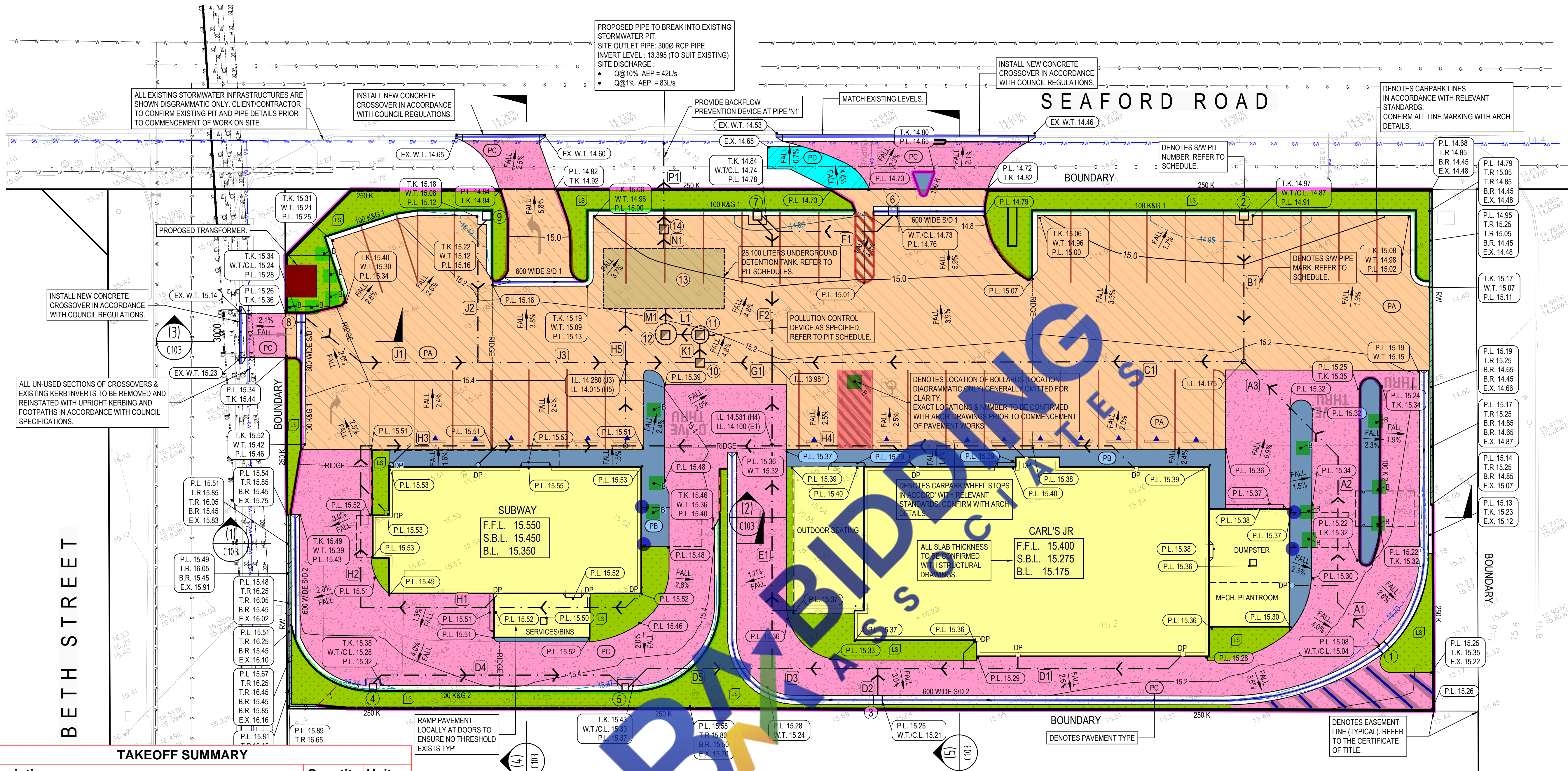


REFER TO DRAWING C100 FOR CIVIL NOTES.
REFER TO DRAWING C102 FOR SCHEDULES.



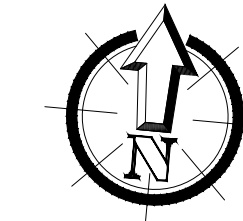
LEGEND	
	PA (VEHICULAR) MEDIUM DUTY ASPHALT
	PB CONCRETE PERIMETER PAVING
	PC (VEHICULAR) MEDIUM DUTY CONCRETE
	PD COUNCIL FOOTPATH
	LANDSCAPING
	EXISTING SPOT LEVEL
	EXISTING CONTOUR
	PROPOSED CONTOUR
	DENOTES EXISTING TREES TO BE RETAINED
	100/150 CONCRETE KERB & GUTTER
	100/150 CONCRETE KERB
	CONCRETE EDGING
	SPOON DRAIN (SD)
	STORMWATER PIPE
	GS GRATED SUMP
	JB JUNCTION BOX
	PIT NUMBER
	STORMWATER PIPE MARK
	DOWN PIPE (SHOWN DIAGRAMMATIC) CONFIRM WITH ARCH DWGS
	INSPECTION OPENING (IO)
	THRESHOLD RAMP
	RETAINING WALL
	BOLLARD
	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING STORMWATER
	EXISTING SEWER LINE
	EXISTING LOW VOLTAGE ELECTRICAL CONDUITS
	EXISTING COMMUNICATIONS CONDUITS
	EXISTING STOBIE POLE
	EXTENT OF PONDING DURING 1% AEP STORM
	PONDING LEVEL DURING 1% AEP STORM
	SUBSOIL DRAINING PIPE
	DESIGN LEVEL
	TOP OF KERB
	WATER TABLE
	PAVEMENT LEVEL
	TOP OF RETAINING WALL
	BOTTOM OF RETAINING WALL
	INVERT LEVEL
	FINISHED LEVEL
	FINISHED FLOOR LEVEL
	SUB BASE LEVEL
	BENCH LEVEL
	COVER LEVEL
	EXISTING LEVEL

TAKEOFF SUMMARY

Description	Quantity	Unit
100/150 CONCRETE KERB	5.1	m
100/150 CONCRETE KERB & GUTTER	119.4	m
100/150 CONCRETE KERB	237.0	m
600mm Wide Spoon Drain	133.1	m
ADA Markings	12.9	sq m
Building Area	559.7	sq m
Concrete Edging	9.0	m
CONCRETE PERIMETER PAVING	117.9	sq m
Crossbar Markings	21.6	m
Crosswalk Stripes	13.3	m
Landscape Area	265.2	sq m
Line Markings	174.6	m
MEDIUM DUTY ASPHALT PA	1,065.8	sq m
MEDIUM DUTY CONCRETE (PC)	651.2	sq m
PAVEMENT TYPE PD COUNCIL FOOTPATH	11.5	sq m
Proposed Bollards	15	Count
Retaining Wall (0.63 m Avg. height)	36.2	m
Signages	4	Count
Transformer Pad	4.6	sq m
Wheelstops (Aspphalt pavement)	14	Count

STORMWATER MANAGEMENT PLAN

SCALE 1:150 @A1



DESIGN NOTES

- THE PROPOSED FINISHED FLOOR LEVELS FOR THE UNITS ARE SET MORE THAN 300mm ABOVE THE TOP OF KERB ALONG ELIZABETH STREET AND SEAFORD ROAD.
- THE POST DEVELOPMENT FLOW FROM THE PROPOSED DEVELOPMENT IS TO BE RESTRICTED TO THE EQUIVALENT PREDEVELOPMENT FLOW FOR BOTH 10% AEP AND 1% AEP STORM EVENT. PREDEVELOPMENT FLOW RESULTS ARE:
 - 10% AEP = 48L/s
 - 1% AEP = 106L/s
- ON-SITE STORMWATER DETENTION IS TO BE PROVIDED IN UNDERGROUND TANKS AND PAVEMENT PONDING.
- THE RESTRICTED POST DEVELOPMENT FLOWS ARE:
 - 10% AEP = 45 L/s (OUTLET PIPE = 42L/s + OVERLAND = 3 L/s)
 - 1% AEP = 94 L/s (OUTLET PIPE = 83 L/s + OVERLAND = 11 L/s)
- PROPRIETARY POLLUTION CONTROL DEVICES ARE PROPOSED TO IMPROVE THE QUALITY OF STORMWATER PRIOR TO DISCHARGING OFFSITE. THE RESULTANT PERCENTAGE REDUCTIONS ARE:
 - GROSS POLLUTANTS = 99.5
 - TOTAL SUSPENDED SOLIDS (TSS) = 82.1
 - TOTAL PHOSPHORUS (TP) = 69.9
 - TOTAL NITROGEN (TN) = 45.4

ENVIRONMENTAL PROTECTION NOTE

THE CONTRACTOR SHALL MAKE ALL POSSIBLE EFFORTS TO ENSURE THAT ANY BUILDING ACTIVITY OR OPERATION THAT POLLUTES OR MIGHT POLLUTE THE ENVIRONMENT SHALL INCLUDE ALL REASONABLE AND PRACTICABLE MEASURES TO PREVENT OR MINIMISE ANY RESULTING ENVIRONMENTAL HARM IN ACCORDANCE WITH THE ENVIRONMENTAL PROTECTION ACT OF 1993.

ACCESSWAY NOTES

- ACCESSWAY TO ALL BUILDINGS SHOULD BE IN ACCORDANCE WITH AS 1428.1:2009 CLAUSE 6 AND CLAUSE 7.
- ALL KERBS, WHEEL STOPS, LOW BARRIERS AND OTHER OBSTRUCTIONS THAT COULD BE A TRIPPING HAZARD TO PEDESTRIAN ARE TO BE SURFACED IN A COLOUR CONTRASTING WITH THEIR SURROUNDINGS. ALL IN ACCORDANCE WITH AS/NZS 2890.1 CLAUSE 2.4.5.1.

SERVICES NOTE

THIS OFFICE HAS CONDUCTED A DIAL BEFORE YOU DIG INFORMATION REQUEST. THE EXISTING INFRASTRUCTURES ARE SHOWN BUT NOT LIMITED TO THE SERVICES THAT COULD BE PRESENT ON SITE. PRIOR TO AWARDING THE FINAL BUILDING CONTRACT AND COMMENCEMENT OF WORK ON SITE, THE CIVIL CONTRACTOR IS TO CONTACT THE RELEVANT AUTHORITIES AND CONFIRM THE EXACT LOCATION, DEPTH AND REQUIRED CLEAR COVER ON ALL SERVICES.

POTHOLING NOTE

CONTRACTOR SHOULD PERFORM POTHOLING TO ESTABLISH AND CONFIRM THE LOCATIONS AND DEPTH OF EXISTING UNDERGROUND UTILITIES THAT MAY BE AFFECTED BY THE PROPOSED DEVELOPMENT PRIOR TO COMMENCEMENT OF WORK ON SITE.

SEWER NOTE

THE PROPOSED FINISHED FLOOR LEVEL IS BASED ON STORMWATER CONSIDERATIONS. SEWER CONNECTIONS WERE NOT CONSIDERED IN THE DESIGN. DEVELOPER/CONTRACTOR TO CONFIRM SUITABILITY OF SEWER CONNECTIONS PRIOR TO COMMENCEMENT OF WORK ON SITE.

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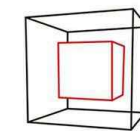
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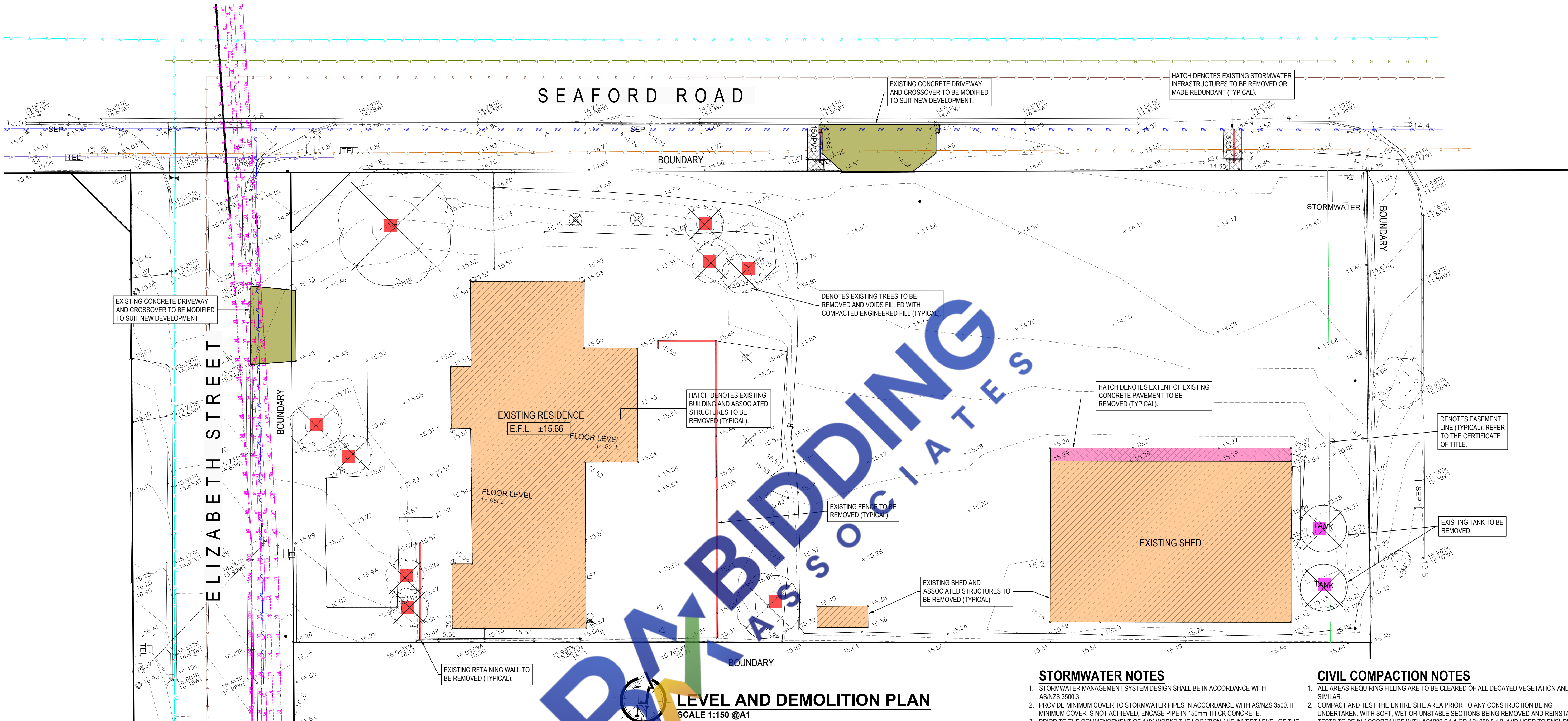


SCALE/S AS SHOWN
DATE 07-24
DRAWN SO
CHECKED LGP
TITLE CIVIL STORMWATER MANAGEMENT PLAN
ADDRESS 1 ELIZABETH STREET, OLD NOARLUNGA SA 5168

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LEVEL AND DEMOLITION PLAN
SCALE 1:150 @A1

SURVEY NOTES

- THIS SURVEY HAS BEEN PROVIDED TO THIS OFFICE BY THE CLIENT FOR THE PURPOSE OF SHOWING EXISTING SITE CONDITIONS AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. THIS IS NOT A BOUNDARY SURVEY AND BOUNDARIES WERE NOT MARKED AT THE TIME OF SURVEY. AN IDENTIFICATION SURVEY IS RECOMMENDED IF THERE IS TO BE CONSTRUCTION ON OR NEAR BOUNDARIES. A BOUNDARY MODEL HAS BEEN SHOWN ONLY TO DEPICT THE ALLOTMENT CONFIGURATION.
- SERVICES SHOWN HEREON HAVE BEEN LOCATED BY FIELD SURVEY. OTHER SERVICES MAY EXIST THAT WERE NOT VISIBLE AT SURFACE LEVELS AT THE TIME OF SURVEY. AS SUCH PRIOR TO DEMOLITION, EXCAVATION OR CONSTRUCTION ON SITE, THE RELEVANT AUTHORITIES SHOULD BE CONTACTED REGARDING UNDERGROUND SERVICES.
- COORDINATES ARE MGA BASED USING PSM 6527/1453 AS ORIGIN OF ALL DISTANCES DATUM IS AHD BASED ON PSM 6527/1453.

GENERAL CIVIL NOTES

- ALL LEVELS ARE A.H.D.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER PROJECT DRAWINGS AND CONTRACT SPECIFICATIONS. IT MUST NOT BE CONSIDERED DEFINITIVE IN RELATION TO BOUNDARIES AND THE LIKE.
- PRIOR TO THE COMMENCEMENT OF WORK THE CONTRACTOR IS TO CHECK THAT THE PROPOSED PIPE SYSTEM DOES NOT CLASH WITH ANY EXISTING SERVICES.
- THE CONTRACTOR IS TO REFER TO ASSOCIATED ARCHITECTURAL, STRUCTURAL AND SERVICES DRAWINGS PRIOR TO CONSTRUCTION. THE ENGINEER IS TO BE NOTIFIED OF ANY IMPENDING CHANGES IF CLASHES WITH PROPOSED CIVIL WORKS ARE IDENTIFIED.
- ALL TRAFFIC CONTROL DEVICES TO BE IN ACCORDANCE WITH AS1742.2
- EXTENT OF ANY REQUIRED CONCRETE PERIMETER PAVING (100mm THICK, SL72 CENTRAL) IS TO BE CONFIRMED ON SITE.
- PRIOR TO COMMENCEMENT OF ANY WORK ON SITE THE BUILDER IS TO COORDINATE WITH ALL SERVICE CONTRACTORS REGARDING (BUT NOT LIMITED TO) - SECURITY, SLIDING GATES, LIGHTING AND IRRIGATION TO ENSURE FULL PROVISION OF REQUIRED ITEMS/CONDUITS ETC.
- PAVEMENT IS TO BE RAMPED LOCALLY AT ALL ROLLER DOORS AND EXITS, SO AS TO LEAVE NO THRESHOLD.

CIVIL CONCRETE NOTES

- CONCRETE FOR ANCILLARY STRUCTURES SHALL COMPLY FULLY WITH AS3600, "CONCRETE STRUCTURES" MINIMUM GRADE - 32 MPa.
- ALL CONCRETE IS TO BE PROVIDED BY AN APPROVED PRE-MIX SUPPLIER, COMPLIANCE WITH THE CURRENT AS1379, "SPECIFICATION FOR READY MIX CONCRETE" IS MANDATORY.
- REINFORCEMENT, JOINT DOWELS & THE LIKE SHALL COMPLY FULLY WITH AS3600.
- UNLESS OTHERWISE NOMINATED, PROVIDE TOoled JOINTS (10mm DEEP) AT 2500mm CTS AND CONSTRUCTION JOINTS AT 1000mm CTS. (TYPICAL FOR ALL KERBS, SPOON DRAINS, WATERTABLES etc)
- PROVIDE 2-N12 RODS BY 1200 LONG, DIAGONALLY WITHIN CONCRETE PAVEMENT, AT ALL SLAB RE-ENTRANT CORNERS AND AT PIT CORNERS.

STORMWATER NOTES

- STORMWATER MANAGEMENT SYSTEM DESIGN SHALL BE IN ACCORDANCE WITH AS/NZS 3500.3.
- PROVIDE MINIMUM COVER TO STORMWATER PIPES IN ACCORDANCE WITH AS/NZS 3500. IF MINIMUM COVER IS NOT ACHIEVED, ENCASE PIPE IN 150mm THICK CONCRETE.
- PRIOR TO THE COMMENCEMENT OF ANY WORKS THE LOCATION AND INVERT LEVEL OF THE LEGAL POINT OF DISCHARGE IS TO BE CONFIRMED ON SITE.
- CONTRACTOR IS TO ENSURE INTEGRITY OF ALL PIPES DURING CONSTRUCTION.
- ALL DRAINS SHALL BE LAID TRUE TO LINE AND GRADE.
- DRAINAGE PIPES FROM Ø300mm TO Ø600mm SHALL BE A MINIMUM OF CLASS 3 APPROVED SPIGOT AND SOCKET REINFORCED CONCRETE PIPES WITH RUBBER RING JOINTS (U.N.O.). ALL DRAINAGE PIPES Ø675mm OR LARGER SHALL BE MINIMUM OF CLASS 4 SPIGOT & SOCKET REINFORCED CONCRETE PIPES WITH RUBBER RING JOINTS (U.N.O.). ALL DRAINAGE PIPES LESS THAN OR EQUAL TO Ø225mm SHALL BE UPVC DWV GRADE CLASS SN4 (U.N.O.) IN ACCORDANCE WITH AS/NZS 1260:2009 PVC-U PIPES. ALL PVC PIPES ARE TO BE JOINTED WITH SOLVENT WELDS.
- CONTRACTOR TO PROVIDE AND INSTALL ALL FITTINGS AND SPECIALS INCLUDING VARIOUS PIPE ADAPTORS TO GUARANTEE PROPER CONNECTIONS BETWEEN DISSIMILAR PIPES.
- ALL CONNECTIONS TO NEW AND EXISTING STORMWATER PITS AND PIPES SHALL BE MADE IN TRADESMAN-LIKE MANNER AND THE INTERNAL WALL OF THE PIT AT THE POINT OF ENTRY SHALL BE CEMENT RENDERED TO ENSURE SMOOTH FINISH WITH NO PROTRUSIONS.
- PIPE BEDDING TO BE USED MUST BE IN ACCORDANCE WITH AS/NZS 3725:2007-DESIGN FOR INSTALLATION OF BURIED CONCRETE PIPES. USE TYPE H2 (U.N.O.) FOR PIPES NOT UNDER PAVEMENTS & TYPE H2 FOR PIPES UNDER PAVEMENTS.
- PIPE TRENCH MUST BE BACKFILLED WITH SAND OR APPROVED GRANULAR BACKFILL TO MINIMUM OF 300mm ABOVE THE PIPE. FOR PIPES UNDER PAVEMENTS, BACKFILL THE REMAINDER OF THE TRENCH UP TO PAVEMENT SUBGRADE LEVEL WITH SAND OR APPROVED GRAVEL SUBBASE COMPACTED IN 150mm LAYERS TO 95% MODIFIED MAXIMUM DRY DENSITY. THE CONTRACTOR MUST ENSURE THAT THE COMPACTION EQUIPMENT TO BE USED IS APPROPRIATE FOR THE PIPE CLASS.
- FOR STORMWATER PIPES PASSING UNDER FLOOR SLABS, USE DWV GRADE uPVC RUBBER RING JOINTS (U.N.O.).
- FOR SUBSOIL DRAINAGE PIPES THAT PASS UNDER FLOOR SLABS AND VEHICULAR PAVEMENTS, USE UNSLOTTED uPVC DWV GRADE CLASS SN4.
- ALL BRANCH PIPES FROM DP's ARE TO BE THE DIAMETER OF THE DOWNPIPE, OR 150mm DIA, WHICHEVER IS GREATER.
- ALL STORMWATER PITS ARE TO BE PROVIDED WITH CLASS 'D' LIDS OR GRATES U.N.O.
- FLEXIBLE CONNECTIONS TO SEWER/STORMWATER PIPES ARE REQUIRED ON CLASS 'H' & 'E' SITES - REFER TO SOIL REPORT.

CIVIL COMPACTION NOTES

- ALL AREAS REQUIRING FILLING ARE TO BE CLEARED OF ALL DECAYED VEGETATION AND SIMILAR.
- COMPACT AND TEST THE ENTIRE SITE AREA PRIOR TO ANY CONSTRUCTION BEING UNDERTAKEN, WITH SOFT, WET OR UNSTABLE SECTIONS BEING REMOVED AND REINSTATED. TESTS TO BE IN ACCORDANCE WITH AS1289.5.1.1 OR AS1289.5.1.2, AND USED TO ENSURE THE ACHIEVEMENT OF 98% STANDARD COMPACTION AT, AND NEAR THE SURFACE LEVEL AND MINIMUM OF 95% STANDARD COMPACTION 300mm BELOW SUBGRADE LEVEL (GENERAL FILL). PROVIDE EVENLY SPACED TESTS IN ACCORDANCE WITH AS3798 TABLE 8.1 AND FORWARD RESULTS TO ENGINEER FOR APPROVAL.
- ALL EXISTING FILL WITHIN THE CONSTRUCTION AREA IS TO BE REMOVED, REPLACED AND COMPACTED IN 200mm MAXIMUM THICKNESS LAYERS, MEASURED WHEN LOOSE (U.N.O.). COMPACT LAYERS TO ACHIEVE A MINIMUM OF 98% STANDARD COMPACTION AT, AND NEAR THE SURFACE LEVEL AND MINIMUM OF 95% STANDARD COMPACTION 300mm BELOW SUBGRADE LEVEL (GENERAL FILL). ANY NEW FILL IS TO BE QUALITY APPROVED AND IS TO BE PLACED, COMPACTED AS REQUIRED, AND TESTED AS PER NOTE 2 ABOVE.
- REFER TO ASSOCIATED GEOTECHNICAL REPORT (IF AVAILABLE) FOR OTHER SITE SPECIFIC REQUIREMENTS AND RECOMMENDATIONS FOR SITE PREPARATION AND COMPACTION.
- ALL PAVEMENT BASE MATERIAL (FINE CRUSHED ROCK OR QUARRY RUBBLE) IS TO BE PLACED, COMPACTED TO ACHIEVE 98% MODIFIED COMPACTION (MINIMUM) AND TESTED AS PER NOTE 2 ABOVE.
- SERVICE TRENCHES ARE TO BE SHORED IN ACCORDANCE WITH STANDARD REQUIREMENTS. TRENCHES ARE TO BE BACKFILLED IN LAYERS NOT EXCEEDING 200mm THICK, WITH COMPACTED SAND USED UP TO A LEVEL 300mm ABOVE THE PIPE U.N.O. RAM WATER AND COMPACT BACKFILL WITHOUT PLACING ANY UNDOE STRAIN ON ANY STRUCTURE. ACHIEVE 95% MODIFIED COMPACTION WITHIN THE TRENCH, WITH 98% MODIFIED COMPACTION REQUIRED AT THE SURFACE.

TAKEOFF SUMMARY

Description	Quantity	Unit
Building to be removed	272	sq m
Concrete driveway to be modified	48	sq m
Concrete Pavement to be removed	18	sq m
Existing Shed & Associated Structures to be removed	226	sq m
Existing Tank to be removed (4m dia.)	2	Count
Fence to be removed	27	m
Retaining Wall to be removed	7	m
Storm Service to be removed	5	m
Trees to be removed	9	Count

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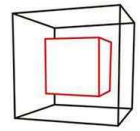
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