST 1978 -
PROJECTS

ISSUE:	AMENDMENT DESCRIPTION:	DRAWN:	DATE:
A	PRELIMINARY DA ISSUE	SJB	18.07.14
B	ISSUE FOR DA SUBMISSION;HOUSE SITED TO DESIGN LEVELS	SJB	24.10.14
C	ISSUE FOR CC;ADDITIONAL INFO. TO FLOOR PLAN;SLAB & WET AREAS INCL. CLIENT UPGRADES;GARAGE & LDRY CAV. SL. DOORS;KITCHEN UPGRADES; KITCHEN, ENS & BATH WATER PTS; ELECT UPGRADES;SHOWER & FAMILY NICHE'S;DEB'S TO CONTAIN ALL EXT. FILL WITH CONCRETE STEP AS REQ'D	SJB	16.07.15
D	FEATURE FINISH WALLS INDICATED; MINOR ELECTRICAL UPGRADES INCL.	SJB	19.07.15

CC SUBMISSION

SIGNATURE.....

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RAWSON HOMES

1 HOMEBUSH BAY DRIVE
BUILDING F, LEVEL 2, SUITE 1
RHODES NSW 2138
TELEPHONE: 02 8765 5500
FAX : 02 8765 8099
BUILDER'S LICENCE No. 33493C



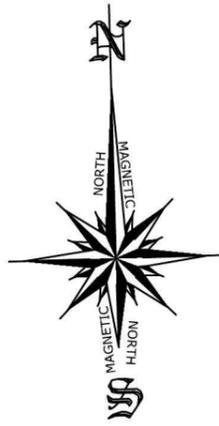
CLIENT:
KATHI

SITE ADDRESS:
**LOT 2309
EMPIRE CIRCUIT
THORNTON**

HOUSETYPE:
MODEL: **LANGLEY MKIV LH DG**
FACADE: **TREND**
TYPE:
SPECIFICATION:

DRAWING TITLE:
COVER SHEET

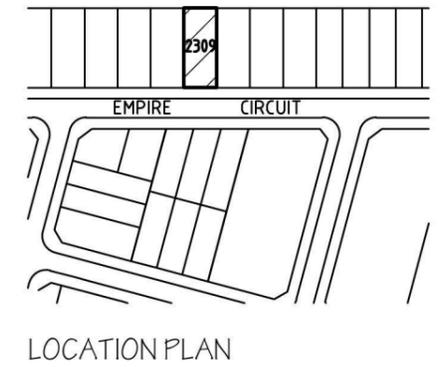
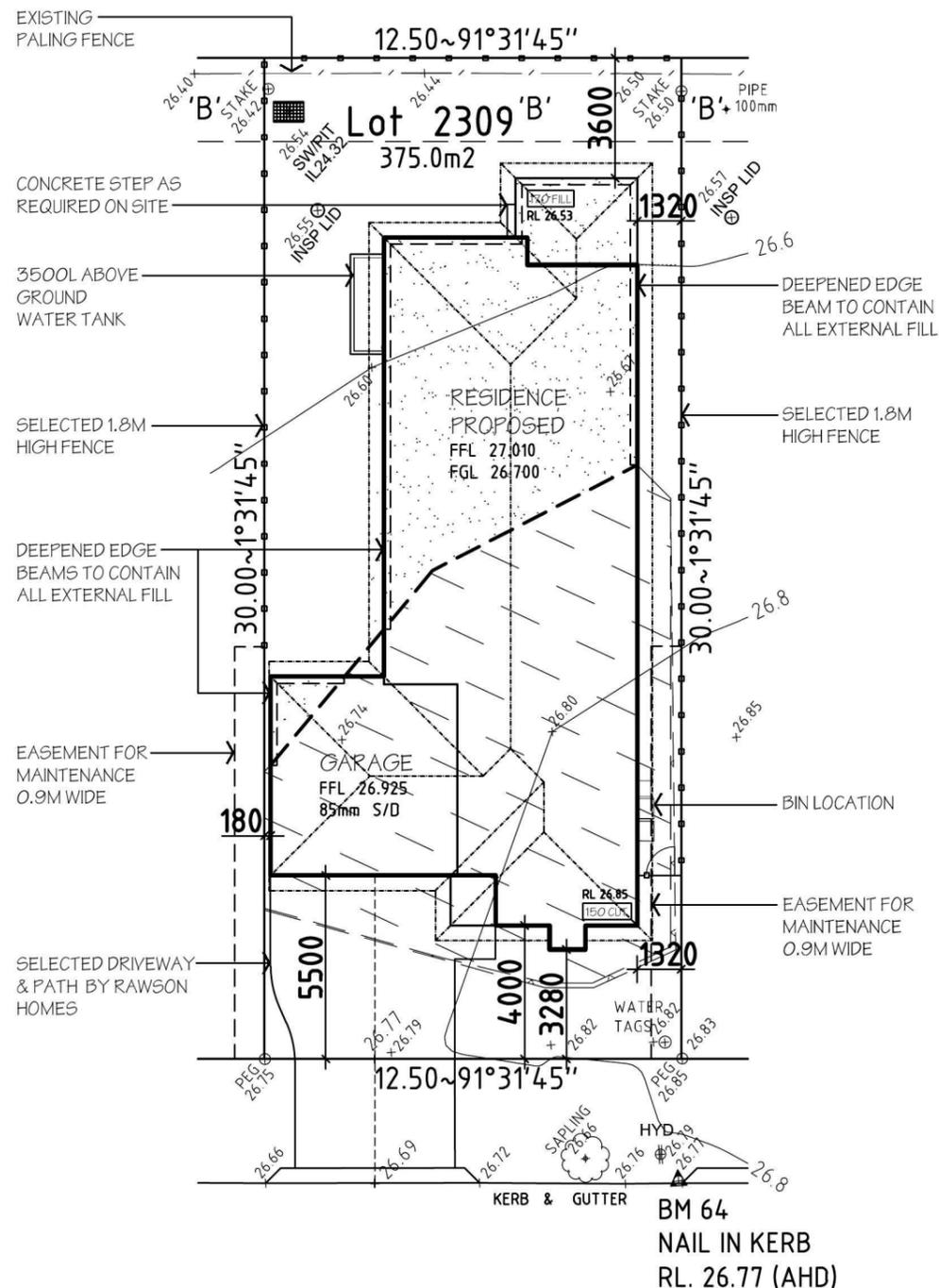
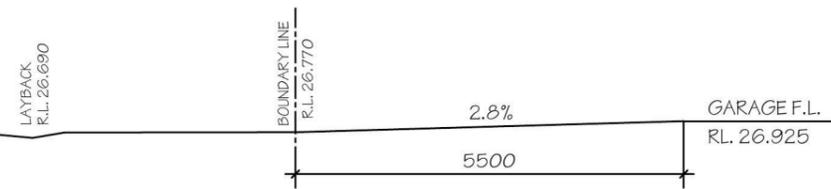
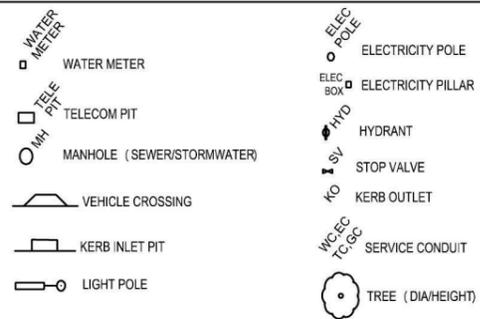
DRAWN BY:	DATE DRAWN:	CHECKED BY:	APPROVED FOR CONSTRUCTION:
SJB	JUNE '14		
COUNCIL AREA: PENRITH		SCALE: NTS	
JOB No: J004170	DRWG No.: 01	ISSUE: D	



WARNING - UNREGISTERED PLAN
 - THIS CONTOUR AND DETAIL SURVEY IS BASED ON AN UNREGISTERED PLAN.
 - ALL BOUNDARIES AND EASEMENTS ARE UNREGISTERED AND MAY BE AMENDED TO SUIT THE REQUIREMENTS OF COUNCIL OR THE LAND TITLES OFFICE.
 - THIS INFORMATION MUST BE VERIFIED UPON REGISTRATION.
 - NO FURTHER INVESTIGATION HAS BEEN UNDERTAKEN TO DISCLOSE EASEMENTS ETC OMITTED FROM THE UNREGISTERED PLAN.
 - STRUCTERRE SURVEYING CAN ACCEPT NO LIABILITY FOR ANY LOSS OR DAMAGE HOWSOEVER ARISING, TO ANY PERSON OR CORPORATION, DUE TO OMISSIONS, ERRORS OR VARIATIONS ON THE UNREGISTERED PLAN.
 - COPIES OF THIS CONTOUR PLAN MUST NOT BE REPRODUCED WITHOUT THIS NOTICE.

***NOTES:**
 - THIS SURVEY IS FOR CONTOUR PURPOSES ONLY SERVICES SHOWN HAVE BEEN LOCATED WHERE POSSIBLE BY FIELD SURVEY.
 - CONTOURS SHOWN HAVE BEEN INTERPOLATED FROM SPOT LEVELS TAKEN ON-SITE AND ARE A REPRESENTATION OF THE TOPOGRAPHY ONLY.
 - DIMENSIONS AND AREAS HAVE BEEN DETERMINED FROM PLANS MADE AVAILABLE AT LPI, NSW AND ARE SUBJECT TO FINAL SURVEY.
 - SERVICES SHOWN HAVE BEEN LOCATED WHERE POSSIBLE BY FIELD SURVEY. PRIOR TO ANY SITE WORKS, THE RELEVANT AUTHORITY SHOULD BE CONTACTED TO ESTABLISH ACCURATE POSITION AND DEPTH OF ANY SERVICES.
 - DIMENSIONS OF ANY TREES SHOWN ON THE PLAN ARE APPROXIMATE

LEGEND



DATUM OF LEVELS: AUSTRALIAN HEIGHT DATUM
ORIGIN OF LEVELS: SSM 180810 RL. 28.445
SOURCE OF LEVELS: S C I M S

***FURTHER NOTES:**
 - FLOOR LEVELS HAVE BEEN BASED ON AN ASSUMED 'M-CLASS' SITE CLASSIFICATION
 - REFER TO LANDSCAPING DRAWINGS FOR ALL FENCING & LANDSCAPING DETAILS

LOT 2309	
SITE DATA	
SITE AREA:	375.00 m ²
PRIVATE OPEN SPACE RATIO:	(31.5 %)
PRIVATE OPEN SPACE AREA:	118.15m ²
LANDSCAPE AREA:	(43.5 %)
SITE AREA:	375.00m ²
TOTAL HARDSTAND AREAS: (INC. Driveway & Path.)	211.72m ²
REMAINING SOFT AREA:	163.28m ²
FLOOR AREAS	
GROUND FLOOR:	137.09 m ²
GARAGE:	32.93 m ²
PORCH:	2.03 m ²
ALFRESCO:	9.20 m ²
TOTAL FLOOR AREA:	181.25 m ²

EMPIRE CIRCUIT

'B': EASEMENT TO DRAIN WATER 2.5 WIDE

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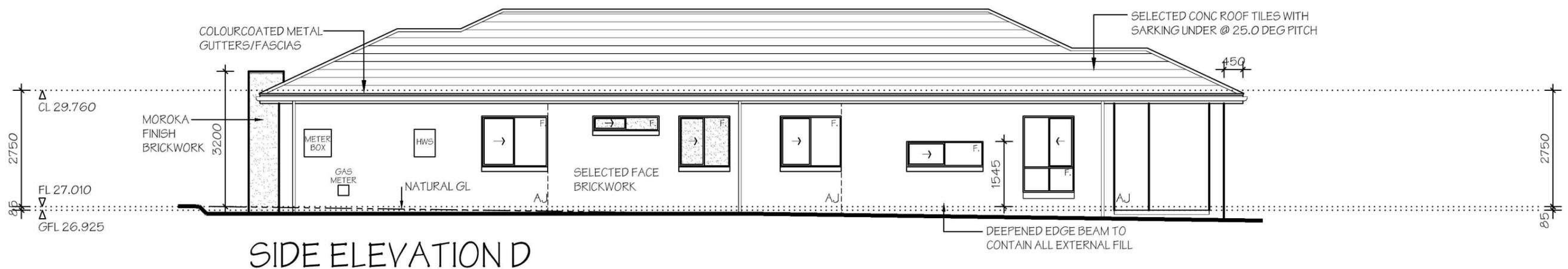
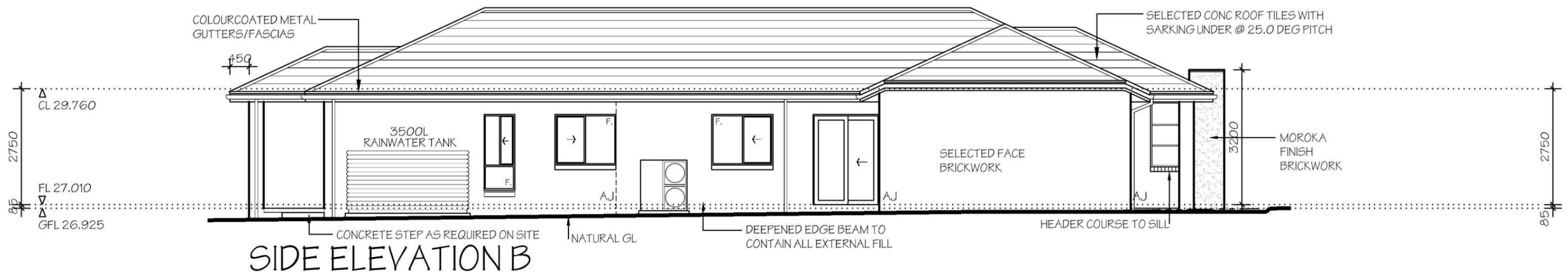
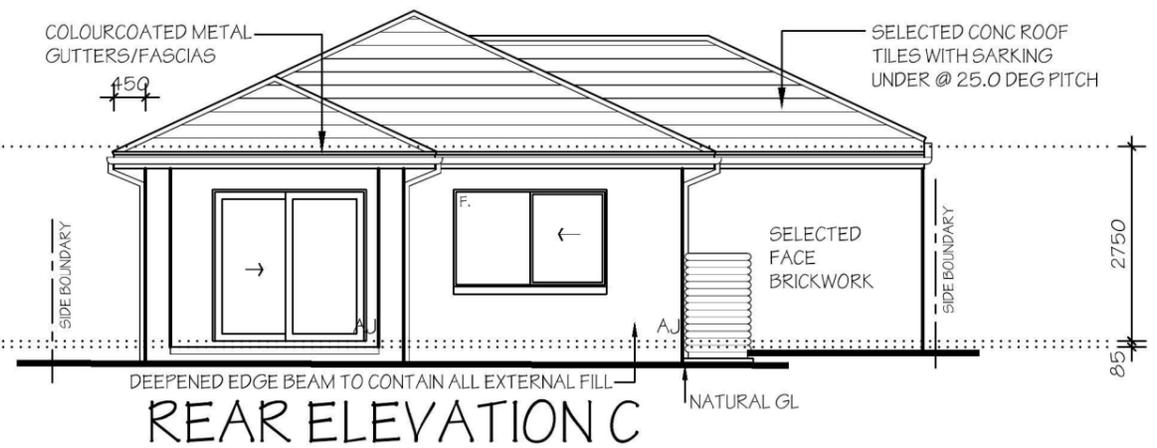
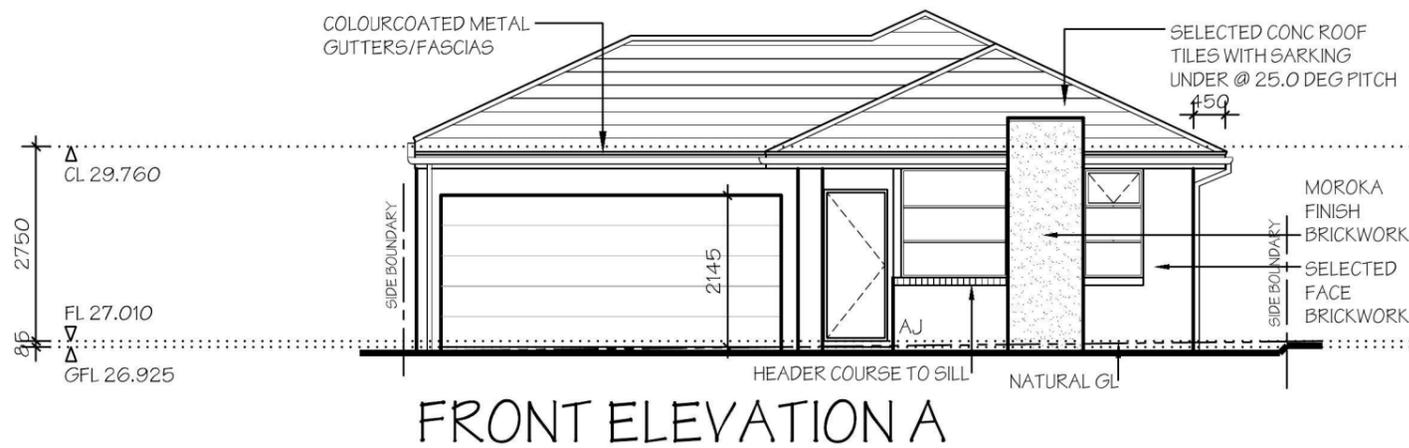
RAWSON HOMES
 1 HOMEBUSH BAY DRIVE
 BUILDING F, LEVEL 2, SUITE 1
 RHODES NSW 2138
 TELEPHONE: 02 8765 5500
 FAX : 02 8765 8099
 BUILDER'S LICENCE No. 33493C

CLIENT:
KATHI
 SITE ADDRESS:
**LOT 2309
 EMPIRE CIRCUIT
 THORNTON**

HOUSETYPE:
 MODEL: LANGLEY MKIV LH DG
 FACADE: TREND
 TYPE:
 SPECIFICATION:
 DRAWING TITLE:
SITE PLAN

DRAWN BY: SJB	DATE DRAWN: JUNE '14	CHECKED BY:	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: PENRITH		SCALE: 1:200	
JOB No: J004170	DRWG No.:	ISSUE:	
	02	D	

NOTE:
FIBREGLASS MESH FLYSCREENS TO ALL
OPENING WINDOWS, SLIDING & STACKING
DOORS EXCLUDING HINGED DOORS



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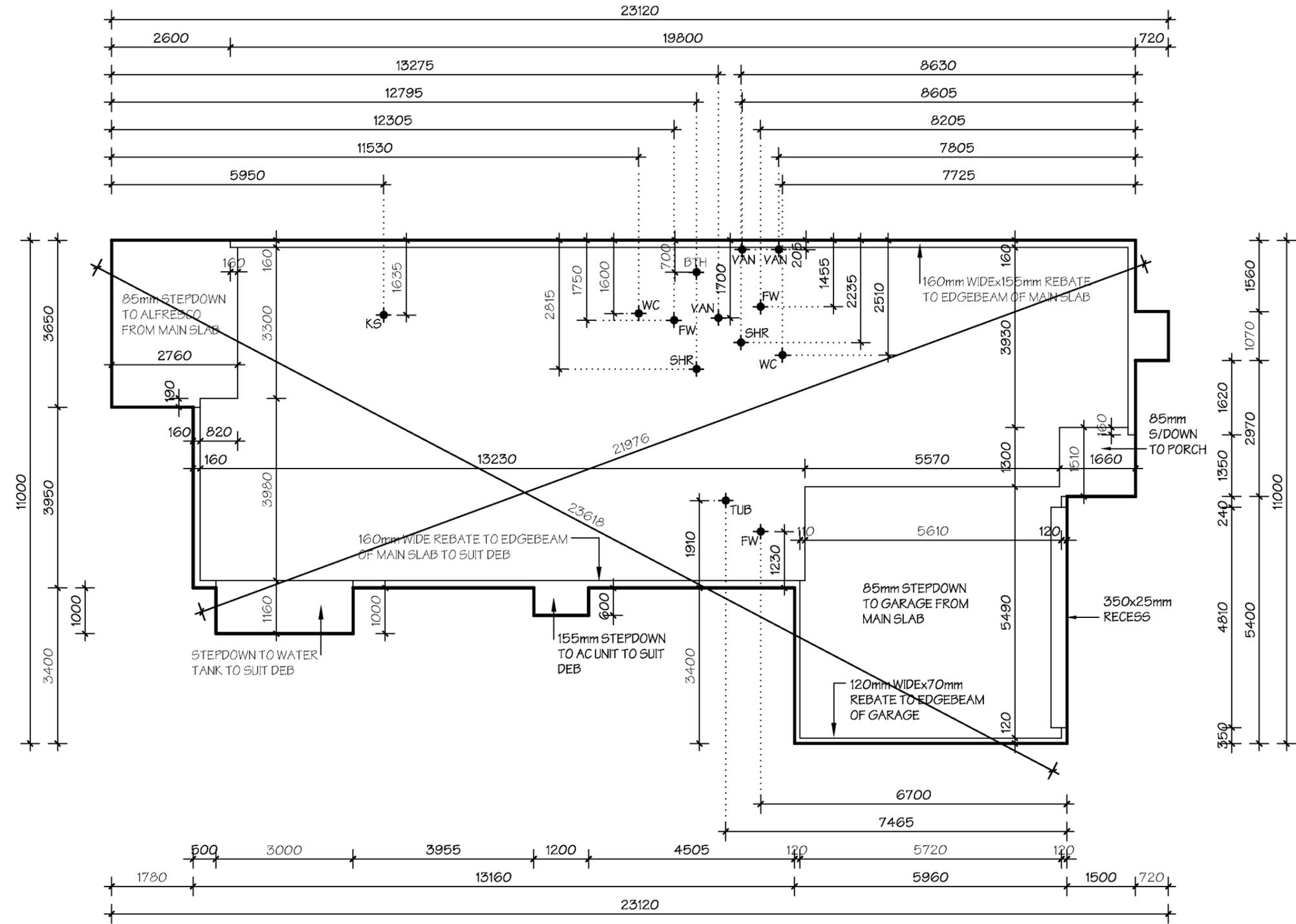


CLIENT:
KATHI

SITE ADDRESS:
**LOT 2309
EMPIRE CIRCUIT
THORNTON**

HOUSETYPE:
MODEL: LANGLEY MKIV LH DG
FACADE: TREND
TYPE:
SPECIFICATION:
DRAWING TITLE:
ELEVATIONS 1

DRAWN BY: SJB	DATE DRAWN: JUNE '14	CHECKED BY:	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: PENRITH		SCALE: 1:100	
JOB No: J004170	DRWG No.: 04	ISSUE: D	



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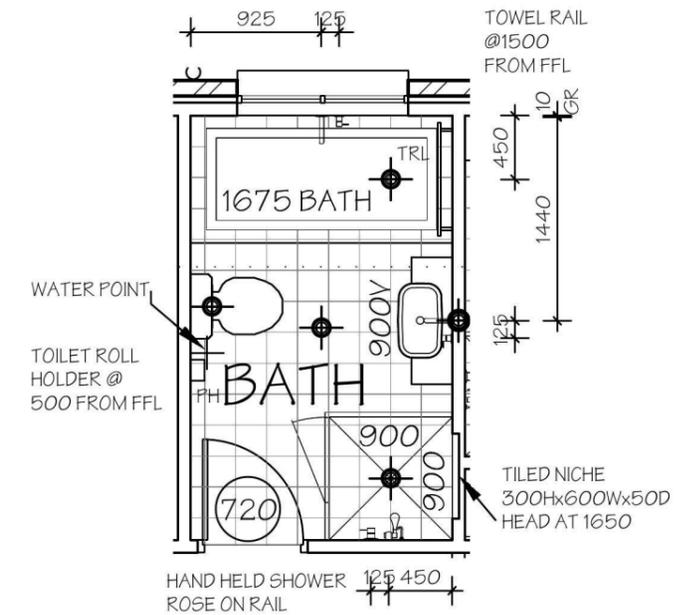
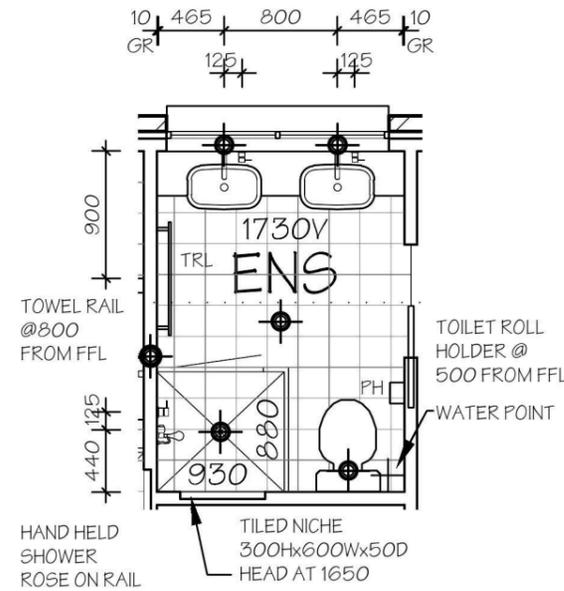
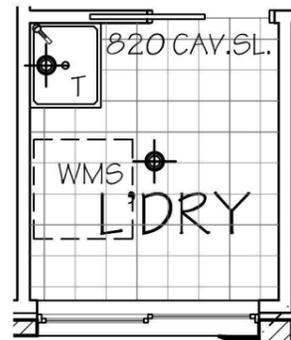
RAWSON HOMES
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RHODES NSW 2138
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FAX : 02 8765 8099
BUILDER'S LICENCE No. 33493C



CLIENT:
KATHI
SITE ADDRESS:
**LOT 2309
EMPIRE CIRCUIT
THORNTON**

HOUSETYPE:
MODEL: **LANGLEY MKIV LH DG**
FACADE: **TREND**
TYPE:
SPECIFICATION:
DRAWING TITLE:
SLAB PLAN

DRAWN BY: SJB	DATE DRAWN: JUNE '14	CHECKED BY:	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: PENRITH		SCALE: 1:100	
JOB No: J004170	DRWG No.:	ISSUE:	
	06	D	



NOTES:

- TILING HEIGHT ABOVE TOP OF BATH 500mm
- TILING HEIGHT TO SHOWER 2100mm FROM FFL
- HEIGHT OF SHOWER SCREENS 2100mm
- SKIRTING TILE TO REMAINDER OF BATHROOM, ENSUITE AND POWDER
- RECESSED TILE KICKER TO BATH HOB 140mm HIGH, 70mm WIDE
- WALL MOUNTED SPOUT TO BATH & VANITY
- SQ. EDGE POLISHED FLOATING MIRRORS MOUNTED ON 32mm BOARD, 130mm OFFSET FROM EDGE OF VANITY & HEAD HEIGHT @2020mm
- WASHING MACHINE TAPS UNDER TUB

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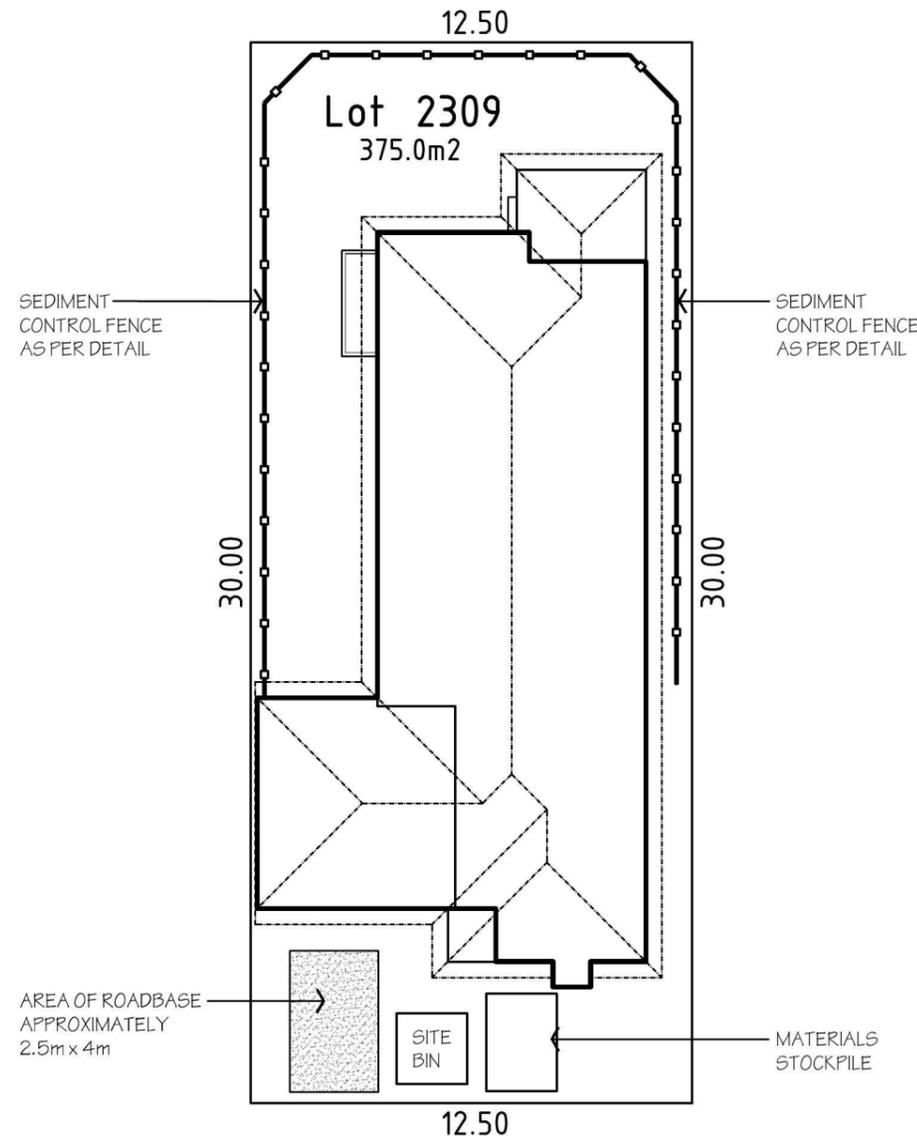
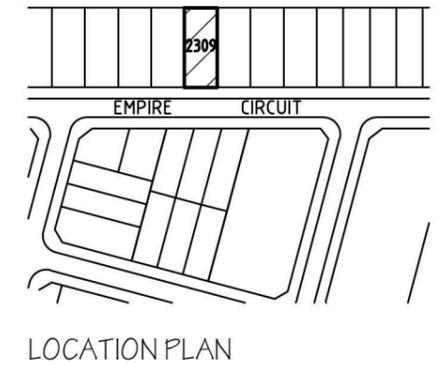
CLIENT:
KATHI

SITE ADDRESS:
**LOT 2309
EMPIRE CIRCUIT
THORNTON**

HOUSETYPE:
MODEL: **LANGLEY MKIV LH DG**
FACADE: **TREND**
TYPE:
SPECIFICATION:

DRAWING TITLE:
WET AREA DETAILS

DRAWN BY: SJB	DATE DRAWN: JUNE '14	CHECKED BY:	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: PENRITH		SCALE: 1:50	
JOB No: J004170	DRWG No.: 08	ISSUE: D	



EMPIRE CIRCUIT

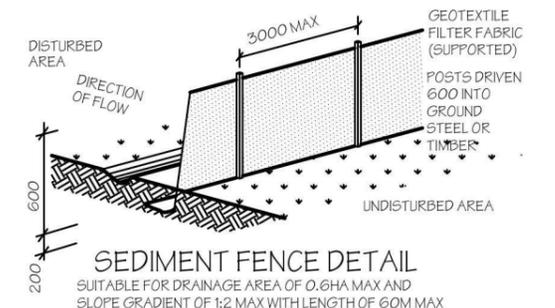
LEGEND

- WATER METER
- TELECOM PIT
- MANHOLE (SEWER/STORMWATER)
- VEHICLE CROSSING
- KERB INLET PIT
- LIGHT POLE
- ELECTRICITY POLE
- ELECTRICITY PILLAR
- HYDRANT
- STOP VALVE
- KERB OUTLET
- SERVICE CONDUIT
- TREE (DIA/HEIGHT)

SEDIMENT CONTROL

INSTALL SEDIMENT CONTROL STRUCTURES IN LOCATIONS INDICATED ON THIS DRAWING AND AS OTHERWISE REQUIRED TO CONTROL SEDIMENT DURING ALL EXCAVATIONS AND WHILST AREAS OF THE SITE ARE EXPOSED TO EROSION. REVIEW CONTROL MEASURES AND MAINTAIN STRUCTURES DURING CONSTRUCTION.

IF ADDITIONAL MEASURES ARE REQUIRED FOR EROSION AND CONTROL OR BY COUNCIL REQUIREMENTS, REFER TO "URBAN EROSION AND SEDIMENT CONTROL" GUIDELINES PREPARED BY THE DEPARTMENT OF CONSERVATION AND LAND MANGEMENT.



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CLIENT:
KATHI
SITE ADDRESS:
**LOT 2309
EMPIRE CIRCUIT
THORNTON**

HOUSETYPE:
MODEL: **LANGLEY MKIV LH DG**
FACADE: **TREND**
TYPE:
SPECIFICATION:
DRAWING TITLE:
SEDIMENT/WASTE PLAN

DRAWN BY: SJB	DATE DRAWN: JUNE '14	CHECKED BY:	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: PENRITH		SCALE: 1:200	
JOB No: J004170	DRWG No.: 09	ISSUE: D	

Lot 2309 Empire

PLANT SCHEDULE Prepared by ecodeign Pty Ltd

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Aja	Acer japonicum 'Aconitifolium'	Japanese Maple	1	75L	3.5m
Cpl	Camellia sasanqua 'Paradise Pearl'	Camellia	9	300mm	2m
Cyg	Cordyline 'Renegade'	Purple Cordyline	2	200mm	1m
Ct	Cerastium tomentosum	Snow in Summer	16	200mm	0.2m
Mpm	Murraya paniculata 'Min-a-min'	Dwarf Orange Jessamine	6	200mm	0.5m

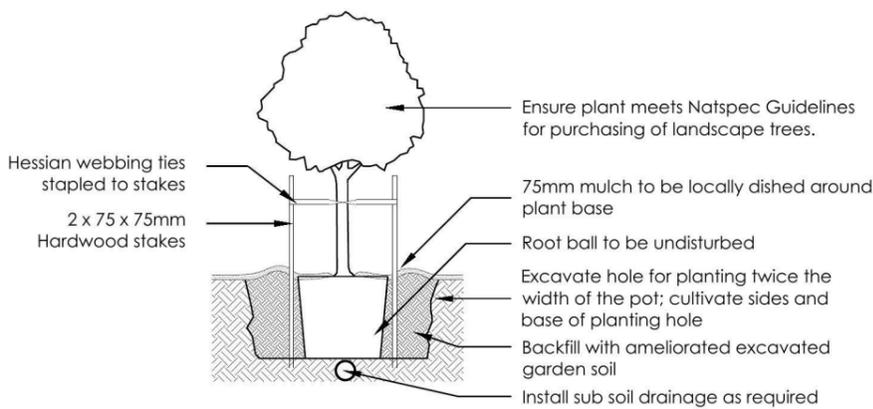
LOT PLANTING SUMMARY

Total Plants	Total Fence Hedging	Street Planting	Other Shrubs/ground-covers	Total Trees
34	9	0	25	1

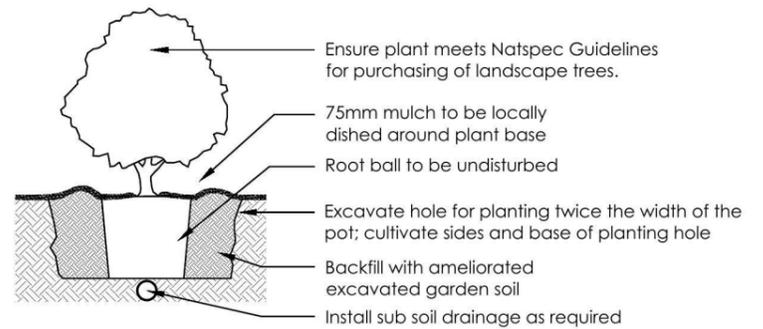
Minimum of 1 tree and 20 shrubs / groundcovers to each front / side yard (excluding fence hedging)

LEGEND

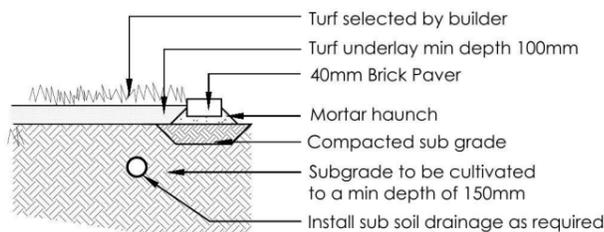
- Proposed trees - refer to plant schedule
- Proposed shrubs - refer to plant schedule
- Proposed accents & grasses - refer to plant schedule
- Proposed groundcovers and grasses - refer to plant schedule
- Boundary
- Garden edging
- Masonry retaining walls
- Existing contours
- Existing levels
- Proposed levels
- Proposed Top Of Wall levels



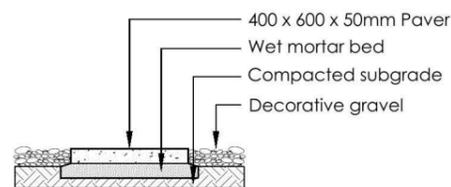
1 Tree Planting Detail
NTS 25L - 100L Pot Size



2 Planting Detail
NTS 150mm, 200mm Pot Size

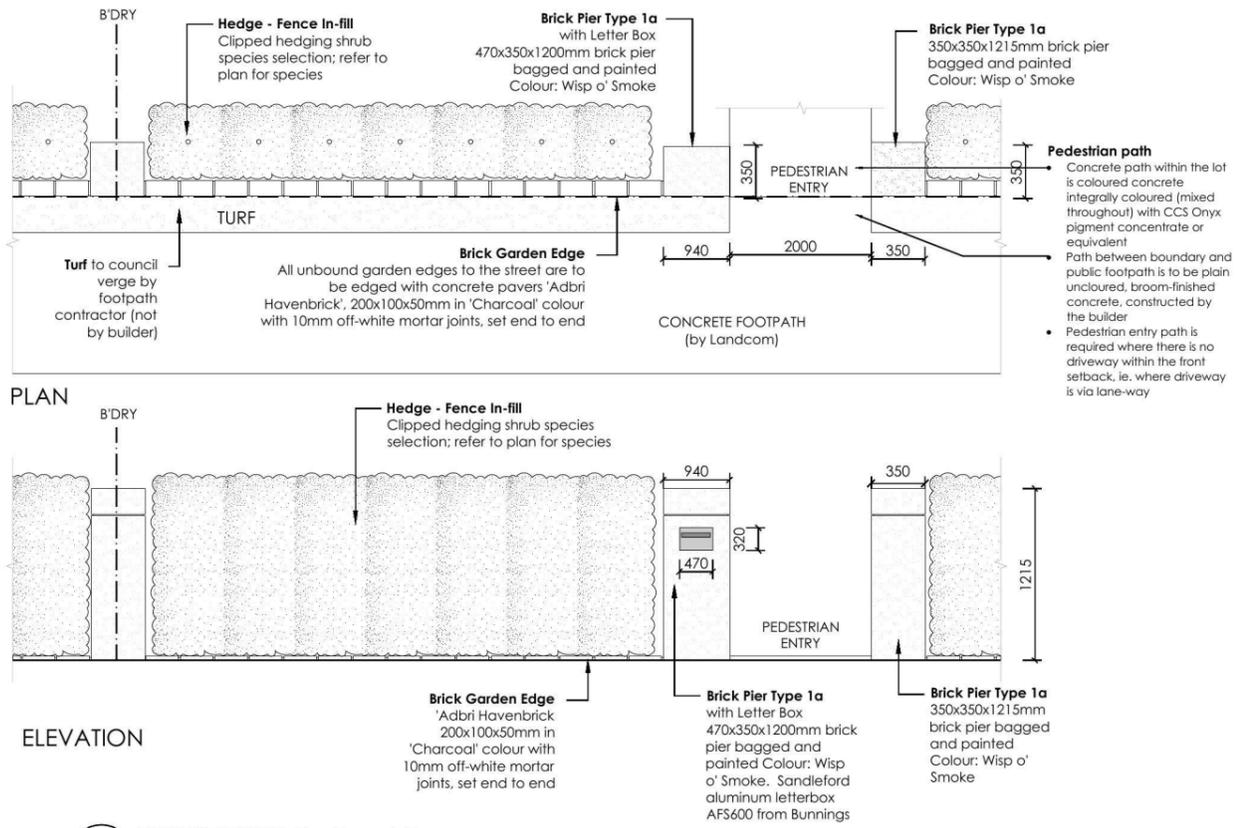


3 Turf Detail
NTS Brick Paver Edge

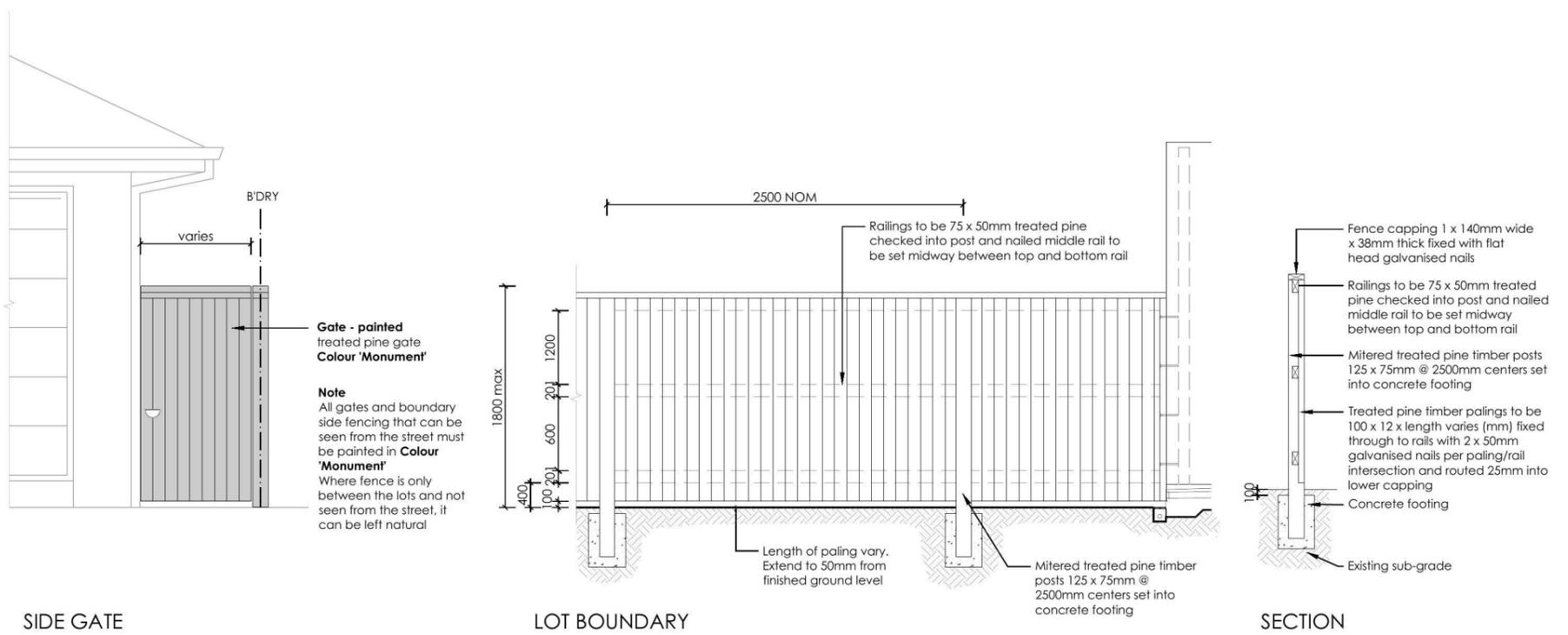


4 Stepping stones in gravel
NTS Low traffic zone

REVISION	DESCRIPTION	DRAWN	CHECK	DATE	PROJECT		DRAWING		SHEET	REVISION
A	ISSUE FOR CLIENT REVIEW	RS	BT	06-06-14	LOT 2309 EMPIRE CIRCUIT, PENRITH		NEW RESIDENCE			
B	AMEND TITLE BLOCK TO CLIENT EMAIL	RS	RS	06-06-14	RAWSON HOMES		LANDSCAPE PLAN			
					PROJECT: NEW RESIDENCE DRAWING: LANDSCAPE PLAN SCALE: 1:100 @ A3 ISSUE: DA DATE: 06-06-14		SHEET: 02 REVISION: B			
1. Do not scale from drawings 2. Verify all measurements on site 3. Notify ecodeign of any inconsistencies 4. Copyright © ecodeign. All rights reserved 5. Drawing remains the property of ecodeign					6. All work to comply with relevant Australian Standards or Building Code of Australia 7. All work to be performed by a suitably qualified tradesperson 8. For application purposes only - NOT FOR CONSTRUCTION					



8 **FENCE TYPE 5 - Front Fence**
1:50 Typical detail



6 **FENCE TYPE 4a - Side Boundaries**
1:50 Typical detail

REVISION	DESCRIPTION	DRAWN	CHECK	DATE
A	ISSUE FOR CLIENT REVIEW	RS	BT	06-06-14
B	AMEND TITLE BLOCK TO CLIENT EMAIL	RS	RS	06-06-14

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outdoor living environments

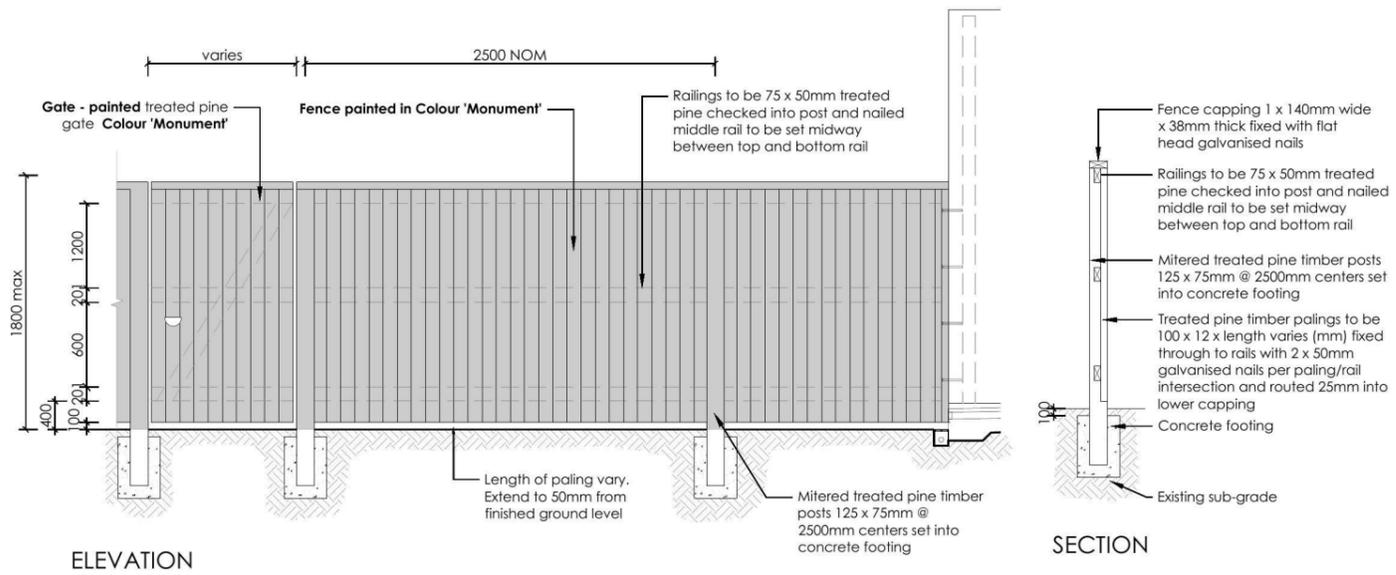
PO Box 8136, Baulkham Hills BC, NSW 2153
Ph: (02) 9480 7712 Fax: (02) 9480 7705
Email: info@ecodesign.com.au
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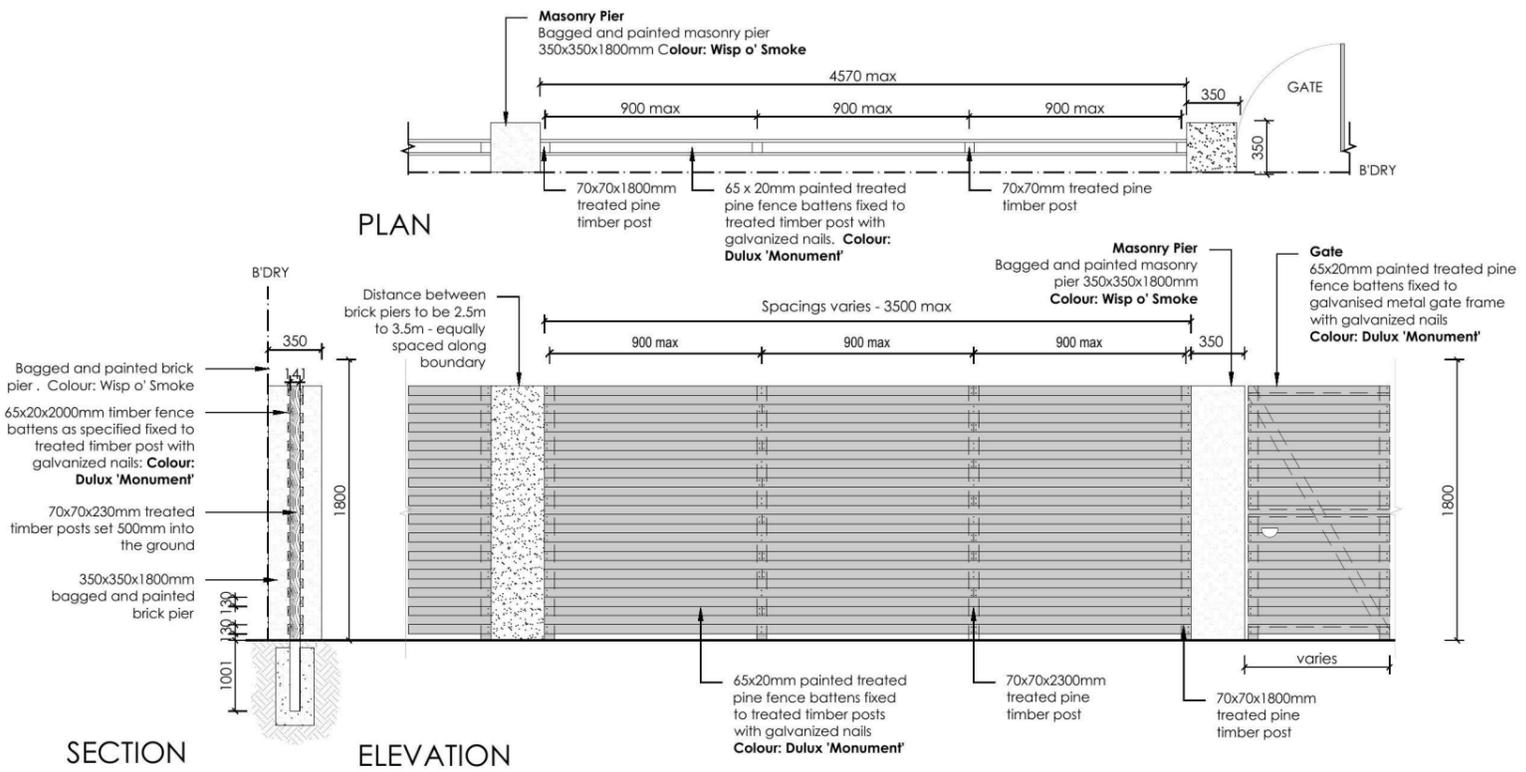
PROJECT	NEW RESIDENCE		
DRAWING	LANDSCAPE PLAN		
SCALE	1:100 @ A3	DATE	09
DRAWN	RS	CHECK	RS
DATE	06-06-14		REVISION
CLIENT			B
RAWSON HOMES			

PROJECT	NEW RESIDENCE		
DRAWING	LANDSCAPE PLAN		
SCALE	1:100 @ A3	DATE	09
DRAWN	RS	CHECK	RS
DATE	06-06-14		REVISION
CLIENT			B
RAWSON HOMES			





7 **FENCE TYPE 4b - Rear Boundary**
 1:50 All Laneways (except Barlett Lane)
 Typical detail



8 **FENCE TYPE 2a - Secondary Street Fencing**
 1:50 Typical detail

REVISION	DESCRIPTION	DRAWN	CHECK	DATE
A	ISSUE FOR CLIENT REVIEW	RS	BT	06-06-14
B	AMEND TITLE BLOCK TO CLIENT EMAIL	RS	RS	06-06-14

ecodesign
 outdoor living environments

PO Box 8136, Baulkham Hills BC, NSW 2153
 Ph: (02) 9480 7712 Fax: (02) 9480 7705
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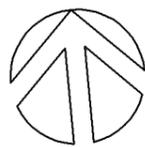
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PROJECT	NEW RESIDENCE		
DRAWING	LANDSCAPE PLAN		
SCALE	1:100 @ A3	DATE	DA
DRAWN	RS	CHECK	RS
DATE	06-06-14		REVISION
CLIENT			B
RAWSON HOMES			

PROJECT	NEW RESIDENCE		
DRAWING	LANDSCAPE PLAN		
SCALE	1:100 @ A3	DATE	DA
DRAWN	RS	CHECK	RS
DATE	06-06-14		REVISION
CLIENT			B
RAWSON HOMES			

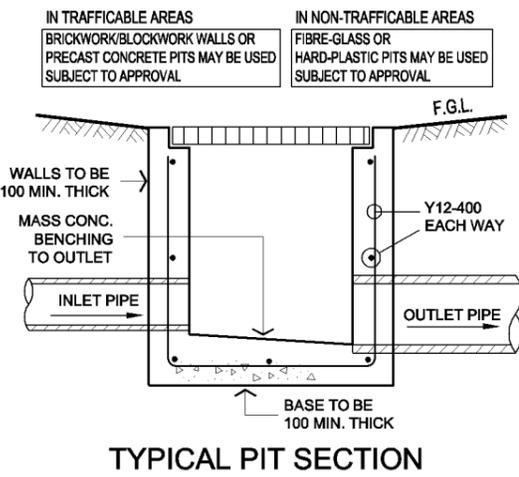
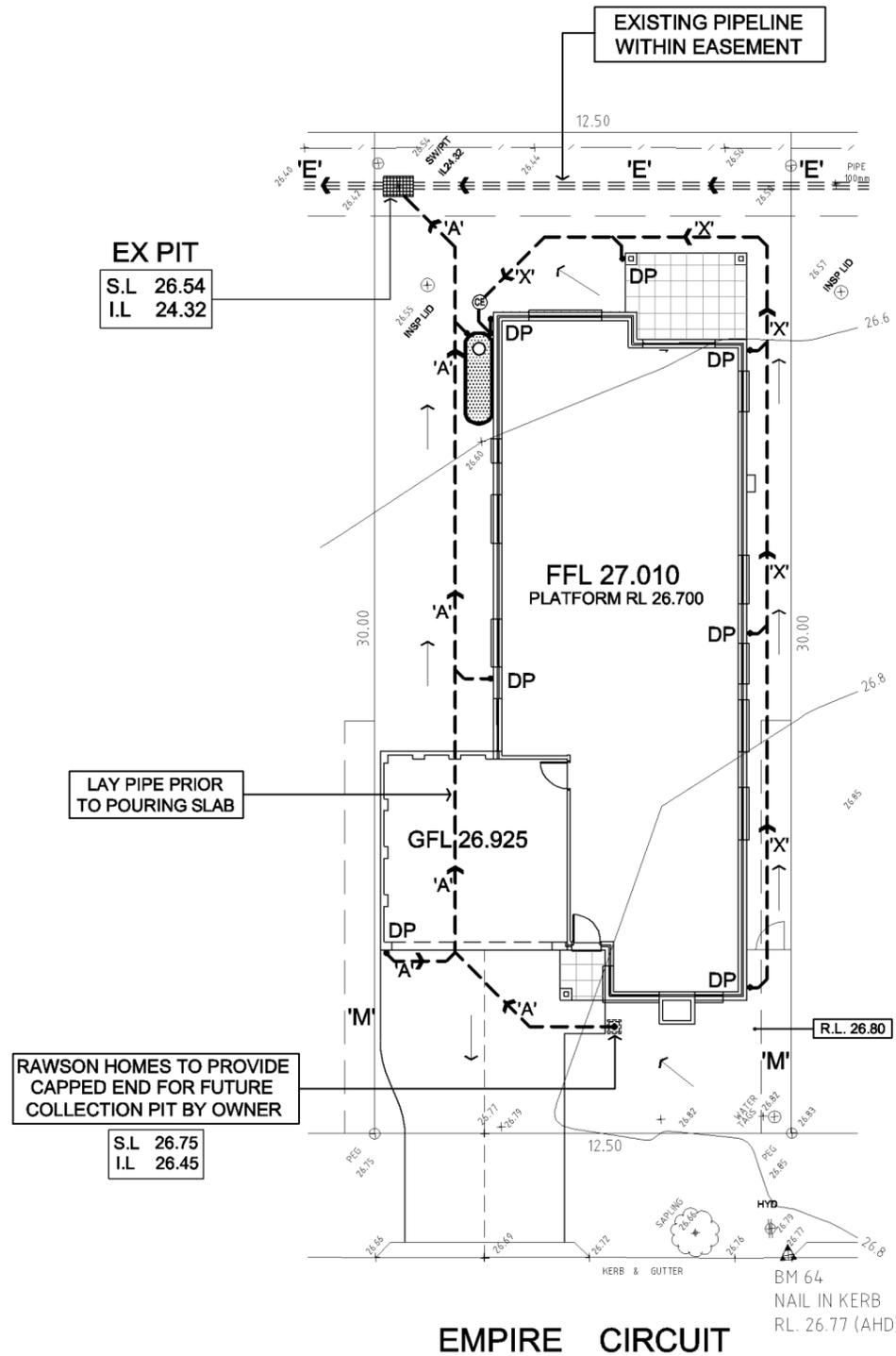


SITE STORMWATER MANAGEMENT LAYOUT
SCALE 1:200/A3



PIPE SCHEDULE

TAG	SIZE	MATERIAL	GRADE	DESCRIPTION
'A'	100 Ø	P.V.C	1% MIN	REGULAR GRAVITY PIPE
'B'	150 Ø	P.V.C	1% MIN	REGULAR GRAVITY PIPE
'X'	100 Ø	P.V.C	CHARGED	TO FEED RAINWATER TANK



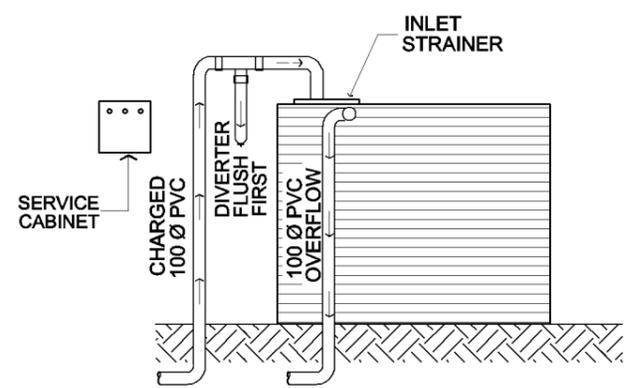
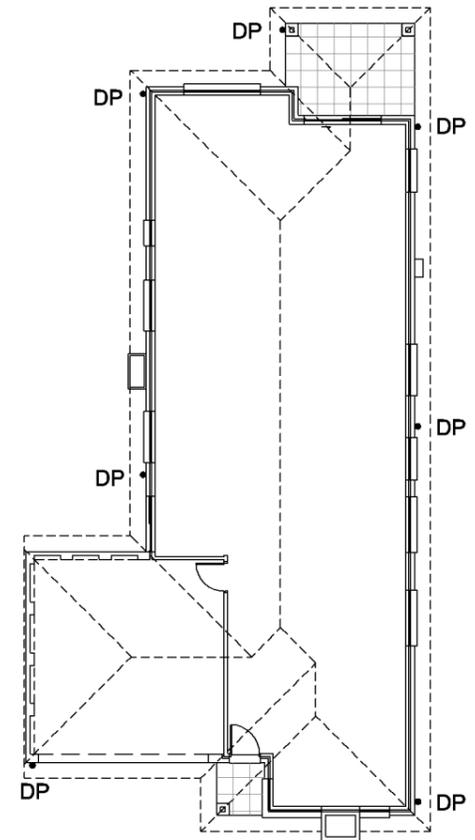
RAINWATER TANK AS SHOWN ON PLAN

PROVIDE A RAINWATER TANK 3500L IN CAPACITY TO SUIT ALL BASIX REQUIREMENTS. TANK TO BE CONNECTED AS SPECIFIED IN BASIX REPORT.

ENSURE ALL CONNECTIONS WITHIN CHARGED SYSTEM ARE SOLVENT WELDED

ALL DOWNPIPES ARE TO BE ENTIRELY PVC. PIPES ARE TO BE SEALED UPTO U/S OF ROOF GUTTERS

ROOF GUTTERS I.L. 29.36
TANK INLET I.L. 28.40
HEAD PRESSURE - 960mm



'E': EASEMENT TO DRAIN WATER 2.5 WIDE
'M': EASEMENT TO DRAIN WATER 2.5 WIDE

STORMWATER LAYOUT NOTES	
1) PITS DEEPER THAN 600mm TO BE 600 X 900 W, ELSE 375 SQ U.N.O.	COMMENCING ANY WORKS & NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
2) ALL PIPES TO HAVE 1% MIN. GRADE U.N.O.	8) DRIVEWAY LEVELS PROVIDED FOR DRAINAGE DESIGN PURPOSES ONLY. LEVELS MAY BE ADJUSTED TO SUIT FINAL HOUSE CUT/FILL CONDITIONS BUT NEED TO MAINTAIN INTENT OF DRAINAGE SYSTEM. ENGINEER TO BE CONSULTED PRIOR TO CONSTRUCTION TO ENSURE INTENT MAINTAINED.
3) ALL DOWNPIPES TO BE 100 X 50 BOX or 90 Ø.	9) END OF EXISTING DRAINAGE LINE TO BE EXPOSED & LEVELS CONFIRMED BY BUILDER PRIOR TO COMMENCEMENT OF WORKS.
4) PIPES TO BE U.P.V.C. OR STORMWATER PIPE TO A.S.1254.	10) BUILDERS TO ENSURE SERVICES CONNECTIONS TO HOUSE DO NOT CONFLICT WITH DRAINAGE DESIGN REQUIREMENTS.
5) PITS TO BE STANDARD PRECAST CONCRETE PITS OR BRICK RENDERED WITH CONCRETE HEAVY DUTY GRATES SIZED AS PITS PER PLAN.	11) ALL WORKS TO BE CONSTRUCTED TO GOOD BUILDING PRACTICE & MATERIALS TO MEET ACCEPTED SPECIFICATIONS.
6) NO SEWER VENTS, GULLY PITS OR SIMILAR TO BE LOCATED BELOW THE MAXIMUM WATER SURFACE LEVEL IN DETENTION BASINS.	
7) PERSONS UTILISING THIS PLAN FOR ANY PURPOSES SHALL VERIFY THE DATUM & RESPECTIVE LEVELS PRIOR TO	

LEGEND			
	P1 PIT LABEL	G.F.L.	GARAGE FLOOR LEVEL
	SUMP PIT	• 0.00	EXISTING REDUCED LEVEL
	300x300 FLOOR GULLY	• R.L. 157.00	PROPOSED REDUCED LEVEL
	100/150 Ø GARDEN GULLY		DOWNPIPE
	DRAINAGE PIPE		SPITTER/SPREADER
	AERIAL PIPE		CLEANING EYE
S.L.	SURFACE LEVEL	+++++	SEDIMENT FENCE
I.L.	INVERT LEVEL	- - - - -	AG LINE
F.F.L.	FINISHED FLOOR LEVEL	→	OVERLAND FLOW

alw design

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PROJECT: PROPOSED RESIDENTIAL DWELLING AT LOT 2309 EMPIRE CIRCUIT, THORNTON NSW

DRAWING: SITE STORMWATER MANAGEMENT LAYOUT

DESIGNED	DRAWN	CHECKED:	APPR. DATE
A.W	A.W	ANDREW L WAHBE - BE (CIVIL) MIEAUST PENG	28/10/14
A	ISSUED FOR DEVELOPMENT APPLICATION		
ISSUE	REVISION DESCRIPTION		

JOB NUMBER: SW14452
DRAWING NUMBER: SW14452 - S1