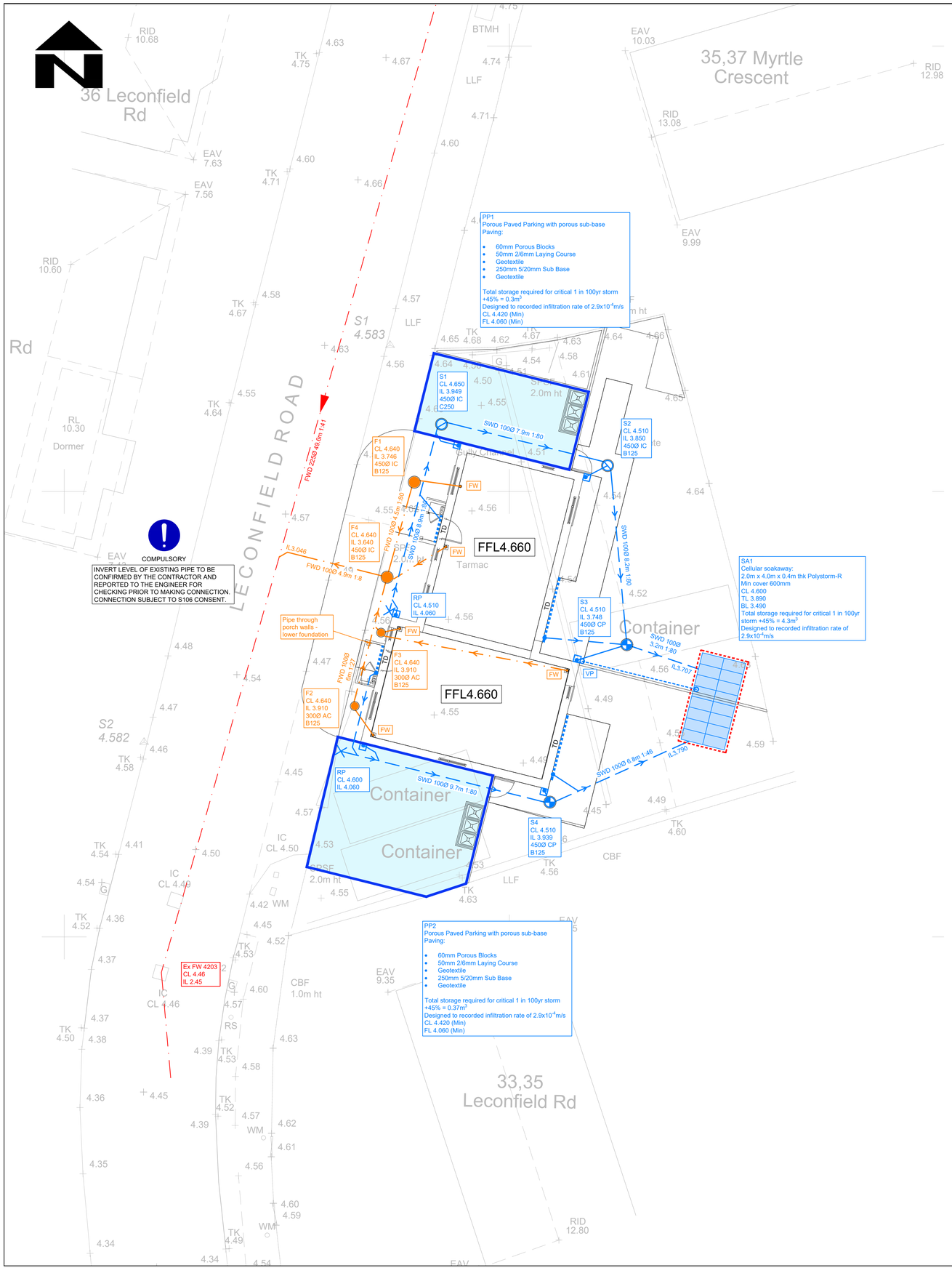


Site Specific Notes

1. Capacities of soakaway and porous sub-base based on worst infiltration test result of $2.9x10^{-4}$m/s
2. Roof runoff piped directly into cellular soakaway. Runoff form parking area discharges to ground through porous sub-bases.
3. Groundwater monitoring showed shallowest GW level at 2.15m below ground in the worst case, therefore the soakaway has a thickness of 400mm to remain at least 1.0m clear.

SAFETY HEALTH AND ENVIRONMENTAL ISSUES

THE FOLLOWING ITEMS ARE CONSIDERED BY THE DESIGNER TO BE A SIGNIFICANT RISK DURING CONSTRUCTION.
THE LIST IS NOT EXHAUSTIVE BUT HAS BEEN PREPARED TO COMMUNICATE RISKS WHICH HAVE BEEN IDENTIFIED DURING THE DESIGN PROCESS. FOR FURTHER INFORMATION REFER TO THE DESIGN HAZARD INVENTORY.

- CARE TO BE TAKEN TO PROTECT ALL UNDERGROUND SERVICES, BOTH NEW AND EXISTING.
- TEMPORARY STABILITY OF EXISTING WALLS DURING FOUNDATION EXCAVATION WORKS. CONTRACTOR TO PROVIDE TEMPORARY PROPPING, BRACING AND EXCAVATION PROPPING AS REQUIRED.
- DEEP EXCAVATIONS - RISK OF COLLAPSE AND FALLS INTO EXCAVATIONS. CONTRACTOR TO ONLY EXCAVATE DEEP EXCAVATIONS BY MACHINE AND NOT BY HAND. NO PERSONNEL TO ENTER EXCAVATIONS. OPEN EXCAVATIONS TO BE BOARDED OVER AND/OR PROTECTED BY TEMPORARY FENCING.
- LIFTING OF HEAVY STEEL AND CONCRETE SECTIONS (P.C. FLOORING, STEEL BEAMS AND COLUMNS). THE CONTRACTOR MUST USE MECHANICAL LIFTING AIDS TO INSTALL THE ITEMS LISTED ABOVE.
- ASBESTOS AND GROUND CONTAMINATION - THE CONTRACTOR MUST UNDERTAKE AN HSG264 COMPLIANT DEMOLITION AND REFURBISHMENT SURVEY AND OBTAIN A GROUND CONTAMINATION SURVEY BEFORE COMMENCING WORKS AND ENSURE ALL RECOMMENDATIONS AND PRECAUTIONS ARE UNDERTAKEN.

DRAINAGE LEGEND (1:100)

EXISTING FEATURES

- Ex FWD — Existing foul water sewer/drain and manhole
- Ex SWD — Existing surface water sewer/drain and manhole
- Existing foul/surface water sewer/drain and manhole to be abandoned

PROPOSED FEATURES

- SWD — Storm water sewer/drain
- Pipe crossing (thickening denotes pipe above)
- CD — Channel drain
- TD — Threshold drain
- Rainwater pipe connecting via Back-inlet gully
- Storm water access chamber (300Ø)
- Storm water inspection chamber (450Ø)
- Storm water catchpit chamber (450Ø)
- Storm water rodding eye
- 'Raintaina' by SEL (RWP discharge directly to porous paving)
- DT — Permavoid distribution tank
- FWD — Foul water sewer/drain
- FW — Soil stack (type TBC by architect/m&e engineer)
- Foul water access chamber (300Ø)
- Foul water inspection chamber (450Ø)
- FG — Trapped foul gully
- 00.000 — Finished floor level
- 100Ø 4.5m 1:100 Z BED — Pipe info - diameter, length, gradient, bedding type

ABBREVIATIONS

MH	- MANHOLE
IC	- INSPECTION CHAMBER
AC	- ACCESS CHAMBER
CP	- CATCHPIT
BC	- BRAKE CHAMBER
RE	- RODDING EYE
IL	- INVERT LEVEL
SL	- SUMP LEVEL
CL	- COVER LEVEL
TL	- TOP OF CELLULAR SA
BL	- BASE OF CELLULAR SA
FL	- FORMATION LEVEL

- Porous paved parking area

STANDARD DRAINAGE NOTES

1. DO NOT SCALE FROM THIS DRAWING, REFER TO FIGURED DIMENSIONS ONLY. THE CONTRACTOR SHOULD CHECK ALL DIMENSIONS ON SITE.
2. ALL DIMENSIONS IN MILLIMETRES AND ALL LEVELS ARE IN METERS UNLESS NOTED OTHERWISE.
3. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECT AND ENGINEERING DETAILS, DRAWINGS AND SPECIFICATIONS.
4. ANY DISCREPANCIES SHOULD BE REPORTED TO THE ARCHITECT AND/OR ENGINEER IMMEDIATELY, SO THAT CLARIFICATION CAN BE SOUGHT PRIOR TO THE COMMENCEMENT OF WORK.
5. BEFORE COMMENCING CONSTRUCTION THE CONTRACTOR MUST CHECK THE INVERT LEVELS OF EXISTING SEWERS TO WHICH CONNECTIONS ARE MADE. IN ADDITION THE CONTRACTOR MUST LOCATE AND DETERMINE INVERT LEVELS OF THE EXISTING SPURS TO WHICH CONNECTIONS ARE PROPOSED. ANY DISCREPANCIES ARE TO BE NOTIFIED TO THE ENGINEER IMMEDIATELY, PRIOR TO CONSTRUCTION.
6. ALL DRAINAGE WORKS SHOULD COMMENCE AT THE PROPOSED DOWNSTREAM CONNECTION POINT. THE WORKS CONTINUING UPSTREAM FOLLOWING CONFIRMATION OF THE TIE-IN INVERT LEVELS TO THE ENGINEER. CONNECTIONS TO MANHOLES OR LARGER SIZED PIPES ETC. SHOULD BE SOFFIT TO SOFFIT UNLESS OTHERWISE INSTRUCTED BY THE ENGINEER, IF THIS IS NOT POSSIBLE INFORM THE ENGINEER IMMEDIATELY.
7. COVER LEVELS SHOWN ARE APPROXIMATE. COVERS AND FRAMES SHALL BE SET TO FINISHED GROUND LEVELS AND FALLS.
8. ALL UN-REFERENCED PIPES ARE TO BE 100mm DIA
9. ALL PIPES TO BE ADOPTED, OR CONNECTING TO ADOPTED SEWERS, TO BE VITRIFIED CLAY TO BS EN 295 AND BS65 (SWS ONLY), OR CONCRETE PIPES TO BE EN 1916 AND BS9911:PART 1.
10. ROAD GULLY OUTLET PIPES ARE TO BE 150mm DIA. WITH CONCRETE SURROUND AND FLEXIBLE JOINTS. ALL GULLIES SHALL BE FITTED WITH GRADE D400 GRATINGS AND FRAMES TO BS EN124, UNLESS OTHERWISE STATED.
11. ALL ADOPTABLE SEWERS SHALL BE CONSTRUCTED TO THE STANDARDS AND SPECIFICATION LAID DOWN DOWN IN 'SEWERS FOR ADOPTION' 6th EDITION, WITH A VIEW TO ADOPTION UPON COMPLETION OF WORKS.
12. ALL PRIVATE DRAINAGE TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS APPROVED DOCUMENT PART-H, AND TO THE SATISFACTION OF THE BUILDING CONTROL INSPECTOR.
13. THE CONTRACTOR IS TO KEEP A RECORD OF ANY VARIATIONS MADE ON SITE, INCLUDING THE RELOCATION OF SEWERS OR DRAINS, SO THAT AN AS CONSTRUCTED DRAWING CAN BE PREPARED UPON COMPLETION OF THE PROJECT.
14. STUB CONNECTIONS TO ADOPTABLE MANHOLES SHALL BE MADE FROM VITRIFIED CLAY AND CONSIST OF TWO ROCKER PIPES LAID AT THE SAME GRADIENT AS THE UP OR DOWNSTREAM PIPE.
15. IF ANY SUB SOIL DRAINAGE SYSTEMS ARE UNCOVERED DURING THE WORKS CONTACT THE ENGINEER FOR INSTRUCTIONS. SUB SOIL DRAINS ARE TO BE DIVERTED AROUND NEW WORKS AND CONNECTED INTO THE SURFACE WATER.
16. NO PRIVATE AREAS ARE TO DRAIN ONTO ADOPTABLE AREAS AND VICE VERSA.
17. ALL EXISTING MANHOLE COVER'S, GULLIES, ETC, ARE TO BE RAISED/LOWERED TO SUIT NEW LEVELS.
18. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM THE LOCATION AND DEPTH OF ALL EXISTING SERVICES AND UTILITIES THAT MAY BE PRESENT
19. UPON COMPLETION BUT PRIOR TO HANDOVER, CONTRACTOR TO CARRY OUT FULL CCTV SURVEY OF DRAINAGE SYSTEM WHICH IS TO BE REVIEWED BY ENGINEER TO ENSURE SATISFACTORY INSTALLATION
20. MANHOLE AND CHAMBER COVER GRADES:

- 'A15' IN ALL LANDSCAPED AREAS AND ON FOOTPATHS
- 'B125' IN ALL DRIVEWAYS
- 'C250' IN PRIVATE PARKING AREAS
- 'D400' IN CARRIAGEWAY/ACCESS ROAD

DESIGN SUBJECT TO THE APPROVAL OF:
PLANNING AUTHORITY
BUILDING CONTROL
SOUTHERN WATER

DESIGN SUBJECT TO THE CONFIRMATION OF:
SVP AND RWP POSITIONS
FINISHED FLOOR LEVELS

REV	DATE	DESCRIPTION	BY	CHK	APP
P2	27.1.23	Revised to architect's comments	SFC	CS	CS
P1	19.1.23	STAGE 3 ISSUE – FOR COMMENT	SFC	CS	CS

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CLIENT: CHEESEMUR LTD

ARCHITECT: CITYZEN

JOB TITLE: LECONFIELD ROAD LANCING

DRAWING TITLE: PROPOSED DRAINAGE LAYOUT

JOB No.	SCALE @ A1	DATE
	1:100	JAN '23

DRAWN	ENGINEER	CHECKED	APP
SFC	SFC	-	-

STATUS: S0 WORK IN PROGRESS

REVISION: P2 STAGE 3 – DEVELOPED DESIGN

DRAWING No.: 2022-151-3-200