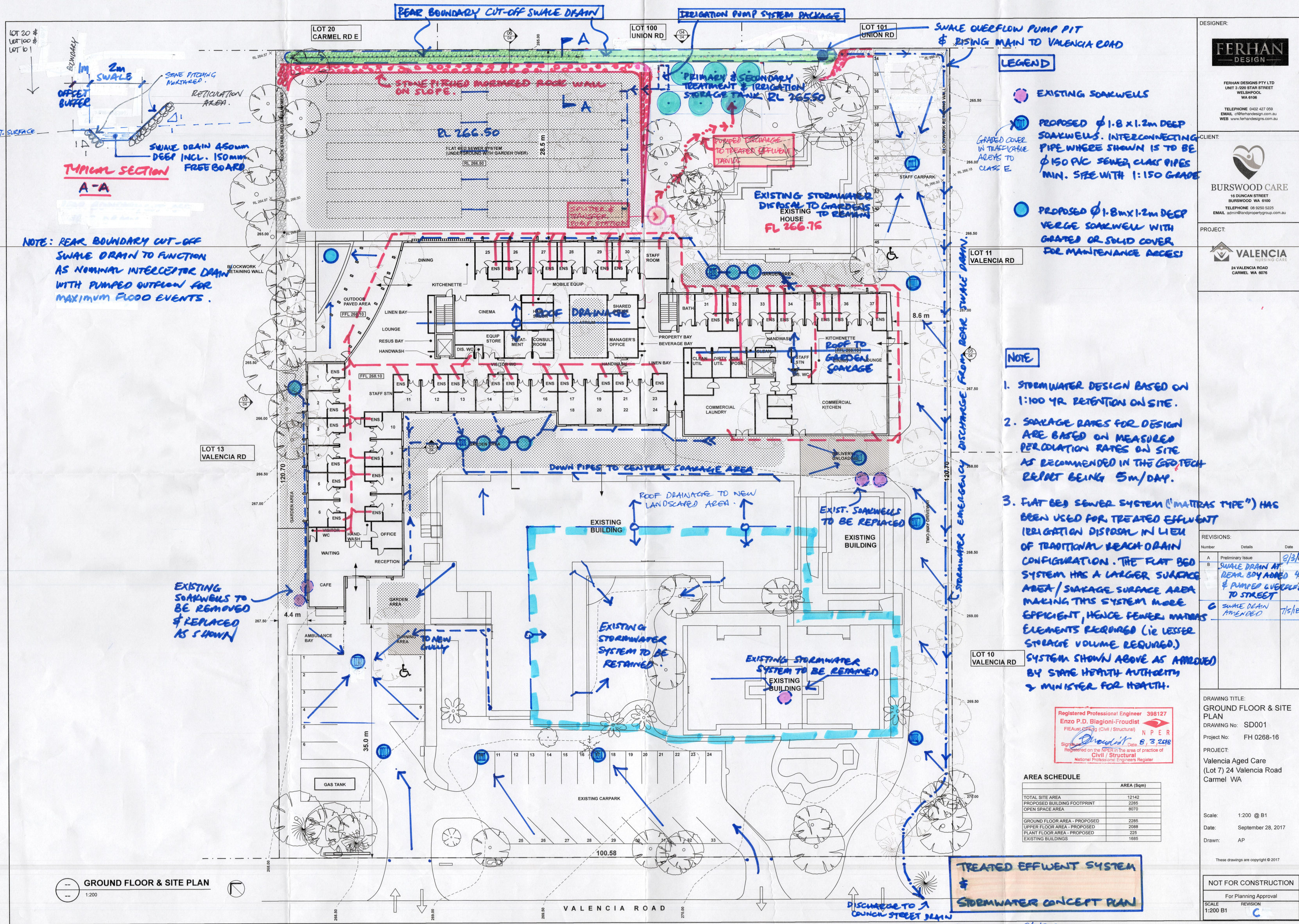

REAR BOUNDARY CUT-OFF SWALE DRAIN
IRRIGATION PUMP SYSTEM PACKAGE
SWALE OVERFLOW PUMP PIT & RISING MAIN TO VALENCIA ROAD
LOT 20 CARMEL RD E
LOT 100 UNION RD
LOT 101 UNION RD
LOT 11 VALENCIA RD
LOT 13 VALENCIA RD
LOT 10 VALENCIA RD
LOT 20 & LOT 100 & LOT 101
BOUNDARY
1m
2m SWALE
OFFSET BUFFER
STONE PITCHING MORTARED.
RETICULATION AREA.
NAT. SURFACE
SWALE DRAIN 450mm DEEP INCL. 150mm FREEBOARD
TYPICAL SECTION A-A
NOTE: REAR BOUNDARY CUT-OFF SWALE DRAIN TO FUNCTION AS NOMINAL INTERCEPTOR DRAIN WITH PUMPED OUTFLOW FOR MAXIMUM FLOOD EVENTS.
STONE FACED REINFORCED ROCK WALL ON SLOPE.
RL 266.50
FLAT BED SEWER SYSTEM (UNDERGROUND WITH GARDEN OVER)
RL 266.50
28.5 m
PRIMARY & SECONDARY TREATMENT & IRRIGATION STORAGE TANK RL 265.50
PUMPED DISCHARGE TO TREATED EFFLUENT TANKS
EXISTING STORMWATER DISPOSAL TO GARDENS TO REMAIN
EXISTING HOUSE
FL 266.76
STAFF CARPARK
GRATED COVER IN TRAFFICABLE AREAS TO CLASS E
BLOCKWORK RETAINING WALL
ROCK STABILISED AREA
DINING
KITCHENETTE
MOBILE EQUIP
OUTDOOR PAVED AREA
FFL 265.10
LINEN BAY
LOUNGE
RESUS BAY
HANDWASH
CINEMA
HOIST
SHARED
EQUIP STORE
TREAT-MENT
CONSULT ROOM
MANAGER'S OFFICE
DIS. WC
PROPERTY BAY
BEVERAGE BAY
VISITOR WC
HANDWASH
LINEN BAY
STAFF ROOM
ROOF DRAINAGE
BATH
HANDWASH
KITCHENETTE
ROOF TO GARDEN SOAKAGE
CLEAN UTIL
DIRTY UTIL
DIS-POSAL
STAFF STN
DINING
LOUNGE
DIS. WC
COMMERCIAL LAUNDRY
COMMERCIAL KITCHEN
8.6 m
FFL 268.10
STAFF STN
DOWN PIPES TO CENTRAL SOAKAGE AREA
DELIVERY UNLOADING
ROOF DRAINAGE TO NEW LANDSCAPED AREA.
EXIST. SOAKWELLS TO BE REPLACED
EXISTING BUILDING
TWO-WAY DRIVEWAY
STORMWATER EMERGENCY DISCHARGE FROM REAR SWALE DRAIN.
120.70
GARDEN AREA
VISITOR WC
HAND-WASH
OFFICE
WAITING
RECEPTION
CAFE
GARDEN AREA
4.4 m
AMBULANCE BAY
TURNING AREA
TO NEW GULLY
EXISTING SOAKWELLS TO BE REMOVED & REPLACED AS SHOWN
EXISTING STORMWATER SYSTEM TO BE RETAINED.
EXISTING BUILDING
EXISTING STORMWATER SYSTEM TO BE RETAINED
EXISTING BUILDING
35.0 m
GAS TANK
EXISTING CARPARK
100.58
VALENCIA ROAD
DISCHARGE TO COUNCIL STREET DRAIN
LEGEND
EXISTING SOAKWELLS
PROPOSED ϕ1.8 x 1.2m DEEP SOAKWELLS. INTERCONNECTING PIPE WHERE SHOWN IS TO BE ϕ150 PVC SEWER CLASS PIPES MIN. SFEE WITH 1:150 GRADE
PROPOSED ϕ1.8m x 1.2m DEEP VERGE SOAKWELL WITH GRATED OR SOLID COVER FOR MAINTENANCE ACCESS
NOTE
1. STORMWATER DESIGN BASED ON 1:100 YR RETENTION ON SITE.
2. SOAKAGE RATES FOR DESIGN ARE BASED ON MEASURED PERCOLATION RATES ON SITE AS RECOMMENDED IN THE GEOTECH REPORT BEING 5m/DAY.
3. FLAT BED SEWER SYSTEM ("MATTRAS TYPE") HAS BEEN USED FOR TREATED EFFLUENT IRRIGATION DISPOSAL IN LIEU OF TRADITIONAL REACH DRAIN CONFIGURATION. THE FLAT BED SYSTEM HAS A LARGER SURFACE AREA / SOAKAGE SURFACE AREA MAKING THIS SYSTEM MORE EFFICIENT, HENCE FEWER MATRAS ELEMENTS REQUIRED (ie LESSER STORAGE VOLUME REQUIRED.) SYSTEM SHOWN ABOVE AS APPROVED BY STATE HEALTH AUTHORITY & MINISTER FOR HEALTH.
Registered Professional Engineer 398127
Enzo P.D. Biagioni-Froudist
FIEAust CPEng (Civil / Structural)
NPER
Signature Date 8/3/2018
Registered on the NPER in the area of practice of Civil / Structural
National Professional Engineers Register
AREA SCHEDULE
AREA (Sqm)
TOTAL SITE AREA 12142
PROPOSED BUILDING FOOTPRINT 2285
OPEN SPACE AREA 8070
GROUND FLOOR AREA - PROPOSED 2285
UPPER FLOOR AREA - PROPOSED 2088
PLANT FLOOR AREA - PROPOSED 225
EXISTING BUILDINGS 1685
TREATED EFFWENT SYSTEM & STORMWATER CONCEPT PLAN
PERTHS CIVIL 8/3/2018 REV A
4/5/2018 REV B.
7/5/2018 REVC
GROUND FLOOR & SITE PLAN
1:200
DESIGNER:
FERHAN DESIGN
FERHAN DESIGNS PTY LTD
UNIT 3 /220 STAR STREET
WELSHPOOL
WA 6106
TELEPHONE 0402 427 059
EMAIL cf@ferhandesign.com.au
WEB www.ferhandesigns.com.au
CLIENT:
BURSWOOD CARE
16 DUNCAN STREET
BURSWOOD WA 6100
TELEPHONE 08 9250 5225
EMAIL admin@landpropertygroup.com.au
PROJECT:
VALENCIA HOUSING CARE
24 VALENCIA ROAD
CARMEL WA 6076
REVISIONS:
Number Details Date
A Preliminary Issue 2/3/18
B SWALE DRAIN AT REAR BDY ADDED & PUMPED OVERFLOW TO STREET 4/5/18
C SWALE DRAIN AMENDED 7/5/18
DRAWING TITLE:
GROUND FLOOR & SITE PLAN
DRAWING No: SD001
Project No: FH 0268-16
PROJECT:
Valencia Aged Care
(Lot 7) 24 Valencia Road
Carmel WA
Scale: 1:200 @ B1
Date: September 28, 2017
Drawn: AP
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NOT FOR CONSTRUCTION
For Planning Approval
SCALE 1:200 B1
REVISION C