

Legend

Private Drainage Symbols

- Polypropylene Inspection Chamber
- PC Ring Manhole
- Rectangular Manhole
- Foul Drainage Connection Point - Rainwater Downpipe
- Yard Gully
- Suspended Drainage - 100% unless otherwise stated.
- Green Roof Gully Draining to Suspended Drainage in level B0
- Slot Drain and Gully Draining to Suspended Drainage in level B0
- Slot Drain and Gully Draining to External Below Ground Floor Drainage
- Slot Drain Rodding Access. (See Drg 281 for details)
- Threshold Slot Drain
- Reverse Interceptor (See Drg 280 for details)
- Filter Drain
- Rodding Eye

Combined

- Rectangular Manhole

Existing Drainage

- Combined Adopted
- Combined Private
- Private Storm

Adoptable Drainage

- Combined Manhole

Other

- Retaining Wall
- Site Boundary
- Extent of basement beneath external Town House 1

Alignment of Existing Sewers

The alignment of the existing sewers shown on this drawing are assumed only as based upon the location of existing manholes and Thames Water's records. However the exact alignment of each sewer cannot be guaranteed and may not be exactly as shown.

Proposed Internal Layouts

Internal layouts shown are the latest that we have available to us. Where the information is available we have reflected the drainage point information and floor levels as shown. In other instances where level information is not available we have estimated the locations, number of drainage points and floor levels pending further clarification.

Existing Drainage

As shown it is proposed that certain lengths of existing drainage be retained. See Drg 240 for drainage repair specification.

Pump Stations

Two foul pumping stations are shown located in plant common basement areas of Queen Mother Hall and Rosalind Franklin. A surface water pumping station is shown in Rosalind Franklin. This will be required in order to serve rainwater draining from the eastern side of this building.

Drainage of Light Wells

The design shown is based upon surface water from many of the light-wells draining into the foul network in order to minimise surface water drainage depths.

Drawing Details and Related Drawings

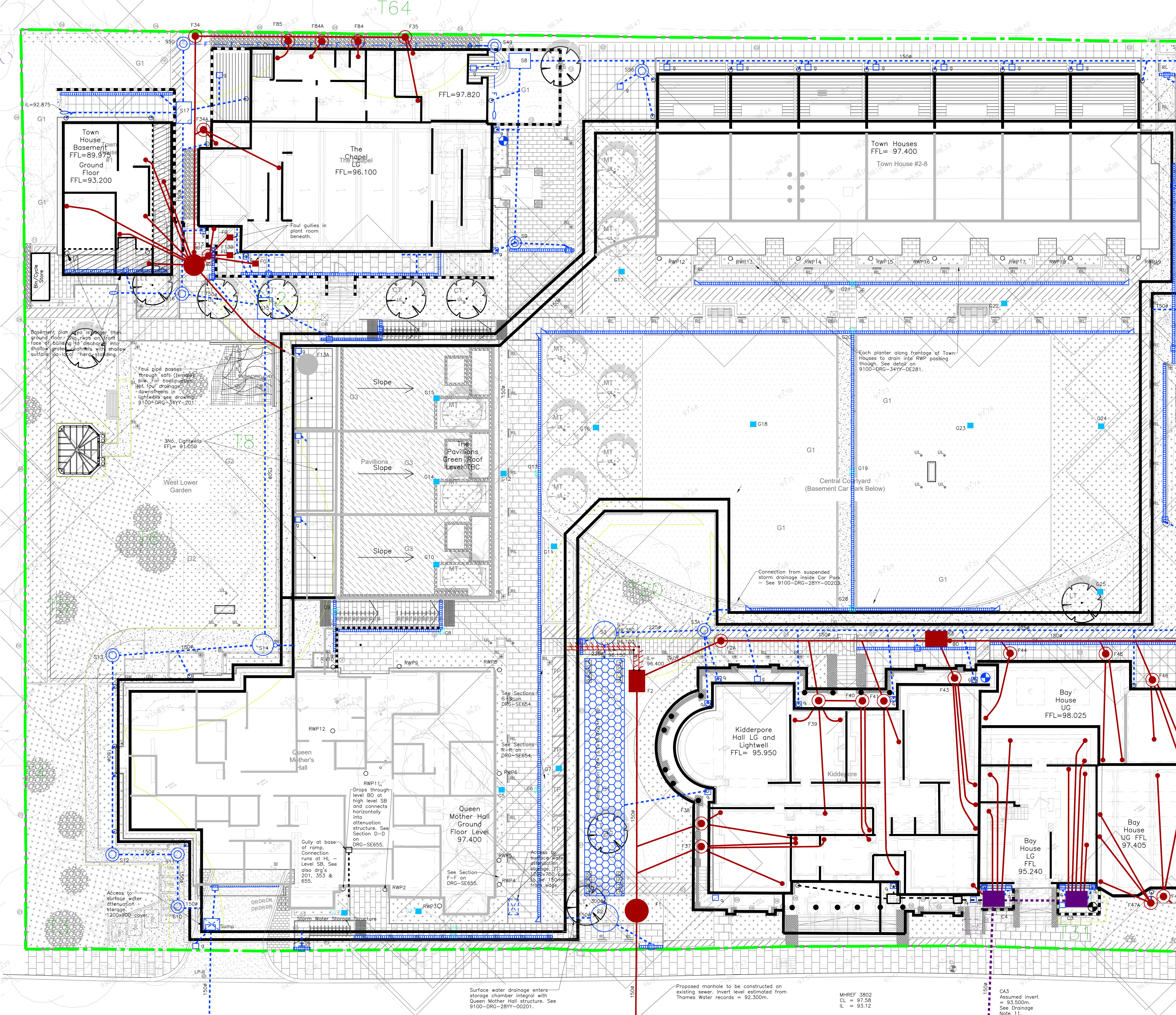
This drawing refers to drainage details in the external areas including "Green Roofs" within the western section of the site.

Related Drawings

Drawing No:	9100-DRG-34YY-00201
Drawing Title:	Engineering Layout Sub-basement Level SB Western Section of Site
Drawing No:	9100-DRG-28YY-00202
Drawing Title:	Detailed Site Layout Eastern Section of Site
Drawing No:	9100-DRG-34YY-00203
Drawing Title:	Suspended Storm Drainage Level B0.
Drawing No:	9100-SCH-240
Drawing Title:	Manhole Schedules.
Drawing No:	9100-DRG-34YY-SE654
Drawing Title:	Drainage Sections (OM & KH)
Drawing No:	9100-DRG-34YY-SE655
Drawing Title:	Drainage Sections (OM)
Drawing No:	9100-DRG-34YY-SE656
Drawing Title:	Queen Mother Culvert Long Sections

Also refer to Landscaping Architects Layouts for more details.

For suspended foul drainage details refer to M&E Engineers Details.



- General Notes**
- Any indication of site boundaries is to be considered diagrammatic. This Engineering Layout is based upon layouts prepared by others and our details are not in themselves responsible for any inaccuracies therein.
 - The underlying topographic survey information has been provided by Murphy and Subson Surveys. Tully De'Ath cannot be held responsible for any inaccuracies therein.
 - The Contractor shall check all levels and dimensions. Any errors or omissions are to be reported to the Engineer immediately.
 - All information regarding below ground obstructions has been added to our general arrangement drawing as far as we are reasonably aware of at the time. The contractor shall allow for breaking out obstructions where necessary and increasing the depth of foundations to a suitable approved formation, in accordance with our details.
 - Allowance to be made for diversion/maintenance of existing services as required.
 - For details of landscaping and boundary fences refer to Architect's drawings.
 - In accordance with Chapter 9.2 appropriate action should be taken to suitably restore the drainage characteristics of the site area construction activities around the building has stopped. Garden areas shall be free from obstructions beneath the surface and should be reinstated to their original condition. For detailed specification refer to landscape specialist's details.
- Drainage Notes:**
- All foul and roof water rest bends to have a minimum radius of 200mm about their center axis. Rest-bend invert levels for soil vent pipe connections shall be a minimum of 450mm below the lowest connection where the pipe extends to the second floor of the building or below and 750mm below the lowest connection where the pipe extends above the second floor of the building. Where the pipe extends above the second floor the building trap outlet to run above the trap outlet.
 - Cover levels of manholes and inspection chambers are for information only and must not be used for setting out purposes. Covers are to be set flush with the final carriageway or footway level. Covers of existing manholes and inspection chambers are to be retained shall be replaced with Class D covers.
 - Where two pipes cross each other beneath a trafficked area with a separation of less than 150mm - both pipes shall have Class D covers around 200mm either side of crossing point.
 - Private drainage construction to comply with SWSB requirements BS EN 752 Parts 1 to 4.
 - Drainage from units to be in plastic pipe-work to BS EN 1452 & BS EN 13398. See also note 15.
 - Foul drainage pipe runs upstream of the referenced manhole network referred to in the manhole schedules shall be laid in a minimum of 100mm of 150mm diameter stone soil vent pipe.
 - Surface water drainage pipe runs upstream of the referenced manhole network referred to in the manhole schedules shall be laid in a minimum of 100mm of 150mm diameter stone soil vent pipe.
 - Drainage beneath suspended floor slab shall be bedded on compacted aggregate substructure raised up defined by the DfT Specification for Highway Works. Where drainage passes beneath the surface and should be reinstated to their original condition. For detailed specification refer to landscape specialist's details.
 - Drainage beneath ground bearing slabs shall not have a cover of less than 200mm to underside of slab. They shall have a Class D cover.
 - Existing drains to be abandoned shall be grubbed out or filled with grout or lean concrete in accordance with Chapter 9.2 of the DfT Specification for Highway Works. Manholes to be broken-out down to proposed formation level and backfilled. Beneath trafficked areas back-fill to formation level with compacted coping material.
 - Where connecting into existing drainage invert levels and locations/alignments are to be checked and results reported back to engineer 5 days prior to work commencement.
 - The proposed connections into the adopted sewer network will all be subject to approval and inspection by Thames Water under the terms of a Section 106 Agreement. The necessary consents required in accordance with Thames Water policy, Thames Water have not already been obtained for the proposed connections of CA1 (west) and downstream of 3701 (east) that 11/20/2018. Thames Water have advised (BIS Doc 16) that the manholes may be omitted and connections made as proprietary junction provided that the sewer does not have an existing concrete surround. A drilled socket connection will not be permitted.
 - The contractor shall take the necessary measures required to ensure that the existing drainage services installed are retained. Cover levels of retained manholes to be retained or raised to suit the proposed final ground level.
 - Depth to pipe invert at rodding eyes to be 600mm unless otherwise stated.
 - All work involving adopted sewers to be carried out in accordance with Sewers for Adoption 7th Ed.
 - It is important that the water level in the traps within the internal floor (front) and within the roof-top interceptors, storm gullies within the light-wells and within the reverse interceptors be regularly checked and maintained in order to prevent the escape of noxious gases from the sewer network.

AS BUILT DRAWING
This drawing has been provided as an 'As Built' drawing based on information provided by MOUNT ANVIL.

REV	DATE	DESCRIPTION	BY	CHK'D
481	19.09.18	Issued 'As Built'	JW	SFK
07	05.10.17	Gully added to the Chapel's private police area	JSR	SFK
08	04.09.17	Slot drain removed from Rosalind Franklin. Note added regarding Townhouse	JSR	SFK
09	21.08.17	Slot drain rodding points added. Manhole S3 relocated. Manhole S3A added. Note added in accordance with latest information. Manhole covers to be replaced with attenuation covers.	JSR	SFK
10	07.04.17	Manhole cover and sump amended on attenuation within OM structure.	JSR	SFK
11	28.03.17	Channel drain added to Chapel. Invert level added to T1 rear patio rodding eye.	JSR	SFK
12	01.03.17	Manhole cover levels updated in accordance with latest landscaping info. Manhole covers to be replaced with attenuation covers.	JSR	SFK
13	14.02.17	Filter drain at rear of Chapel added amended on drawing for clarity. See drawing 9100-DRG-28YY-00202 for detail.	JSR	SFK
14	02.02.17	Drainage amended in accordance with Architect comments. Manhole F42 omitted.	JSR	SFK
15	04.01.17	Gully references added Chapel drainage updated in accordance with latest Architect's information. See schedules for manhole information.	JSR	SFK
16	20.12.16	Final issue under amended drawing. Number, drawing No. 9100-DRG-28YY-00204. Drawing 999 amended. Drawing Note 11 amended. Note re sewer alignment omitted.	JSR	SFK

Engineering Layout
Western Section of Site
Sheet 3 of 3 - Level GF

Project No: 11581
Kidderpore Avenue

9100-DRG-34YY-00204/AB1

Tully De'Ath
consultants
Engineering at its Best

11581/3/16
E: info@tda.com
W: www.tullydeath.com