

GENERAL NOTES

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, ENGINEERS AND SPECIALIST DRAWINGS AND SPECIFICATIONS

DO NOT SCALE FROM THIS DRAWING IN EITHER PAPER OR DIGITAL FORM. USE WRITTEN DIMENSIONS ONLY.

- Invert levels and positions of existing drains / chambers / sewers where new connections are to be made must be checked and confirmed to the engineer prior to the commencement of any works.
- All drainage works shall be carried out in accordance with the requirements of the Local Authority, the Environment Agency and in conjunction with all relevant British Standards, Codes of Practice and 'Sewer for Adoption' 7th Edition and any addendums as appropriate.
- All drainage shall comply with the typical details and the requirements of BS EN 752 and Part H of the Building Regulations.
- Any part of the existing drainage system to be retained as part of the new scheme shall be cleaned and inspected. Any structural defects shall be repaired using appropriate and approved means.
- For setting-out dimensions of SVP's, RWP's etc, refer to Architect's or Mechanical Engineer's drawings. Positions shown are indicative and subject to final design.
- All foul and RWP connections shall be 100mm diameter unless otherwise specified.
- All precast concrete units used in the drainage works shall be manufactured using sulphate resisting cement.
- Manhole covers and frames shall be to BS EN 124 and shall be Kitemarked. Covers and frames shall be heavy duty D400 in carriageways and vehicular areas and medium duty B125 in footways and soft landscaping. In blocked/concrete paved areas covers shall be recessed fabricated steel. All recessed covers shall in accordance with the FACTA association gradings.
- All internal inspection chambers to be recessed, double sealed with screw down covers.
- Cover levels are to be adjusted locally to suit finished ground levels.
- At least one soil pipe at the head of each foul run shall vent to the atmosphere.
- Existing drainage to be removed is to be broken out to bed level and void backfilled with granular material, compacted in layers not exceeding 250mm.
- All drain runs from SVP's, stub stacks or FW gullies to be laid at 1:40 gradient unless otherwise stated. All RWP's to be laid 1:80 min unless otherwise stated.
- All manholes / inspection chambers in block paved areas, to have recessed covers. MH covers in paved areas to have cover & frame orientated 'square' with paving to minimise cut slabs or blocks.
- All private drainage to be laid to levels shown using flexibly jointed pipes, either uPVC to BS 4660 and BS 5481 or vitrified clayware to BS EN 295. Pipes below structural building slabs or basements shall be Cast Iron to BS 437.
- Rodding eyes, etc are to be laid to manufacturers minimum cover and depth to allow adequate fall from adjoining unit.
- All proposed trees to have appropriate tree barrier details linking pits to ensure roots are directed away from drainage.
- Where new sewers are constructed within 5m of a new or existing tree the sewer shall be concrete encased against root intrusion. Refer to drainage details.
- All new drainage to be jetted and CCTV surveyed on completion. Contractor to make sure that the drainage is fully operational. Refer to Drainage maintenance manual for maintenance details.
- All runs connecting into the public drainage network to be vitrified clay, extra length to BS EN 295 or BS65 with plain sleeved or socketed flexible joints.
- CDM note: All pipework, silt traps, catchpits, trapped gullies and attenuation tanks to be regularly inspected every three months and cleared out on a regular frequency for the first nine months. After this period the frequency can be reduced to every six months. Porous surface to be regularly swept three times a year to remove the silt.
- This drawing is to be read in conjunction with all relevant Conisbee drawings.
- HEALTH AND SAFETY: The works shall be carried out by specialist competent and experienced contractors who are members of a recognised national organisation. Operators shall have received full and appropriate training for the operations they are to undertake. All work shall be carried out in accordance with all pertinent Health and Safety Regulations.

LEGEND

- Site boundary.
- Existing private foul water drain.
- Existing private surface water drain.
- Existing Thames Water foul water sewer.
- Existing Thames Water surface water sewer.

4500
CL:16.00
IL:15.00
1000@1:32

Private surface water pipe and chamber, pipe diameter, gradient and chamber diameter and levels indicated.

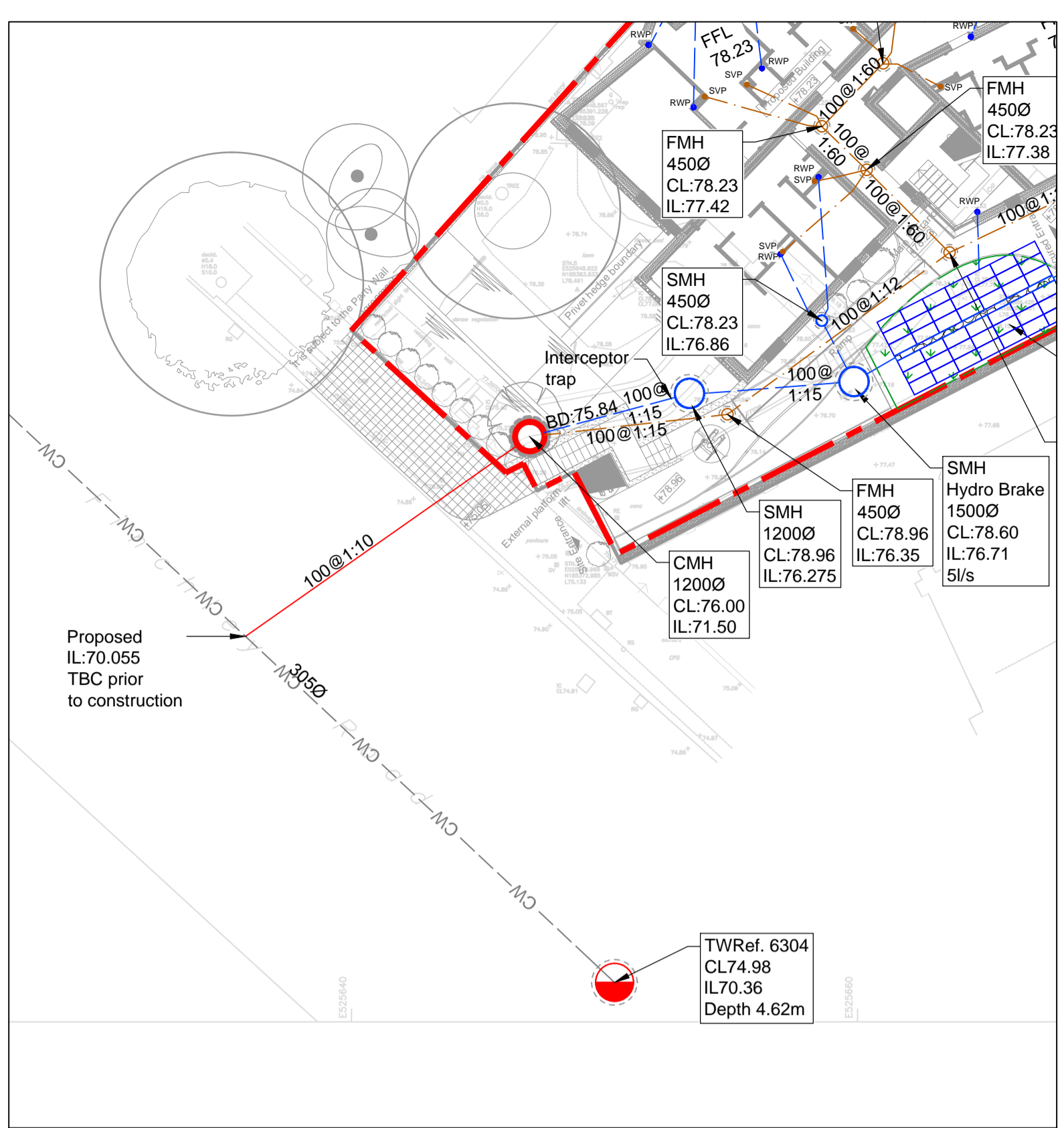
4500
CL:16.00
IL:15.00
1000@1:32

Private foul water pipe and chamber, pipe diameter, gradient and chamber diameter and levels indicated.

- New private surface water 1500 dia PCC catchpit chamber with 450mm deep sump.
- New private surface water 1200 dia PCC catchpit chamber with 450mm deep sump.
- New private foul water 1200 dia PCC chamber.
- New private combined water 1200 dia PCC chamber.

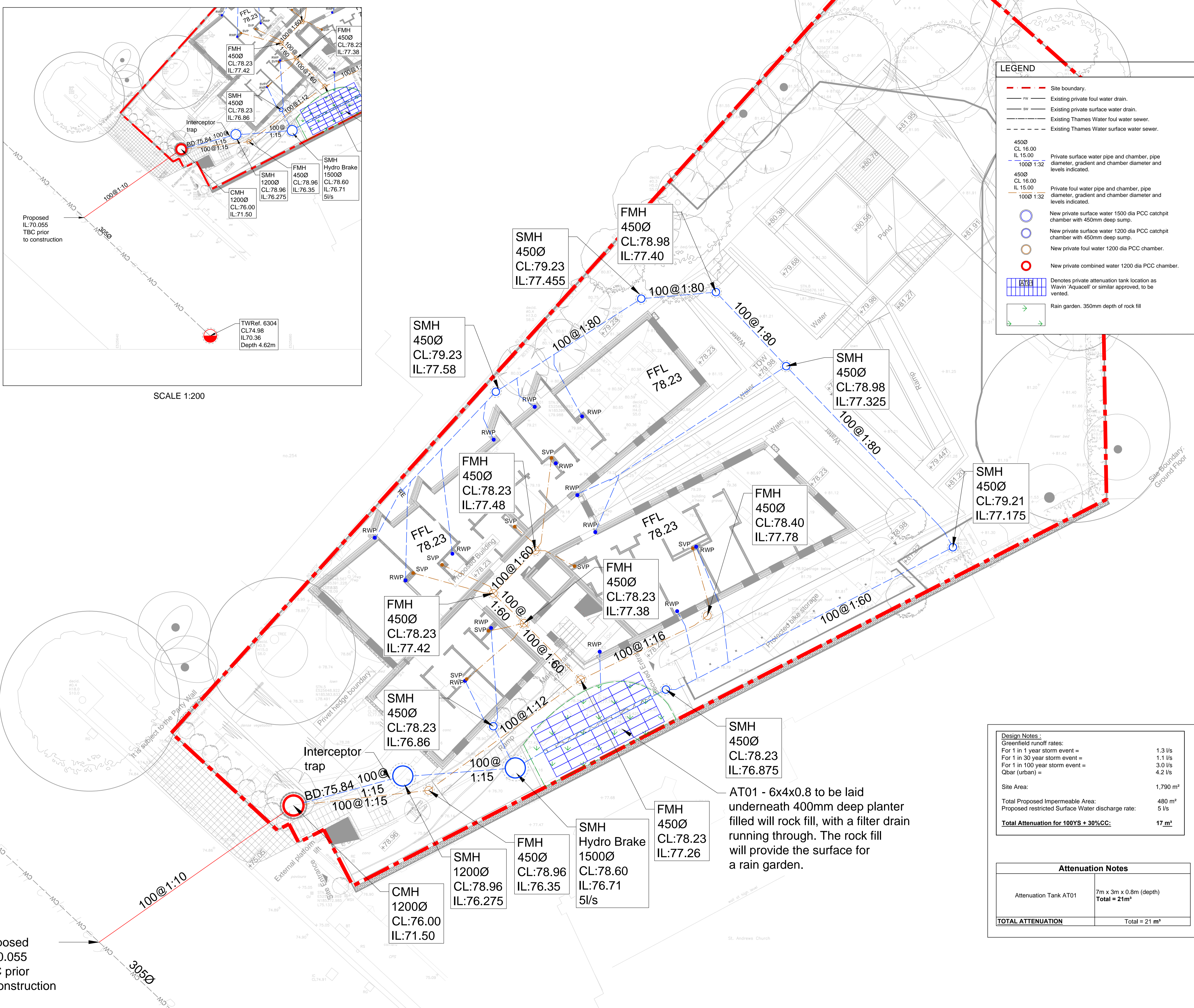
Denotes private attenuation tank location as Wavin 'Aquatec' or similar approved, to be vented.

Rain garden. 350mm depth of rock fill



SCALE 1:200

Proposed
10.055
C prior
construction



AT01 - 6x4x0.8 to be laid underneath 400mm deep planter filled with rock fill, with a filter drain running through. The rock fill will provide the surface for a rain garden.

Design Notes :

Greenfield runoff rates:	
For 1 in 1 year storm event =	1.3 l/s
For 1 in 30 year storm event =	1.1 l/s
For 1 in 100 year storm event =	3.0 l/s
Qbar (urban) =	4.2 l/s

Site Area:	1,790 m ²
Total Proposed Impermeable Area:	480 m ²
Proposed restricted Surface Water discharge rate:	5 l/s
Total Attenuation for 100YS + 30%CC:	17 m³

Attenuation Notes

Attenuation Tank AT01	7m x 3m x 0.8m (depth) Total = 21m ³
TOTAL ATTENUATION	Total = 21 m³

NOT FOR CONSTRUCTION

26.05.16 ISSUED FOR INFORMATION DW TP

Rev	Date	Description	Drawn	Check

conisbee Consulting Structural Engineers
Consulting Civil Engineers

London • Cambridge • Norwich
1-5 Offord St London N1 1DH
Telephone 020 7700 6666
www.conisbee.co.uk

Drawing Status	PRELIMINARY
Project	FINCHLEY ROAD
Date	May'15
Scale	1:100@A1
Drawn	DW
Engineer	TG
Title	DRAINAGE STRATEGY
Project No	160226
Drawing No	160226-X-00-DR-C-1000
Revision	P1