



IMPORTANT NOTE: ARCHITECT TO CONFIRM POSITION OF RAINWATER PIPES, CHANNELS AND GULLIES



IMPORTANT NOTE: DRAINAGE SCHEME IS SUBJECT TO CONFIRMATION THAT THE EXISTING SYSTEM AT THE POSITION OF THE PROPOSED CONNECTION IS FUNCTIONAL AND FEASIBLY POSSIBLE.

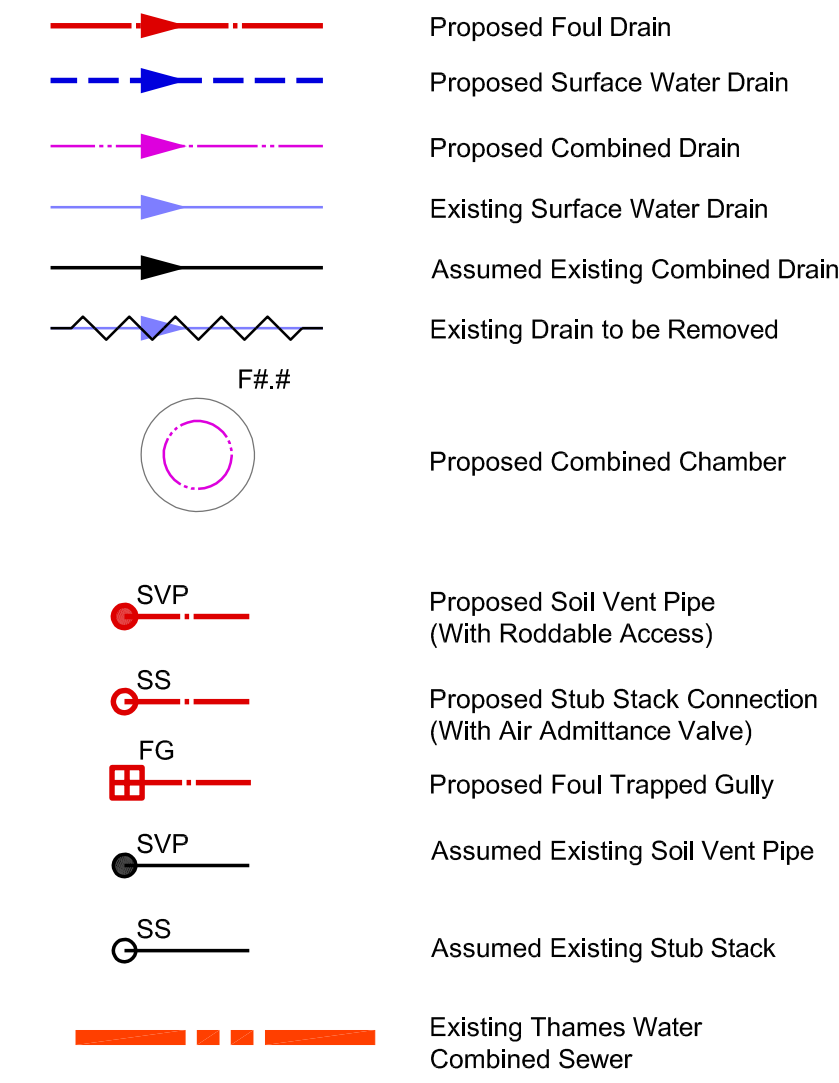


IMPORTANT H&S NOTE: BURIED SERVICES - REFER TO SURVEYS & STATS DRAWINGS FOR DETAILS. ALWAYS FOLLOW GOOD PRACTICE TO AVOID STRIKING BURIED SERVICES.

General Notes to Drainage

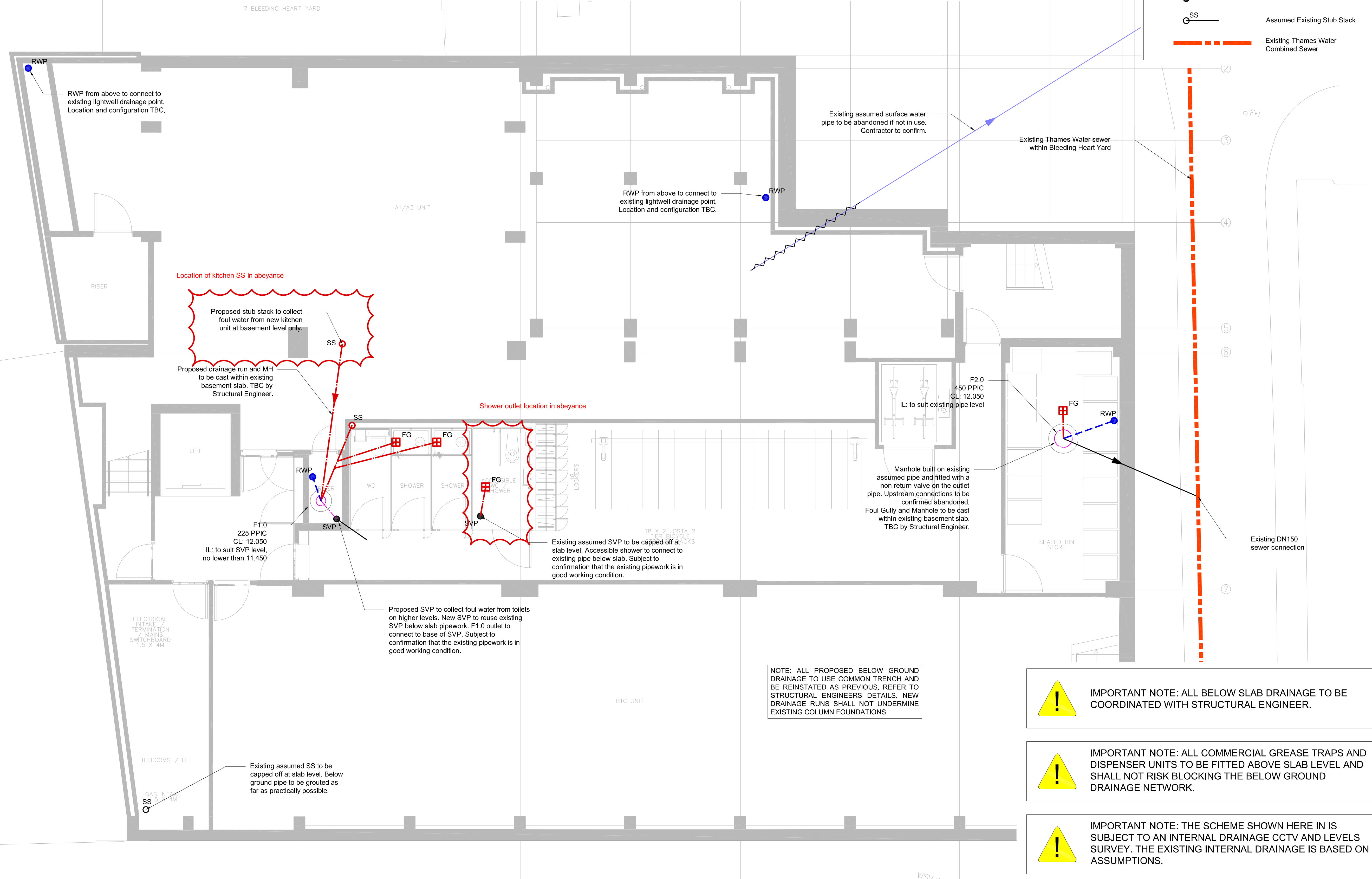
1. This drawing is to be read in conjunction with the drainage details and other relevant Architects and Engineers drawings and specifications.
2. Design and setting out of above ground drainage by Architect. All soil pipes are shown indicatively.
3. Any part of the existing drainage system retained as part of the new scheme shall be cleaned and inspected. Any defects shall be reported to the Engineer.
4. Existing drainage connectivity & condition to be confirmed by Contractor. Before starting work, check invert levels & positions of existing drains, sewers, inspection chambers & manholes against drawings. Report discrepancies.
5. Any drains proposed to be removed, the Contractor is to confirm the drain is no longer live prior to removal/capping.
6. 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.
7. Private foul water and surface water drainage is to be constructed in accordance with the building regulations part H (2010), BS EN 12056-2:2000 (inside buildings), BS EN 752:2017 (outside buildings) and all relevant agreement certificates.
8. Any Statutory Authority (eg Section 106 Water Industry Act) connection approvals or new drain adoption approvals to be undertaken by Client / Contractor.
9. Relevant drains to be built to adoptable standard as per "Sewers for Adoption, 7th Edition".
10. Drain connections to be soffit to soffit unless noted otherwise.
11. Where drains run at shallow depths under basements and foundations, allow for Cast Iron pipes to BS EN 877.
12. All Foul Drains are DN100mm at 1:40 gradient UNO.
13. All Surface Drains are DN100mm at 1:100 gradient UNO.
14. Concrete surround to pipes below slab to be monolithic with slab, allow for nominal re-bar to be cast into surround and tie into slab. Double-rocker detail required at all interfaces.
15. All internal manhole covers and rodding eyes shall be of 'double-seal' type. All external foul drainage manholes shall have double seal covers and all storm drainage manholes shall have single seal cover as a minimum.
16. Manhole covers and frames shall be BS EN 124 and shall be Kitemarked. Covers and frames shall be medium duty B125 in footways. In concrete slab areas covers shall be recessed fabricated steel. All recessed covers shall be in accordance with the FACTA association gradings and shall match the Architects finishes.
17. Cover levels are to be adjusted locally to suit finished ground levels.
18. Access panels are to be provided to all rainwater pipes, max 600 above finished ground level.
19. All drains to be tested before backfilling the trench and again after back filling - this may need to be witnessed by the local building control officer - contractor to confirm. Contractor to agree preferred method of testing (Water or Air test) with building control/engineer.
20. HEALTH AND SAFETY: The works shall be carried out by specialist competent and experienced contractors who are members of a recognised national organisation. Operatives 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.
21. HEALTH AND SAFETY: Care should be taken to locate services prior to any excavation.

DRAINAGE KEY



Notes

1. For utilities and topography survey refer to drawing LF-1316-UGS by Lane and Franklin Limited. For external drainage CCTV survey refer to document PV041782 by Pipe View LLP.
2. Do not scale the drawing
3. This drawing to be read in conjunction with all other Architects and Engineers drawings and specifications including outline structural specification
4. All dimensions are in millimetres unless noted otherwise
5. Any discrepancies between structural and architectural setting out dimensions must be brought to the attention of the Architect and Engineers



Rev	Date	Description	Drm	App
02	31.07.20	Stage 4 Issue	AM	AL
01	20.07.20	Draft Stage 4 Issue	AM	GPD
00	21.12.17	Issued as stage 3 design	KF	GPD

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Project **20-23 Greville Street**

Drawing Title **Below Ground Drainage Lower Ground Floor**

Drawing Status **Technical Design**

Drawn by	Checked by	Sheet size	Scale	Rev status
AM	GPD	A1	1:50	S4

Drawing Number **J3304-C-DR-0090** Revision **02**

IMPORTANT NOTE: ALL BELOW SLAB DRAINAGE TO BE COORDINATED WITH STRUCTURAL ENGINEER.

IMPORTANT NOTE: ALL COMMERCIAL GREASE TRAPS AND DISPENSER UNITS TO BE FITTED ABOVE SLAB LEVEL AND SHALL NOT RISK BLOCKING THE BELOW GROUND DRAINAGE NETWORK.

IMPORTANT NOTE: THE SCHEME SHOWN HERE IN IS SUBJECT TO AN INTERNAL DRAINAGE CCTV AND LEVELS SURVEY. THE EXISTING INTERNAL DRAINAGE IS BASED ON ASSUMPTIONS.