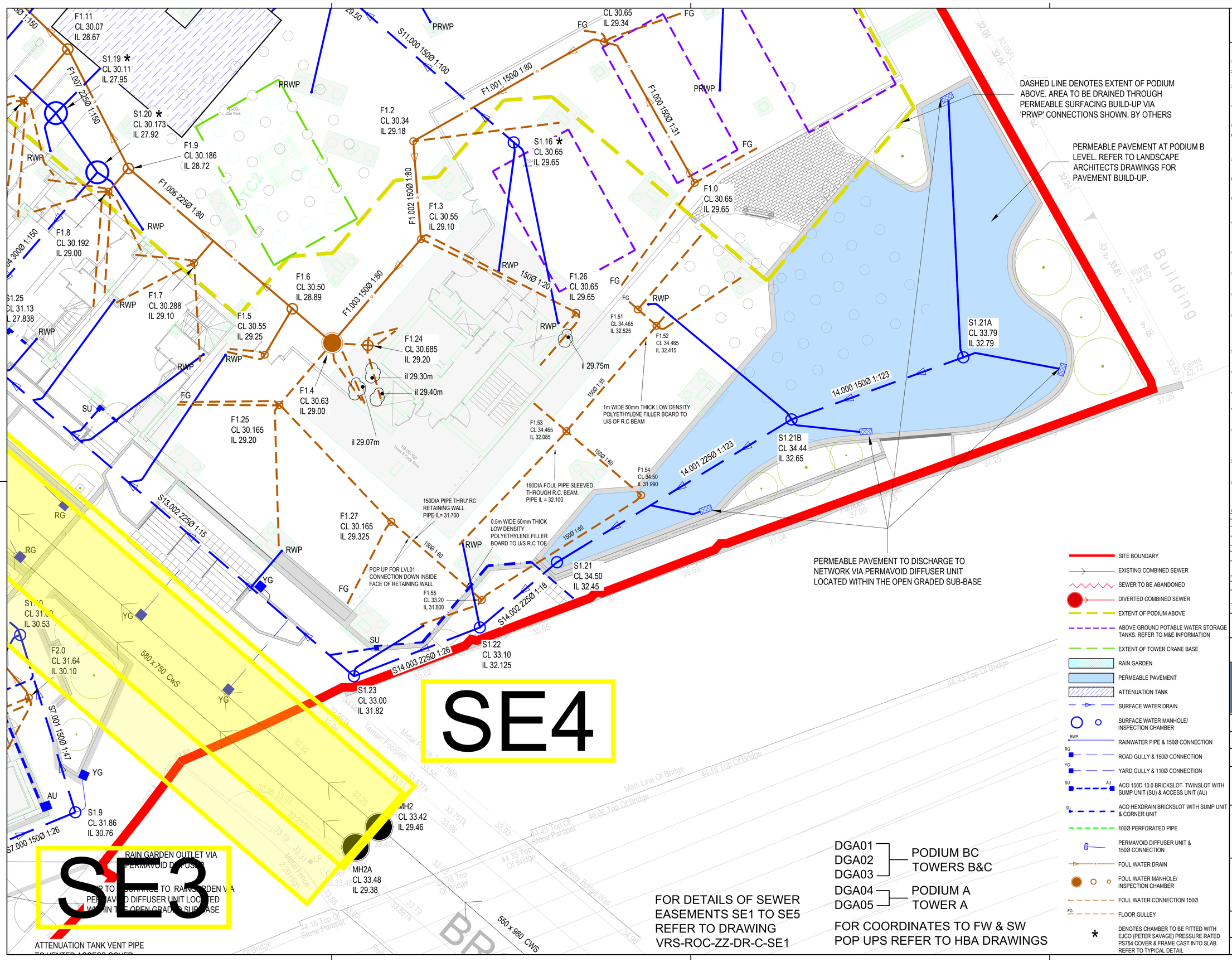

THIS DRAWING IS THE PROPERTY OF RoCp. COPYRIGHT IS RESERVED BY THEM AND THE DRAWING IS ISSUED ON THE CONDITION THAT IT IS NOT COPIED, REPRODUCED, RETAINED OR DISCLOSED TO ANY UNAUTHORISED PERSON EITHER WHOLLY OR IN PART WITHOUT THE WRITTEN CONSENT OF RoCp

NOTES

1. ALL DIMENSIONS ARE IN METRES UNLESS STATED OTHERWISE.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL ARCHITECTS, ENGINEERS AND SPECIALIST DRAWINGS AND SPECIFICATIONS.
3. ANY DISCREPANCIES SHOULD BE REPORTED TO THE ENGINEER IMMEDIATELY SO THAT CLARIFICATION CAN BE SOUGHT PRIOR TO THE COMMENCEMENT OF WORK.
4. BEFORE STARTING ANY WORKS, CONTRACTOR TO CHECK INVERT LEVELS AND POSITIONS OF EXISTING DRAINS, SEWERS, INSPECTIONS CHAMBERS AND MANHOLES AGAINST INFORMATION SHOWN ON THIS DRAWING.
5. ROCKER PIPES ARE TO BE PROVIDED AT ALL CONCRETE CASED INTERFACES.
6. CLASS Z CONCRETE SURROUND TO BE PROVIDED FOR PIPES WITH COVER LESS THAN 1.2m ABOVE THE CROWN OF THE PIPE FOR ROADS AND 0.6m FOR SOFT AND PEDESTRIAN AREAS ONLY AND UNDER ALL FOUNDATIONS AND WHERE PIPES LAID WITHIN 1m OF FOUNDATIONS.
7. CONNECTIONS TO EXISTING PUBLIC SEWERS IN ACCORDANCE WITH UNITED UTILITIES REQUIREMENTS, TO BE APPROVED / AGREED WITH THE WATER AUTHORITY.
8. PROPOSED COVER LEVELS ARE APPROXIMATE AND SHALL BE CHECKED BY THE CONTRACTOR ON SITE TO SUIT THE EXACT FINISHED LEVEL AND GRADIENT.
9. ALL DRAINAGE WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL AUTHORITY AND IN CONJUNCTION WITH ALL RELEVANT BRITISH STANDARDS, CODES OF PRACTICE AND 'SEWERS FOR ADOPTION' 7th EDITION.
10. ACCESS COVERS AND FRAMES SHALL COMPLY WITH THE LOADINGS SPECIFIED AND TO BS EN 124 AND KITEMARKED OR IF RECESSED COVERS ARE SPECIFIED THEN IN ACCORDANCE WITH FACTA ASSOCIATION EQUIVALENT. ALLOW FOR RECESS MANHOLE COVERS TO ACCEPT LANDSCAPE ARCHITECT FINISHES TO ALL NON-ASPHALT EXTERNAL AREAS.
11. THE PROPOSED BUILDING LAYOUTS SHOWN ON THIS DRAWING ARE FOR INFORMATION ONLY. REFER TO ARCHITECTS PLANS FOR PRECISE LOCATION SETTING OUT INFORMATION AND DETAILS
12. FOR SETTING OUT DIMENSIONS OF SSS, SVPS, RWPS, FLOOR GULLYS & OTHER DRAINAGE 'POP UP' LOCATIONS, REFER TO ARCHITECTS OR MECHANICAL & ELECTRICAL ENGINEERS DRAWINGS.
13. ALL DRAINAGE PIPEWORK SHOWN SHALL BE 100mm DIAMETER FOR FOUL AND 150mm FOR SURFACE WATER UNLESS NOTED OTHERWISE. ALL DRAINAGE PIPEWORK SHALL BE LAID SOFFIT TO SOFFIT UNLESS OTHERWISE STATED.
14. ALL UNDERSLAB DRAINAGE SHALL BE LAID AT GRADIENTS OF 1:80 MIN. FOR FOUL PIPEWORK AND 1:100 MIN. FOR SURFACE WATER UNLESS NOTED OTHERWISE. ALL UNDERSLAB DRAINAGE SHALL BE CLEAR OF FOUNDATIONS UNLESS SHOWN OTHERWISE. USE OF SHORT/ LONG RADIUS BENDS IS ACCEPTABLE PROVIDED THEY ARE KEPT TO A MINIMUM AND USED WHERE UNAVOIDABLE.
15. AT LEAST ONE SOIL PIPE AT THE HEAD OF EACH FOUL RUN SHALL BE VENTED TO THE ATMOSPHERE. ALL RAINWATER PIPES SHALL HAVE ABOVE GROUND RODDING ACCESS.
16. ALL PRIVATE DRAINAGE PIPEWORK FOR FOUL AND SURFACE WATER SYSTEMS HAVE BEEN DESIGNED ON THE BASIS OF UPVC TO BS EN 1401-1, UNLESS NOTED OTHERWISE.
17. CONCRETE ENCASEMENT OF THE PIPEWORK SHALL BE REQUIRED WHERE THE VERTICAL CLEARANCE BETWEEN TWO PIPES CROSSING IS LESS THAN 300MM.
18. WHERE NEW DRAINAGE IS SITUATED WITHIN 5 METRES OF NEW OR EXISTING TREES THE PIPEWORK SHALL BE ENCASED IN CONCRETE TO REDUCE THE RISK OF ROOT INGRESS.
19. ALL NEW DRAINAGE INSTALLATIONS TOGETHER WITH ANY EXISTING DRAINAGE RETAINED SHALL BE JETTED AND CCTV SURVEYED UPON COMPLETION. CONTRACTOR TO ENSURE THAT THE DRAINAGE SYSTEM IS FULLY OPERATIONAL, FREE OF EXCESS DEBRIS/SILT AND ALL IDENTIFIED FAULTS RECTIFIED.
20. SURFACE WATER DRAINAGE DESIGN HAS BEEN DEVELOPED ON THE BASIS OF THE PREVIOUSLY AGREED DISCHARGE RATES AND POINTS OF CONNECTION BETWEEN CIVIC ENGINEERS AND MCC LLFA.
21. ATTENUATION STORAGE CALCULATIONS INCLUDE CLIMATE CHANGE ALLOWANCE OF 40% IN ACCORDANCE WITH CURRENT ENVIRONMENT AGENCY GUIDELINES.

REV.	DATE	DETAILS	DRN.	CHK.
INFO 1	04.09.25	SEWER EASEMENTS ADDED	PAW	JAS
C10	08.11.24	UPDATED TO SUIT AS BUILT RECORDS	ARJ	PAW
C9	12.09.24	CHANGES AS CLOUDED	ARJ	PAW
C8	22.09.23	LEGEND & SW DRAINAGE (CLOUDED) UPDATED	PAW	ARJ
C7	19.04.22	UPDATED TO SUIT HBA AND BFL LAYOUTS FOR PODSUM A & MIDRISE A	PAW	ARJ
C6	08.04.22	TOWER A DRAINAGE UPDATED	PAW	ARJ
C5	01.04.22	TOWER B LVL01 FOUL DRAINAGE UPDATED TO SUIT SLAB DESIGN	PAW	ARJ
C4	21.03.22	TOWER B LVL01 DRAINAGE ADDED/UPDATED. LVL00 CL's REFINED TO SUIT SSL	PAW	ARJ
C3	09.03.22	POP UP POSITIONS AND BGD UPDATED	PAW	ARJ
C2	11.02.22	SUB-STRUCTURE PENETRATION LEVELS ADDED	ARJ	JAS
C1	08.02.22	ISSUED FOR CONSTRUCTION REVISED SCALE FORMERLY ISSUED AS DGA01	WDC	PAW

DRAWING STATUS
CONSTRUCTION

RIBA STAGE
STAGE 5

RoC CONSULTING
Commercial Wharf
6 Commercial Street
Manchester M15 4PZ
T 0161 214 5390
W rocconsulting.com

DRAWN	DATE	SCALES
ARJ	SEP 21	1:100
CHECKED PAW	DATE SEP 21	THE ABOVE SCALES APPLY WHEN PLOTTED AT A1 SIZE --DO NOT SCALE--
APPRVD. JAS	DATE SEP 21	EMAIL FOR DRAWINGS info@rocconsulting.com

CLIENT
FEC

PROJECT TITLE
VICTORIA RIVERSIDE

DRAWING TITLE
BELOW GROUND DRAINAGE
GENERAL ARRANGEMENT
SHEET 3 of 5

DRAWING No. VRS-ROC-ZZ-XX-DR-C-DGA03
REV. INFO1

4212

© RoCp Ltd.