



- NOTES:**
DO NOT SCALE FROM THIS DRAWING.
- THE DETAIL ON THIS DRAWING IS SPECIFIC TO INTERNAL ABOVE GROUND DRAINAGE AND EXCLUDES BELOW GROUND DRAINAGE, SURFACE WATER DRAINAGE AND RAINWATER DRAINAGE.
 - THE COMPLETED SYSTEM SHALL BE A GRAVITY DRAINED SYSTEM UTILISING WHITE/GREY UPVC PIPEWORK AND FITTINGS TO DISTRIBUTE WASTE FROM ALL APPLIANCES LOCATED WITHIN THE BUILDING TO APPROPRIATE POP-UP CONNECTIONS FROM THE BELOW GROUND DRAINAGE SYSTEM DETAILED BY OTHERS.
 - ALL NEW FINAL APPLIANCE CONNECTIONS WILL BE WHITE MUPVC INCORPORATING MUPVC TRAPS FOR SINK, BASIN AND URINAL CONNECTIONS AND PROPRIETARY UPVC PAN CONNECTORS FOR WC CONNECTIONS.
 - ALL TRAPS TO BE OF THE ANTI-SYPHON TYPE TO PROTECT TRAP CONNECTIONS FROM LOSS OF WATER SEAL.
 - ALL MAIN SOIL/WASTE VENT PIPES SHALL RISE TO ROOF LEVEL AND TERMINATE WITH A VENT COWL, BEFORE DISCHARGING TO ATMOSPHERE (NOTE THAT SOME VENT PIPES WILL BE COLLECTED TOGETHER WITHIN THE UPPER FLOOR CEILING BEFORE RISING TO ROOF LEVEL TO REDUCE NUMBER OF ROOF PENETRATIONS).
 - WHERE INDICATED ON THE DRAWINGS APPLIANCES TO BE VENTED USING SUITABLY SIZED AIR ADMITTANCE VALVES.
 - FALLS ON SOIL WASTE PIPES AND VENT PIPES SHALL NOT FALL BELOW THE MINIMUM STATED IN BS EN 12056:2000.
 - SUITABLE ACCESS SHALL BE PROVIDED AND ALL CHANGES OF DIRECTION, AT EACH FLOOR LEVEL ABOVE BRANCH CONNECTIONS AND AT THE ALL POP-UP CONNECTIONS TO THE BELOW GROUND DRAINAGE.
 - WHERE PLASTIC PIPEWORK PASSES THROUGH ANY FIRE RATED WALLS, FLOORS, PARTITIONS OR CEILING A SUITABLY RATED INTUMESCENT FIRE SLEEVE/COLLAR SHALL BE INSTALLED IN ACCORDANCE WITH BS276 TO PROTECT THE PENETRATION.

- ABBREVIATIONS:**
- | | |
|---|---|
| ① | 32x75mm DEEP SEAL MUPVC BOTTLE TRAP TO EACH WHB |
| ② | 42x75mm DEEP SEAL MUPVC TUBULAR TRAP TO EACH SINK |
| ③ | 42x75mm DEEP SEAL MUPVC BOTTLE TRAP SERVING URINAL BOWL |
| ④ | 1100 MULTIKWIC CONNECTOR TO WC PAN |
| ⑤ | 320 MUPVC WP |
| ⑥ | 420 MUPVC WP |
| ⑦ | 500 MUPVC WP |
| ⑧ | 820 UPVC WP |
| ⑨ | 1100 UPVC SP |
| ⑩ | CLAY TRAP WITH 500 MUPVC INLET & OUTLET |
| ⑪ | 500 INTUMESCENT FIRE COLLAR/SLEEVE |
| ⑫ | 820 INTUMESCENT FIRE COLLAR/SLEEVE |
| ⑬ | 1100 INTUMESCENT FIRE COLLAR/SLEEVE |
| ⑭ | 400 UPVC TRAP CONNECTION TO DISHWASHER |
| ⑮ | 320 UPVC TRAP CONNECTION TO COFFEE MACHINE |

- LEGEND:**
- PIPEWORK AT HIGH LEVEL
 - PIPEWORK AT LOW LEVEL
 - DRAINAGE PIPE
 - CONDENSATE PIPE
- SVP - SOIL VENT PIPE
WVP - WASTE WENT PIPE
VP - VENT PIPE
SP - SOIL PIPE
S/S - STUB STACK
WP - WASTE PIPE
AAV - AIR ADMITTANCE VALVE
FFL - FINISHED FLOOR LEVEL
RE - RODDING EYE
- FA - FROM ABOVE
FB - FROM BELOW
TA - TO ABOVE
TB - TO BELOW
HL - HIGH LEVEL
LL - LOW LEVEL

S4-P02	06/03/2024	DRAINAGE AND CONDENSATE AMENDED	AG	MT
S4-P01	26/01/2024	STAGE 3 CAT.-B ISSUE	TE	AG
SUIT-REV	DATE	DESCRIPTION	DRN	CHK

STAGE 3

THIS DRAWING IS COPYRIGHT. DO NOT SCALE FROM DRAWING. THE CONTRACTOR AND THEIR SUB-CONTRACTORS ARE TO VERIFY ALL DIMENSIONS ON SITE BEFORE MAKING SHOP DRAWINGS OR COMMENCING MANUFACTURE.

KJ TAIT
ENGINEERS

1 Fitzroy Square
London W1T 5HF
T +44 (0) 207 388 0952
E london@kjtait.com
W www.kjtait.com

PROJECT INFORMATION

CLIENT: OXFORD VICTORIA HOUSE DEVELOPMENT LTD
PROJECT: LONDON, WC1B 4DA

DRAWING INFORMATION

DRAWING TITLE: MECHANICAL SERVICES UPPER GROUND DRAINAGE LAYOUT SHEET 1 of 2

DESIGNED BY: TE DATE: JAN 2024
DRAWN BY: MZ KJT JOB No.

SCALE: 1 : 100 @ A1 L3221

JOB CODE: L3221 ORIGIN-VOL-LEVEL-TYPE-ROLE-CLASS NUMBER: KJT-01-UG-DR-M-5210
SUIT-REV: S4 - P02