

DO NOT SCALE

THIS DRAWING IS BASED ON RICHARD GRIFFITHS ARCHITECTS' DRAWING No 546/L100
TOPOGRAPHICAL SURVEY DRAWING No. 4468/02
SUPPLIED BY P STUBBINGTON LAND SURVEYS

KEY

SURFACE WATER

- EXISTING SURFACE WATER SEWER
- PROPOSED PRIVATE SURFACE WATER SEWER
- EXISTING RAINWATER DOWNPIPE LOCATION
- EXISTING YARD GULLY (SURFACE WATER)
- PROPOSED YARD GULLY (SURFACE WATER)
- PROPOSED RODDING ACCESS POINT
- PROPOSED ACO CHANNEL DRAIN

FOUL WATER

- EXISTING FOUL WATER SEWER
- EXISTING FOUL WATER MANHOLE
- PROPOSED PRIVATE FOUL WATER SEWER
- PROPOSED PRIVATE FOUL WATER MANHOLE
- SOIL & VENT PIPE LOCATION
- SUB STACK PIPE LOCATION
- EXISTING SUB STACK PIPE LOCATION
- YARD GULLY (FOUL WATER)

COMBINED

- EXISTING PRIVATE COMBINED WATER SEWER
- EXISTING PRIVATE COMBINED WATER SEWER MANHOLE

GENERAL DRAINAGE NOTES

- UNLESS OTHERWISE SHOWN ALL FOUL DRAINAGE PIPEWORK SHALL BE 100mm INTERNAL DIAMETER, SURFACE WATER SHALL BE 150mm INTERNAL DIAMETER.
- PIPEWORK SHALL BE IDENTIFIED THUS:

SHOWS AN APPROXIMATE GRADIENT eg. 1in125
SHOWS INTERNAL DIAMETER OF PIPE IN mm.
- AT MANHOLES AND INSPECTION CHAMBERS:
 - CL.12.345 = APPROXIMATE COVER LEVEL
 - IL.9.876 = INVERT LEVEL
 - BDIL.5.432 = UPPER INVERT LEVEL OF BACKDROP
 - (1050mmØ) = INTERNAL DIAMETER
- RWP UNDERGROUND CONNECTIONS TO BE 100mm INTERNAL DIAMETER AND LAID AT A MINIMUM GRADIENT OF 1:60.

GENERAL

- SITE BOUNDARY

LEVELS

- EXISTING LEVELS
- PROPOSED LEVELS

NOTES

- THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELATED RICHARD JACKSON LTD, ARCHITECTS & SUB-CONTRACTORS DRAWINGS. IN THE CASE OF DISCREPANCIES BETWEEN DRAWINGS REFER TO RILTO FOR CLARIFICATION.
- TOPOGRAPHICAL SURVEY TAKEN FROM P. STUBBINGTON LAND SURVEYS, DRAWING, NAMELY DRAWING 4468/02.
- ANY UNIDENTIFIED HAZARDS DISCOVERED DURING THE PROGRESS OF WORKS ARE TO BE REPORTED IMMEDIATELY TO THE ENGINEER.
- BACKFILL TO TRENCHES MAY BE SUITABLE EXCAVATED MATERIAL IN LANDSCAPED AREAS. TYPE 1 GRANULAR MATERIAL TO BE USED UNDER HARD STANDINGS AND ROADS.
- REFER TO ARCHITECT'S DRAWINGS FOR ABOVE-GROUND DRAINAGE LOCATIONS.
- ALL ADAPTABLE DRAINAGE WORK TO CARRIED OUT IN ACCORDANCE WITH SEWERS FOR ADOPTION 7th EDITION AND MUST COMPLY WITH ANY THAMES WATER AMENDMENTS TO THAT DOCUMENT.
- THE CONTRACTOR SHALL, BEFORE COMMENCING THE WORKS, VERIFY ALL EXISTING OUTFALL INVERT LEVELS AND SITE AND SETTING OUT DIMENSIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TRUE AND PROPER SETTING OUT OF THE WORKS AND FOR THE CORRECTNESS OF THE POSITION, LEVELS, DIMENSIONS, AND ALIGNMENT OF ALL PARTS OF THE WORKS.
- ALL EARTHWORKS TO BE UNDERTAKEN IN ACCORDANCE WITH THE SPECIFICATION FOR HIGHWAY WORKS, INCLUDING LAYING, TOLERANCES, COMPACTION, SITE PREPARATION AND MATERIAL SELECTION AND GRADING.
- ALL PRIVATE DRAINAGE TO BE INSTALLED AND TESTED IN COMPLIANCE WITH THE BUILDING REGULATIONS APPROVED DOCUMENT H, 2015 EDITION.
- ALL COMPONENTS AND MATERIALS ARE TO BE MANUFACTURED AND SUPPLIED IN ACCORDANCE WITH THE RELEVANT BRITISH STANDARDS, AND LAID AND BACKFILLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND THE RELEVANT BRITISH STANDARDS.
- INSITU CONCRETE FOR USE IN GENERAL DRAINAGE WORKS SHALL BE IN ACCORDANCE WITH BS:8500 AND IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SITE INVESTIGATION REPORT, AND IN ACCORDANCE WITH BRE DIGEST 1 "CONCRETE IN AGGRESSIVE GROUND" TO MEET ANY EXPECTED SULPHATE CONDITIONS.
- ALL GULLIES, CHANNELS AND MANHOLE COVERS ARE TO BE SET 5mm LOWER THAN INDICATED ON THE DRAWING (I.E. 5mm LOWER THAN THE ADJACENT SURFACE). ALL DRAIN AND SEWER PIPES ARE TO BE LAID SOFFIT TO SOFFIT, UNLESS SHOWN OTHERWISE.
- ALL ABOVE-GROUND DRAINAGE TO INCORPORATE RODDING ACCESS FACILITIES.
- ALL MANHOLE COVERS AND FRAMES SHALL BE MANUFACTURED FROM DUCTILE IRON AND COMPLY WITH BSEN:124 AND BE MARKED 'FW' OR 'SW'. THEY SHALL BE NON-VENTILATING TYPE AND HAVE CLOSED KEYSWAYS. THE MINIMUM FRAME DEPTH SHALL BE 100mm. MANHOLE COVERS IN TRAFFICED AREAS TO BE D400 GRADE, C250 GRADE TO BE USED IN PEDESTRIAN ONLY LOCATIONS.

A	28/03/18	UPDATED TO SUIT COMMENTS	KS	ASB
REV	DATE	DESCRIPTION	DRAWN	CHKD

REVISIONS

This drawing is to be read in conjunction with all other Engineer's drawings and all other project information. Any discrepancy between the Engineer's drawings and other project information is to be reported to the Engineer immediately.



Project
4 KEATS GROVE
LONDON
NW3

Title
DRAINAGE STRATEGY
LOWER GROUND FLOOR

Client
MR MARCUS PIGGOTT

Scale	Drawn	Date
1:50 @ A1	K.S.	25/01/2018
Job Manager	Checked	Approved
J.M.	Z.C.	Z.C.

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Drawing No.

51659-C-001

Drawing Status

☐ INFORMATION ☐ APPROVAL ☐ COSTING
☒ TENDER ☐ CONSTRUCTION ☐ AS CONSTRUCTED

Revision

A

COMBINED WATER MANHOLE/INSPECTION CHAMBER SCHEDULE

MANHOLE REFERENCE	CHAMBER DIMENSIONS	COVER LEVEL	INVERT LEVEL OF OUTGOING PIPE	DEPTH OF MANHOLE	COVER TYPE	CLEAR OPENING SIZE	REMARKS
C1	EXISTING	18.750	18.350	0.400	EXISTING	EXISTING	
C2	EXISTING	18.770	18.330	0.440	EXISTING	EXISTING	MANHOLE COVER TO BE LOWERED TO SUIT PROPOSED LEVELS
C3	EXISTING	18.820	18.180	0.640	EXISTING	EXISTING	
C4	EXISTING	18.850	17.990	0.860	EXISTING	EXISTING	
C5	300mmØ	18.750	18.370	0.410	A15	300mm	FOUL INSPECTION CHAMBER