

LEGEND

- PROPOSED PRIVATE SURFACE WATER SEWER
- PROPOSED PRIVATE FOUL SEWER
- PROPOSED PRIVATE COMBINED SEWER
- PROPOSED SURFACE WATER MANHOLE BACKDROP
- PROPOSED FOUL WATER MANHOLE BACKDROP
- EXISTING PRIVATE SURFACE WATER SEWER
- EXISTING PRIVATE COMBINED SEWER
- EXISTING PUBLIC COMBINED SEWER
- PROPOSED SURFACE WATER CHANNEL
- PROPOSED SURFACE WATER GULLY
- PROPOSED RAIN GARDEN OVERFLOW GULLY
- PROPOSED PLANT ROOM GULLY (TO M&E DETAILS)
- RODDING EYE
- SUMP UNIT
- SOIL VENT PIPE
- STUB STACK
- RAINWATER DOWNPIPE
- PROPOSED ATTENUATION TANK
- RAIN GARDEN / BLUE ROOF (SEE PLAN)
- PROPOSED LEVEL (TAKEN FROM ARCHITECT DRAWINGS AND SECTIONS)
- INDICATIVE SITE BOUNDARY (REFER TO ARCHITECT DRAWINGS)

Drainage Notes

- ALL PRECAST CONCRETE UNITS ARE TO BE TO BS 5911 (CLASS 3 SULPHATE RESISTANT CEMENT).
- ALL PROPOSED MANHOLE COVERS AND FRAMES ARE TO BE DUCTILE IRON COMPLYING WITH BS EN 124.
- ALL PRIVATE DRAINAGE WORKS TO BE IN ACCORDANCE WITH PART H OF THE BUILDING REGULATIONS AND BS EN 752.
- ALL MANHOLE COVER LEVELS ARE APPROXIMATE AND TO BE ADJUSTED TO SUIT THE ARCHITECT'S PROPOSED LEVELS.
- THE CONTRACTOR IS TO ALLOW FOR ALL ABANDONED DRAINAGE RUNS TO BE REMOVED OR GROUTED UP AS NECESSARY.
- THE CONTRACTOR IS TO ALLOW FOR JET WASHING OF ALL LENGTHS OF EXISTING SEWERS WHICH ARE TO BE RETAINED.
- THE CONTRACTOR IS TO ALLOW FOR JET WASHING OF THE ENTIRE DRAINAGE SYSTEM ON COMPLETION OF WORKS.
- THE CONTRACTOR MUST CHECK THE LEVELS AND CONDITION OF ALL EXISTING DRAINAGE OUTFALLS PRIOR TO CONSTRUCTION OF ANY DRAINAGE, UNLESS OTHERWISE AGREED, TO ENSURE THE PROPOSED DESIGN MAY BE ACHIEVED. ANY DISCREPANCIES MUST BE REPORTED TO SIMPLE WORKS IMMEDIATELY.
- ALL RWP, SVP AND FOUL DRAINAGE POSITIONS, INCLUDING UNDERSLAB GULLIES, ARE TO BE CONFIRMED BY THE ARCHITECT.
- WHERE RWPS STUB STACKS AND SVPS ARE CONNECTED DIRECT TO THE DRAIN, RODDING ACCESS PLATES ARE TO BE PROVIDED.
- ALL FOUL WATER DRAINS ARE TO BE 100Ø @ 1:40 U.N.O.
- ALL SURFACE WATER DRAINS ARE TO BE 100Ø @ 1:60 U.N.O.

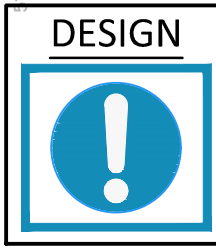
Design Notes

- THE BELOW GROUND SURFACE WATER SYSTEM HAS BEEN DESIGNED TO THE FOLLOWING CONDITIONS:
 - 1 YEAR - PIPE FULL
 - 30 YEAR - SURCHARGING ALLOWED WITH NO FLOODING
 - 100 YEAR + 40% C/C - SURCHARGING ALLOWED WITH NO FLOODING
- THIS DRAWING IS BASED ON ARCHITECT DRAWING REF 2102_A_999 PROPOSED LOWER GROUND FLOOR PLAN, 2102_A_1000 PROPOSED GROUND FLOOR PLAN, AND TOPOGRAPHICAL SURVEY REF 21-010-1-EXISTING TOPOGRAPHICAL SURVEY (SEC).
- CONNECTIONS TO THE PUBLIC SEWER ARE SUBJECT TO FORMAL S106 APPLICATIONS WITH THAMES WATER. NO WORK ON THE PUBLIC SEWER IS TO TAKE PLACE WITHOUT PRIOR PERMISSION.
- THE DRAINAGE DESIGN IS SUBJECT TO APPROVAL WITH THE LOCAL PLANNING AUTHORITY AND THE SUBSEQUENT DISCHARGE OF RELEVANT PLANNING CONDITIONS, AND IS THEREFORE SUBJECT TO CHANGE TO SUIT LFA COMMENTS.
- THE DRAINAGE DESIGN IS SUBJECT TO CONFIRMATION OF NETWORK RAIL ASSET PROTECTION REQUIREMENTS.
- FULL DETAILS OF THE BLUE ROOF INCLUDING FLOW RATES IS TO BE CONFIRMED TO COORDINATE WITH BELOW-GROUND DRAINAGE DESIGN.

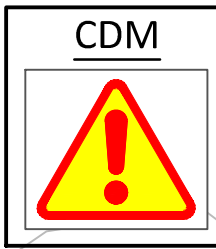
simple works

Notes

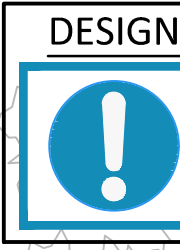
- NO DIMENSIONS TO BE SCALED FROM THIS DRAWING.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, SERVICES AND ENGINEERS DRAWINGS TOGETHER WITH THE RELEVANT SPECIFICATION AND GENERAL NOTES.
- ANY NON STRUCTURAL ITEMS SUCH AS WATERPROOFING, CLADDING, FINISHES, FIRE STOPPING ARE TO BE THE ARCHITECTS SPECIFICATIONS.
- ALL PROPRIETARY PRODUCTS ARE TO BE USED AND INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS DETAILS AND REQUIREMENTS.
- THE STRUCTURE IS DESIGNED AND DETAILED FOR THE PERMANENT CONDITION ONLY THE CONTRACTOR IS RESPONSIBLE FOR THE STRUCTURE IN ITS TEMPORARY CONDITION. ANY TEMPORARY WORKS REQUIRED DURING CONSTRUCTION AND ANY TEMPORARY LOADS ONTO THE EXISTING AND NEW STRUCTURE WHICH SHALL BE LESS THAN THOSE FOR WHICH IT HAS BEEN CONFIRMED OR DESIGNED RESPECTIVELY.
- ALL WORKS UNDERTAKEN BY CONTRACTOR TO BE COMPLIANT WITH RELEVANT AND CURRENT BUILDING CODES, REGULATIONS AND GOOD PRACTICES.



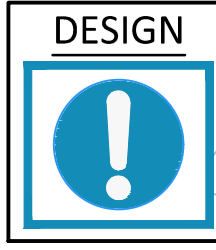
DESIGN NETWORK RAIL TUNNEL THE DRAINAGE DESIGN IS SUBJECT TO CONFIRMATION OF NETWORK RAIL ASSET PROTECTION REQUIREMENTS.



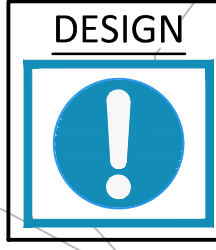
CDM EXISTING RAIL TUNNEL EXISTING NETWORK RAIL TUNNEL (BELSIZE TUNNEL) BENEATH NEIGHBOURING PROPERTY



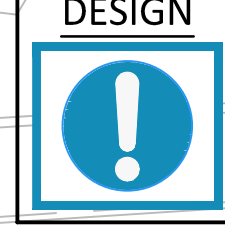
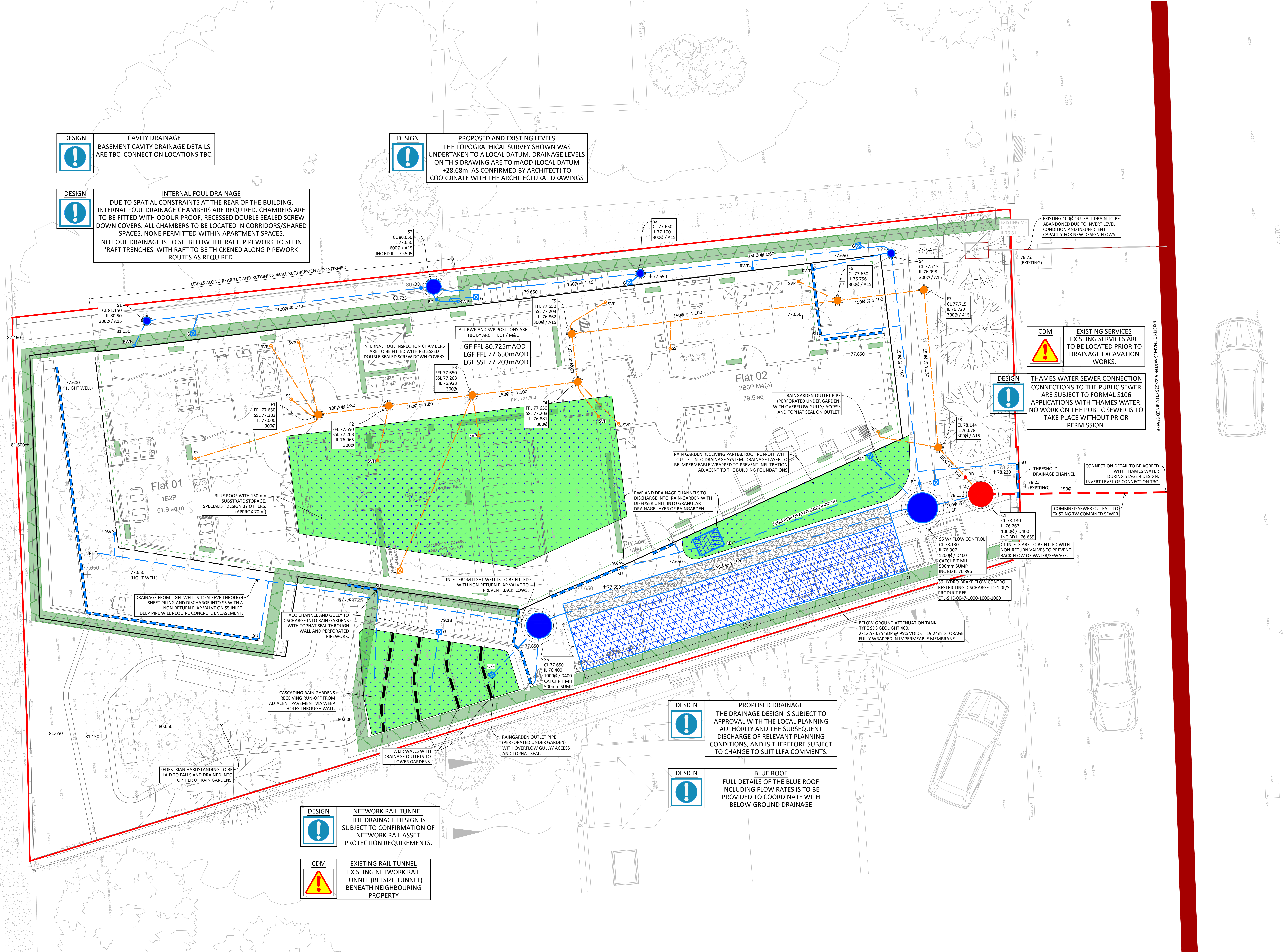
DESIGN PROPOSED AND EXISTING LEVELS THE TOPOGRAPHICAL SURVEY SHOWN WAS UNDERTAKEN TO A LOCAL DATUM. DRAINAGE LEVELS ON THIS DRAWING ARE TO mAOD (LOCAL DATUM +28.68m, AS CONFIRMED BY ARCHITECT) TO COORDINATE WITH THE ARCHITECTURAL DRAWINGS



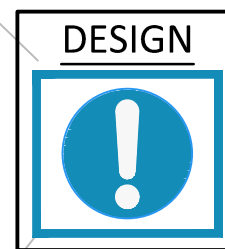
DESIGN CAVITY DRAINAGE BASEMENT CAVITY DRAINAGE DETAILS ARE TBC. CONNECTION LOCATIONS TBC.



DESIGN INTERNAL FOUL DRAINAGE DUE TO SPATIAL CONSTRAINTS AT THE REAR OF THE BUILDING, INTERNAL FOUL DRAINAGE CHAMBERS ARE REQUIRED. CHAMBERS ARE TO BE FITTED WITH ODOUR PROOF, RECESSED DOUBLE SEALED SCREW DOWN COVERS. ALL CHAMBERS TO BE LOCATED IN CORRIDORS/SHARED SPACES. NONE PERMITTED WITHIN APARTMENT SPACES. NO FOUL DRAINAGE IS TO SIT BELOW THE RAFT. PIPEWORK TO SIT IN 'RAFT TRENCHES' WITH RAFT TO BE THICKENED ALONG PIPEWORK ROUTES AS REQUIRED.



DESIGN PROPOSED DRAINAGE THE DRAINAGE DESIGN IS SUBJECT TO APPROVAL WITH THE LOCAL PLANNING AUTHORITY AND THE SUBSEQUENT DISCHARGE OF RELEVANT PLANNING CONDITIONS, AND IS THEREFORE SUBJECT TO CHANGE TO SUIT LFA COMMENTS.



DESIGN BLUE ROOF FULL DETAILS OF THE BLUE ROOF INCLUDING FLOW RATES IS TO BE PROVIDED TO COORDINATE WITH BELOW-GROUND DRAINAGE

NOT FOR CONSTRUCTION

PROJECT NAME: DALEHAM GARDENS

CLIENT NAME: NW3 CLT COMMUNITY LAND TRUST

PROJECT No: 1803 SCALE: @ A3

DRAWN / CHECKED: NR AJD

TITLE: PROPOSED DRAINAGE LAYOUT

1803-SMW-XX-XX-DR-C-0001-P4 24.04.23

STAGE 3