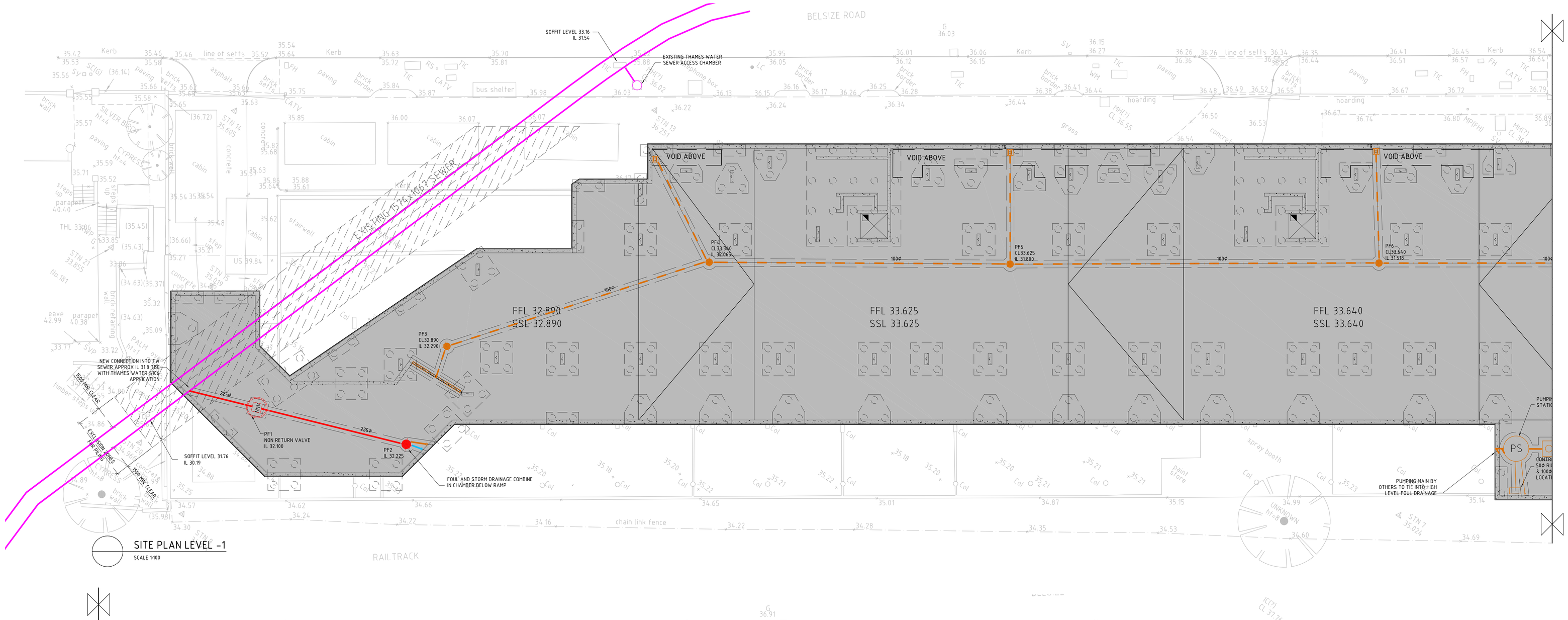
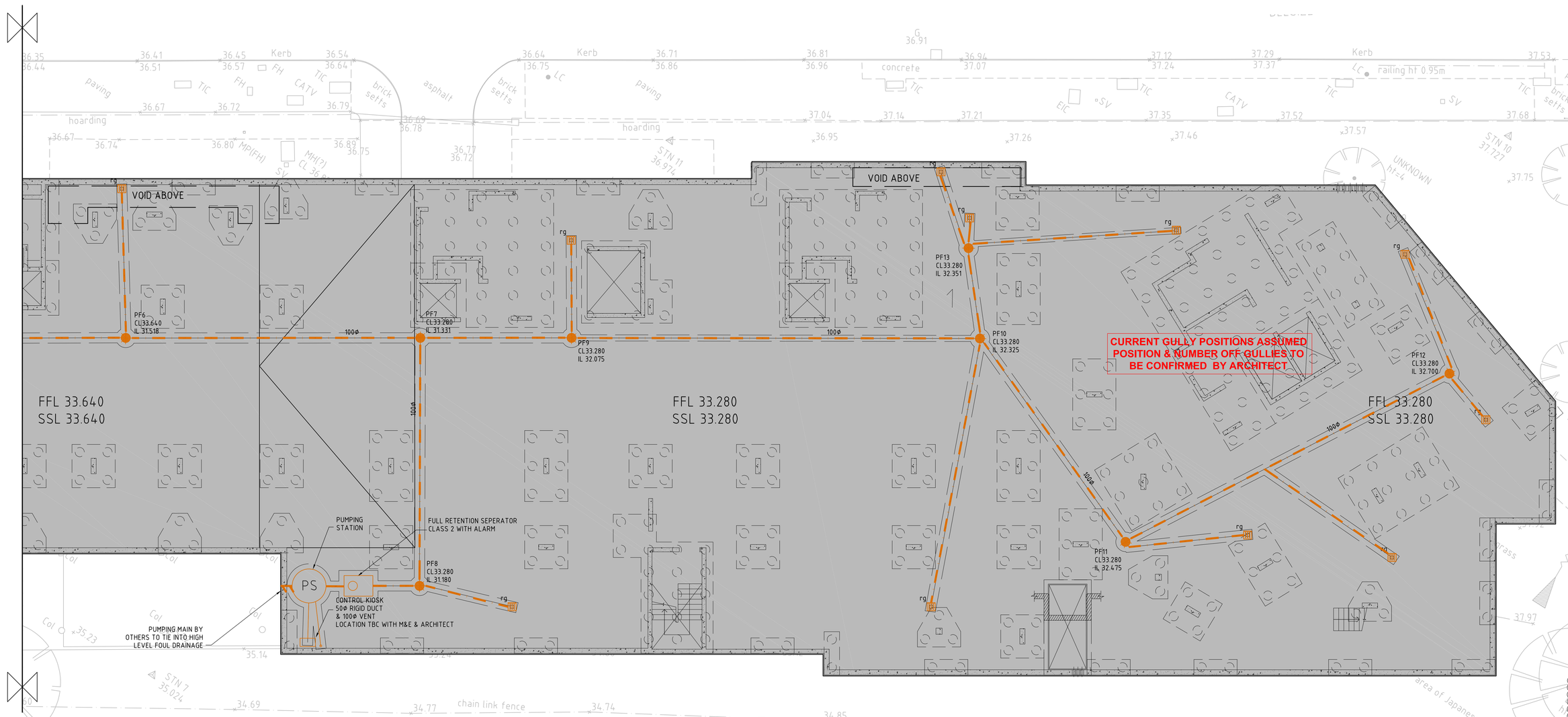


SITE PLAN LEVEL -1

SCALE 1:100



SITE PLAN LEVEL -1

SCALE 1:100

DISCLAIMER NOTE:

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NOTES:

1. DO NOT SCALE THIS DRAWING
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWING ISSUES AND THE SPECIFICATION.
3. ALL ADOPTABLE HIGHWAY CONSTRUCTION WORKS SHALL BE CARRIED OUT TO THE STANDARD LAID DOWN IN THE LONDON BOROUGH OF NEWMANS SPECIFICATIONS, WITH A VIEW TO ADOPTION UPON COMPLETION.
4. ALL ADOPTABLE SEWERS AND SOAKAWAYS SHALL BE CONSTRUCTED TO THE STANDARDS LAID DOWN IN "SEWERS FOR ADOPTION" 6TH EDITION, THAMES WATER'S AND LONDON BOROUGH OF NEWMANS SPECIFICATIONS, WITH A VIEW TO ADOPTION UPON COMPLETION.
5. ALL SEWERS WITH LESS THAN 1.2m OF COVER WHEN LAID BENEATH THE ROADS, OR 0.9m OF COVER IN OTHER AREAS, SHALL BE PROTECTED WITH CONCRETE IN ACCORDANCE WITH EITHER OF THE DETAILS SHOWN ON THE STANDARD DRAWING PROVIDED (FOR BEDDING TYPE LOCATIONS, REFER TO SEWER SECTIONS).
6. IN ORDER TO MAINTAIN THE SATISFACTORY FUNCTIONING OF DRAINAGE SYSTEM, ALL ROAD AND YARD GULLIES ARE TO BE "TRAPPED".
7. ALL NON ADOPTABLE LATERALS BENEATH THE HIGHWAY SHALL BE BACKFILLED WITH LEAN MIX CONCRETE UNLESS OTHERWISE AGREED WITH THE HIGHWAYS ENGINEER.
8. ALL PRIVATE SEWERS ARE TO BE 100mm DIA. UNLESS OTHERWISE STATED. THE PRIVATE DRAINAGE DESIGN ON THE PLAN HAS BEEN BASED ON THE PRINCIPLES OF A uPVC SYSTEM. IT CAN BE ADAPTED TO SUIT A STONEWARE SYSTEM BUT REFERENCE SHOULD BE MADE TO THIS OFFICE BEFORE AMENDMENTS ARE MADE.
9. ALL PRIVATE DRAINAGE TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS APPROVED DOCUMENT "H" BS EN 752, AND TO THE SATISFACTION OF NHBC/LONDON BOROUGH OF NEWMANS BUILDING CONTROL SECTION.
10. MANHOLES SITUATED WITHIN AREAS ACCESSIBLE TO MOTOR VEHICLES ARE TO BE FITTED WITH SUITABLE STRENGTH COVERS AND FRAMES.
11. WHERE DRAINS PASS THROUGH FOUNDATIONS, A FLEXIBLE JOINT SHOULD BE PROVIDED WITHIN 150mm OF THE FACE OF THE STRUCTURE. WHERE TYPE 2 MANHOLES ARE EMPLOYED OR CONCRETE SURROUND IS ADDED TO OTHER MANHOLES A ROCKER PIPE OF MAX 600mm IN LENGTH SHALL BE PROVIDED EITHER SIDE OF THE MANHOLE, LAID AT A SLIGHTLY STEEPER GRADIENT TO ALLOW FOR SETTLEMENT.
12. STUB STACKS FITTED WITH AIR ADMITTANCE VALVES MAY BE USED INSTEAD OF SOIL AND VENT PIPES, SUBJECT TO THE ARCHITECTS APPROVAL (EXCEPT WHERE THE DRAINAGE CONNECTION EXCEEDS 10m BEFORE CONNECTING WITH ANOTHER VENTILATED DRAIN OR INSPECTION CHAMBER OR MANHOLE). HEAD OF DRAIN VENT PIPES MUST NOT BE FITTED WITH AIR ADMITTANCE VALVES.
13. SHALLOW PRIVATE DRAINS MAY REQUIRE PROTECTION USING CONCRETE SURROUND OR PAVING SLABS BRIDGING THE TRENCH SUBJECT TO THE BUILDING INSPECTOR'S REQUIREMENTS.
14. APPROPRIATE MEASURES (TO BE AGREED WITH THE DISTRICT COUNCIL'S BUILDING CONTROL SECTION, ARE TO BE TAKEN TO DISCOURAGE RODENT ENTRY INTO THE PROPERTIES.
15. WHERE DRAIN RUNS PASS CLOSE TO BUILDINGS OR THEIR INVERT LEVELS ARE BELOW FOUNDATION LEVEL, THEN THE TRENCHES ARE TO BE BACKFILLED IN ACCORDANCE WITH THE STANDARD DETAIL PROVIDED.
16. REFERENCE SHOULD BE MADE TO THE STRUCTURAL ENGINEERS DETAILS FOR ALL ASPECTS OF FOUNDATION DESIGN AND CONSTRUCTION.
17. BEFORE DETERMINING THE AMOUNT OF FACE BRICKWORK TO EACH UNIT, CONSIDERATION MUST BE GIVEN TO THE PROPOSED FINISHED GROUND LEVELS IN THE VICINITY OF THE PROPERTY. THE LEVELS SHOWN ON THIS DRAWING HAVE BEEN DESIGNED UPON THE PARAMETERS SET DOWN IN THE APPROVED DOCUMENT "K" OF THE BUILDING REGULATIONS 1991 (9th EDITION).
18. 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.
19. THE CONTRACTOR SHOULD CHECK ALL DIMENSIONS ON SITE.
20. IT IS THE SUBCONTRACTORS RESPONSIBILITY TO ENSURE COMPLIANCE WITH CURRENT BULDING REGULATIONS AND CODES OF PRACTICE.
21. CONNECTIONS TO AND DIVERSIONS OF EXISTING DRAINAGE ARE TO BE CHECKED FOR LEVEL AND POSITION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ON SITE. ANY SIGNIFICANT DIFFERENCES ARE TO BE REPORTED TO THIS OFFICE SO THAT DESIGNS MAY BE ADJUSTED ACCORDINGLY.
22. ADDITIONAL CONCRETE SURROUND TO MANHOLES REQUIRED IN ACCORDANCE WITH THE STANDARD DETAILS WHERE COVER ABOVE SEWER IS LESS THAN 900mm
23. COVER LEVELS SHOWN ARE APPROXIMATE AND ARE TO BE CONFIRMED WHEN PROPOSED FINISHED GROUND LEVEL INFORMATION IS MADE AVAILABLE FROM THE ARCHITECT

LEGEND

- EXISTING COMBINED MANHOLE AND SEWER
- BYPASS SEPARATOR (BY CONDOR OR SIMILAR APPROVED)
- HB — PROPOSED HYDROBRAKE
- NRV — PRIVATE COMBINED NON RETURN VALVE
- PRIVATE FOUL PUMPING MAIN BY M&E
- PRIVATE COMBINED INSPECTION CHAMBER (TYPE Y)
- PRIVATE SURFACE WATER INSPECTION CHAMBER (TYPE Y)
- PRIVATE FOUL WATER INSPECTION CHAMBER (TYPE Y)
- yg — PRIVATE FOUL YARD GULLY
- yg — PRIVATE STORM YARD GULLY
- rg — PRIVATE STORM ROAD GULLY
- SVP — PRIVATE FOUL SVP
- RWP — PRIVATE STORM RWP
- ACO DRAIN
- rp — RODDING POINT
- DIRECTION OF FALL

FOUL WATER DRAINAGE SCHEDULE

MH REF.	COVER LEVEL	INVERT LEVEL	DEPTH (mm)	DESCRIPTION	DIMENSION	COVER TYPE	COMMENTS	EASTING	NORTHINGS
PF1		32.100		NON RETURN	ø1200	B125	DOUBLE SEALED		
PF2		32.225		TYPE Y	ø 600	B125	DOUBLE SEALED		
PF3	32.890	32.290	0.600	TYPE Y	ø 450	B125	DOUBLE SEALED		
PF4	33.340	32.065	1.275	TYPE Y	ø 450	B125	DOUBLE SEALED		
PF5	33.625	31.800	1.825	TYPE Y	ø 450	B125	DOUBLE SEALED		
PF6	33.640	31.518	2.122	TYPE Y	ø 450	B125	DOUBLE SEALED		
PF7	33.280	31.331	1.949	TYPE Y	ø 450	B125	DOUBLE SEALED		
PF8	33.280	31.180	2.100	TYPE Y	ø 450	B125	DOUBLE SEALED		
PF9	33.280	32.075	1.205	TYPE Y	ø 450	B125	DOUBLE SEALED		
PF10	33.280	32.335	0.945	TYPE Y	ø 450	B125	DOUBLE SEALED		
PF11	33.280	32.475	0.805	TYPE Y	ø 450	B125	DOUBLE SEALED		
PF12	33.280	32.700	0.580	TYPE Y	ø 450	B125	DOUBLE SEALED		
PF13	33.280	32.351	0.929	TYPE Y	ø 450	B125	DOUBLE SEALED		

REV	DATE	DESCRIPTION	BY
P2	30/06/15	TENDER ISSUE	GMC
P1	24/06/15	PRELIMINARY ISSUE	RH

DRG STATUS: PRELIMINARY

CLIENT: WATES LIVING SPACE

PROJECT: ABBEY AREA REDEVELOPMENT LONDON NW6

DRG TITLE: TECHNICAL LAYOUT LEVEL -1

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PROJECT NO	DRG NO	REV	SCALE	DRN	DATE
13050	C1061	P2	1:100	RH	JUN 15