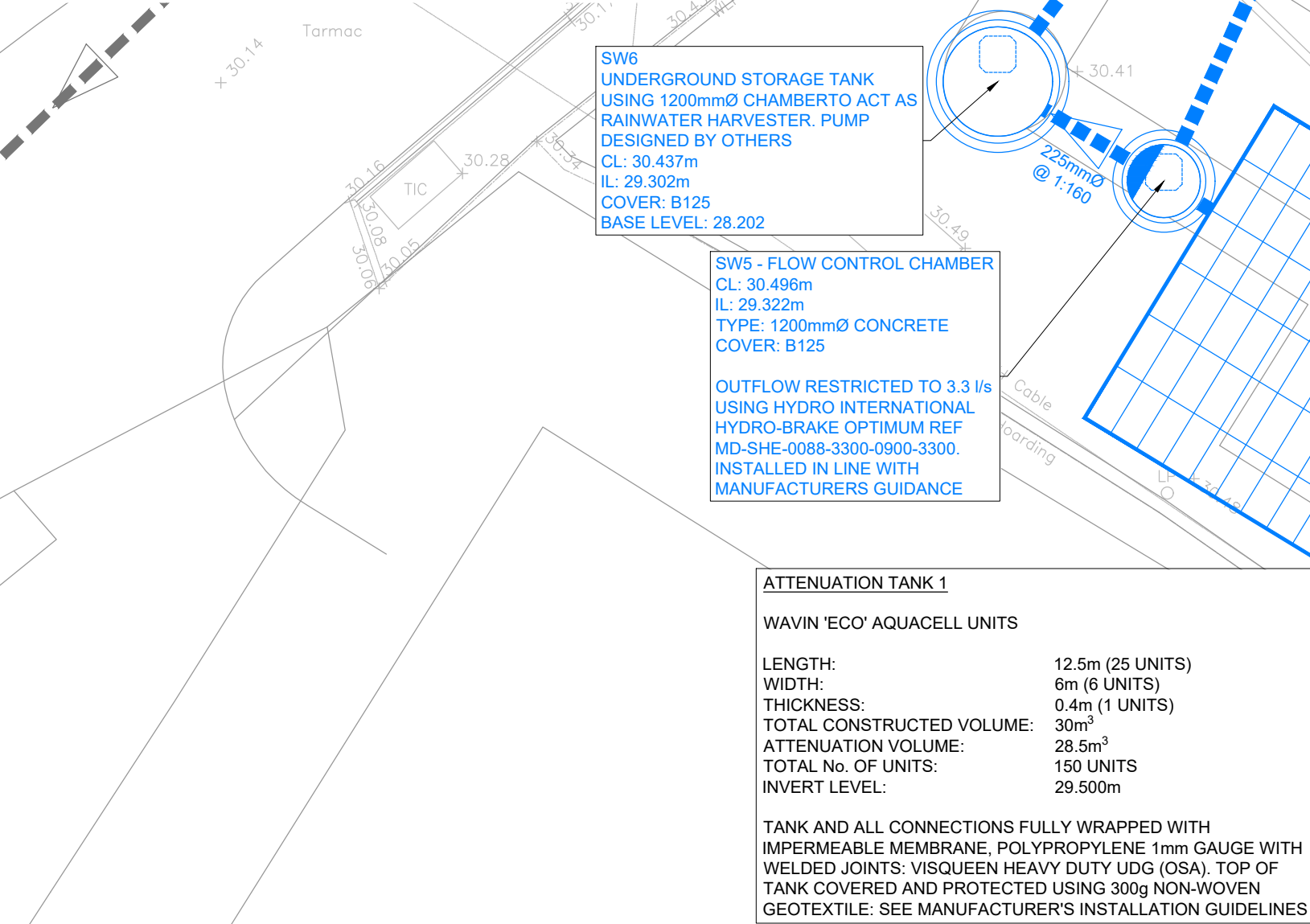
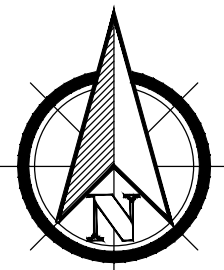


LEGEND

- EXISTING PUBLIC COMBINED WATER SEWER
- EXISTING PUBLIC FOUL WATER MANHOLES
- PROPOSED PRIVATE COMBINED WATER CHAMBERS
- PROPOSED PRIVATE SURFACE WATER PIPE (OVERGROUND - ATTACHED TO CEILING OF CAR PARK. PIPE SLOPES SHOWN HERE ARE INDICATIVE, TO BE RE-DESIGNED BY OTHERS BASED ON STRUCTURAL HANGINGS, CONNECTIONS & OTHER SERVICE RESTRICTIONS)
- PROPOSED PRIVATE SURFACE WATER PIPE (UNDERGROUND)
- PROPOSED PRIVATE SURFACE WATER CHAMBERS
- PROPOSED PRIVATE SURFACE WATER INSPECTION CHAMBER
- PROPOSED RAINWATER DOWNPIPE
- PROPOSED ATTENUATION TANK (CRATE SYSTEM)
- HEAVY DUTY CHANNEL DRAIN WITH SUMP OUTLET
- THRESHOLD CHANNEL DRAIN WITH CHANNEL OUTLET
- PROPOSED PRIVATE FOUL WATER PIPE (OVERGROUND - ATTACHED TO CEILING OF CAR PARK. PIPE SLOPES SHOWN HERE ARE INDICATIVE, TO BE RE-DESIGNED BY OTHERS BASED ON STRUCTURAL HANGINGS, CONNECTIONS & OTHER SERVICE RESTRICTIONS)
- PROPOSED PRIVATE FOUL WATER PIPE (UNDERGROUND)
- PROPOSED PRIVATE FOUL WATER INSPECTION CHAMBER
- PROPOSED SOIL VENT PIPE



PRELIMINARY DRAWING:
THIS DRAWING IS FOR PRELIMINARY PURPOSES ONLY AND MUST NOT BE READ AS A CONSTRUCTION ISSUE.
IT INDICATES DESIGN INTENT ONLY AND IS SUBJECT TO AMENDMENT DURING FINAL DESIGN DEVELOPMENT.



SCALE 1:100m

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- DIMENSIONS MUST NOT BE SCALED FROM THE ENGINEER'S DRAWINGS.
- ALL DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE.
- DIMENSIONS MARKED * ARE SUBJECT TO CONFIRMATION BY SITE MEASUREMENT BEFORE CONSTRUCTION PROCEEDS.
- THE CONTRACTOR IS TO ENSURE THE STABILITY OF EACH ELEMENT AND THE STABILITY OF THE OVERALL CONSTRUCTION UNTIL THE WORKS ARE COMPLETE.
- ALL DESIGNS, CONNECTIONS, WORKMANSHIP AND MATERIAL ARE TO COMPLY WITH THE CURRENT BUILDING REGULATIONS AND THE LATEST RELEVANT BRITISH STANDARD SPECIFICATION AND CODES OF PRACTICE OR OTHERWISE BE TO THE SPECIFIC WRITTEN APPROVAL OF THE ENGINEER.
- INSPECTIONS MADE BY THE LOCAL AUTHORITY, SHALL BE ARRANGED BY THE CONTRACTOR TO SUIT HIS PROGRAMME. ANY COST ARISING OUT OF FAILING TO CARRY OUT THE WORK TO THE SATISFACTION OF THE LOCAL AUTHORITY WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR MUST MAKE HIMSELF AWARE OF THE EXISTING UTILITIES / SERVICES LOCATED WITHIN AND ADJACENT TO THE SITE. **NO EXCAVATIONS ARE TO BE UNDERTAKEN UNTIL THE UTILITY COMPANIES HAVE BEEN INFORMED / CO-ORDINATED WITH.** DIAL-BEFORE-YOU-DIG ADVICE IS FOLLOWED AND THE AREA IS CAT SCANNED. ALL UTILITY COMPANY GUIDELINES AND HEALTH & SAFETY PROCEDURES MUST BE STRICTLY FOLLOWED.
- FOR SIZE AND LOCATION OF ALL SERVICES REFER TO THE SERVICE ENGINEERS AND ARCHITECTS DRAWINGS.
- THE TOPOGRAPHICAL INFORMATION REPRODUCED ON THIS DRAWING IS SHOWN FOR CO-ORDINATION AND DESIGN PURPOSES ONLY AND TAKEN FROM THE MSA SURVEY DRAWING 4672-T, DATED 02.08.16. LIABILITY FOR THIS INFORMATION REMAINS WITH MSA SURVEY. CANHAM CONSULTING LTD CANNOT ACCEPT ANY LIABILITY FOR THE CONTENT AND ACCURACY OF THE TOPOGRAPHIC SURVEY.
- THE PROPOSED SITE LAYOUT SHOWN ON THIS DRAWING IS BASED UPON THE BN1 ARCHITECTS DRAWING DG3, DATED 15.08.18

PRIVATE DRAINAGE NOTES:

- EACH DWELLING TO HAVE AT LEAST ONE SOIL VENT PIPE (SVP).
- ANY DRAIN BRANCH CONNECTED TO A W.C. WITH NO SVP IS TO BE FITTED WITH A DURGO VALVE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- ALL PIPES BELOW GROUND TO BE 100mm DIAMETER (UNLESS NOTED OTHERWISE).
- ALL FOUL DRAINS BELOW FLOOR SLABS TO BE 100mm DIAMETER AND LAID AT MINIMUM GRADIENT OF 1:40 (UNLESS NOTED OTHERWISE).
- ALL PIPE GRADIENTS TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS APPROVED DOCUMENT H.
- ALL MATERIALS, WORKMANSHIP, ETC, TO COMPLY WITH BUILDING REGULATIONS.
- PRIVATE CONNECTIONS TO THE ADOPTABLE SEWERS TO BE LAID SOFFIT TO SOFFIT. NO PLASTIC PIPES ARE TO BE CONNECTED TO ADOPTABLE MANHOLES. ALL CONNECTIONS TO THE PUBLIC SEWER MUST BE CONSTRUCTED IN VITRIFIED CLAY PIPES.
- SOIL VENT PIPE & RAIN WATER PIPE LOCATIONS ARE AS PER DG3 DRAWING, RECEIVED 25.06.16, PLUS BN1 ARCHITECTS DRAWINGS, RECEIVED 04.07.18.
- THE LOCATION, NUMBER AND SIZES OF ALL SOIL VENT PIPES & RAINWATER DOWNPIPES ARE TO BE CONFIRMED BY BN1 ARCHITECTS.

RESIDUAL RISKS:

- R1** CONTACT WITH LIVE SERVICES (SITE-WIDE RISK). LOCATION OF ALL EXISTING BURIED SERVICES TO BE VERIFIED & VISUALLY MARKED ON SITE - APPROPRIATE HEALTH & SAFETY PROTECTIVE MEASURES AND WORK PRACTICES TO BE INSTATED
- R2** DAMAGE TO EXISTING SERVICE INFRASTRUCTURE (SITE-WIDE RISK). LOCATION OF ALL EXISTING BURIED SERVICES TO BE VERIFIED & VISUALLY MARKED ON SITE - APPROPRIATE HEALTH & SAFETY PROTECTIVE MEASURES AND WORK PRACTICES TO BE INSTATED
- R3** CONTACT WITH LIVE TRAFFIC & PEDESTRIANS - APPROPRIATE TRAFFIC MANAGEMENT & PEDESTRIAN MANAGEMENT TO BE INSTATED
- R4** THE NEW SEWER SYSTEMS INCORPORATE LARGE AND DEEP CONCRETE MANHOLE STRUCTURES AND LARGE DIAMETER CONCRETE PIPES THAT WILL BE CONSTRUCTED IN DEEP EXCAVATIONS. AT ALL STAGES OF CONSTRUCTION APPROPRIATE SECURE FENCING MUST BE INSTALLED AROUND THE DEEP EXCAVATION WITH SUFFICIENT OFFSET TO PREVENT FALLS AND PREVENT COLLAPSE DUE TO UNPLANNED LATERAL LOADING FROM CONSTRUCTION PLANT. THE CONTRACTOR MUST ENSURE FULL HEALTH & SAFETY CONSIDERATION IN THE PLANNING AND EXECUTION OF THE SEWER INSTALLATION WORKS.

client
Roseville
PROJECTS
LONDON

architect
BN1 ARCHITECTS

CCL A1 1013: CAD DRAWING NOT TO BE HAND MODIFIED OR SCALED IF IN DOUBT ASK

drawn	design	checked	scales	date
GPC	SW	IG	1:100	30.07.18

project

ONSLow MILLS
TROUT ROAD, WEST DRAYTON

title

PRIVATE DRAINAGE:
GENERAL ARRANGMENT

drawing number

211200-300-P2

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