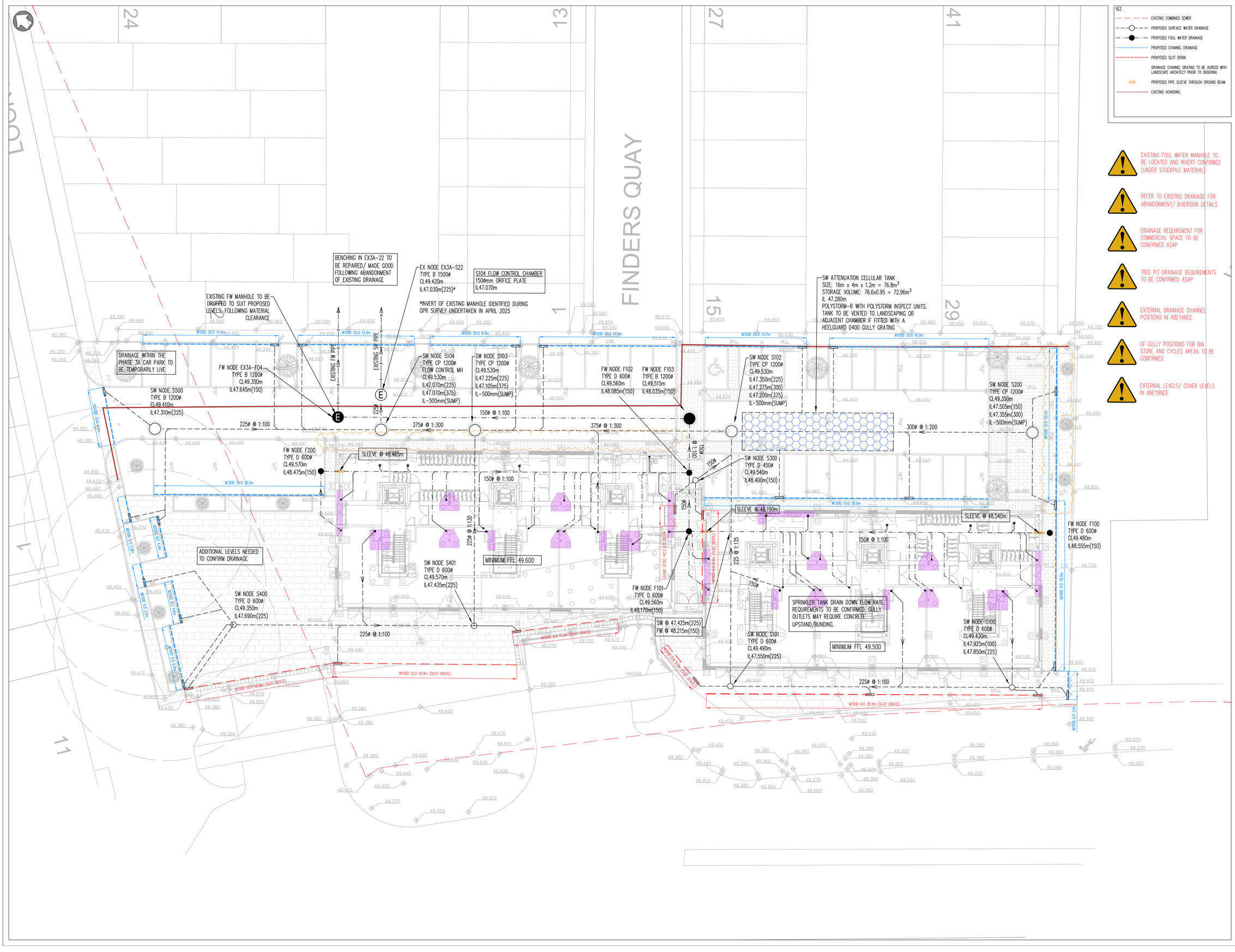


KEY

- EXISTING COMBINED SEWER
- PROPOSED SURFACE WATER DRAINAGE
- PROPOSED FOUL WATER DRAINAGE
- PROPOSED CHANNEL DRAINAGE
- PROPOSED SLOT DRAIN
- DRAINAGE CHANNEL GRATING TO BE AGREED WITH LANDSCAPE ARCHITECT PRIOR TO ORDERING
- PROPOSED PIPE SLEEVE THROUGH GROUND BEAM
- EXISTING HOARDING

EXISTING FOUL WATER MANHOLE TO BE LOCATED AND INVERT CONFIRMED (UNDER STOCKPILE MATERIAL)

REFER TO EXISTING DRAINAGE FOR ABANDONMENT/ DIVERSION DETAILS

DRAINAGE REQUIREMENT FOR COMMERCIAL SPACE TO BE CONFIRMED ASAP

TREE PIT DRAINAGE REQUIREMENTS TO BE CONFIRMED ASAP

EXTERNAL DRAINAGE CHANNEL POSITIONS IN ABEYANCE

GF GULLY POSITIONS FOR BIN STORE AND CYCLES AREAS TO BE CONFIRMED

EXTERNAL LEVELS/ COVER LEVELS IN ABEYANCE

General Drawing Notes

1. This drawing is to be read in conjunction with all relevant architects and engineers drawings and specifications.
2. Do not scale this drawing. All details and dimensions are to be checked by the Contractor and any discrepancies are to be reported to the Engineer.
3. All dimensions are in metres and are levels relating to Above Ordnance Datum (AOD) unless noted otherwise.

Model Data Issue – Uncontrolled Data Disclaimer

This model may contain uncontrolled data that should not be used. Only information and data shown on current controlled 2D drawing sheets published separately by SGI, can be relied upon. By viewing or using data and information from this model it is deemed that you agree to:

1. Only rely on the information or data published on SGI's drawing sheets.
2. Check that information and data that appears outside of the published drawing sheets is current and correct.

Drainage notes

1. This drainage drawing is to be read in conjunction with all relevant Architect's, Engineer's drawings and specifications.
2. Do not scale this drawing. Any ambiguities, omissions and errors on the drawings shall be brought to the Engineer's attention immediately. All dimensions must be checked and verified on-site before construction commences.
3. All external underground drainage works are to be constructed in accordance with the Civil Engineering Specification for the Water Industry 7th Edition (CESWI), Design and Construction Guidance (DCG) and any site-specific details provided on the contract drawings.
4. All internal underground drainage works are to be constructed in accordance with the Building Regulations Approved Document H (2015 Edition) and any site-specific details provided on the contract drawings.
5. The contractor must survey any retained drainage on-site and report the line, level and condition of the existing drainage to the engineer. We would recommend that the existing drainage is cleansed before any surveying and that these works are undertaken before the contractor commences on-site.
6. Any redundant manholes are to be broken out to at least 600mm below formation level and backfilled with an approved compacted granular material.
7. Any redundant pipes up to and including 300mm diameter are to be filled with a 10:1 PFA/cement mix or broken out and backfilled with an approved compacted granular material. Any redundant pipes over 300mm diameter are to be broken out and backfilled with an approved compacted granular material.
8. Adoptable Drainage Pipes:- All foul and surface water pipes up to and including 300mm diameter are to be Vitrified Clay in accordance with BS EN 295-1 All pipes greater than 300mm diameter to be concrete Class 120 in accordance with BS EN 1916:2002. **Whilst Severn for adoption permits the use of structural walled pipes, SGI would highly recommend that this material is avoided on adoptable lengths due to ovality risks that have become apparent across the industry. Should ovality issues arise during an as built inspections then the contractor will be responsible for the replacement of the effected pipe lengths to remedy the issue.**
9. Private Drainage Pipes:- All foul and surface water pipes up to and including 100mm diameter are to be Vitrified Clay in accordance with BS EN 295-1 or Solid Walled PVC-U in accordance with BS EN 1401. All foul and surface water pipes greater than 100mm diameter are to be Vitrified Clay in accordance with BS EN 295-1, Concrete Class 120 in accordance with BS EN 1916:2002 or Structural Walled PVC-U in accordance with WIS 4-35-01 and BS EN 13476.
10. All new lateral/branch connections are to be formed using oblique junction pieces to ensure a rigid watertight connection. The use of saddle branch connections onto new laid pipes will not be permitted without the Client/Engineers approval. Saddle branch connections onto an existing private pipes will be permitted if specified on the drawing.
11. All concrete manholes are to be in accordance with BS EN 1917. All plastic inspection chambers are to be in accordance with BS EN 13598.
12. All pipes laid within vehicle trafficked areas with less than 900mm of cover shall be surrounded in Class 2 bedding. All pipes less than 300mm below the underside of a ground floor slab shall be surrounded in Class 2 bedding. Where Class 2 bedding is used as a surround a compressible material must be placed at every pipe joint to provide flexibility. All other pipes are to be laid in a Class S bedding.
13. All underground drainage must be protected during the construction phase where intermediate cover is less than 900mm.
14. Where foul and surface drains and/or sewers cross within 100mm of each other then concrete protection (Class Z bedding) may be required to prevent any potential cross-contamination.
15. All cover levels shown are approximate only. All manhole covers are to be set at the proposed finished pavement or floor level provided by the Architect.
16. For typical manhole construction details, pipe bedding/trench details and typical drainage details refer to SGI typical details drawing.
17. The internal foul and surface water pop-up positions and sizes shown are indicative only. The internal pop-up positions, pop-up and use and the pop-up size must be confirmed by the architect/M&E consultant. The drawings must be cross referenced by the contractor before the works commence and any errors reported to the Engineer as soon as possible.
18. The external gully connections and channel drain connections are to be 150mm diameter unless otherwise stated. All gully and channel drain outlets to be trapped and rodeddable. All internal gully types and channel drains to be specified by others.
19. Channel drains to have a 200mm minimum concrete bed and haunch and be fitted with a heel guard cast iron grating. Gratings to be to load Class D400 specification unless otherwise agreed.
20. All foul water stacks and RWP's to have low level rodding access plates unless an alternative means of access or maintenance is agreed. The access plate size must be in accordance with Document H and sited above any connected ground floor appliance spill level.
21. All drainage connections passing through foundation bases and/or edge beams to be located within sealed sleeves. With the approval of the Engineer, drainage connections may be cast-in with flexible joints either side. Flexible joints to be no greater than 150mm from face of the concrete.
22. All manhole covers located within the road and car parking areas shall be Class D400. Covers within hard and soft landscaped areas with pedestrian traffic only shall be Class B125. Covers located within block/kerb paving areas are to be recessed to suit the proposed paving and of the appropriate grade. All internal covers are to be recessed, double sealed bolt down type such as howe green 5000 series or similar approved.
23. Channels within Type 1 & 2 manholes must use pre-formed using claywere sections for pipes up to and including 300mm diameter. All manhole channels to be set at the appropriate level for the incoming and outgoing pipe gradients.
24. All manholes connections to be formed at soffit to soffit unless otherwise stated. All internal branch connections to be made with swept bends in the direction of flow in the main pipe.
25. The type and size of the separator is specified on this drawing and shall be a class 1 type. It shall be installed in complete accordance with the manufacturers instructions and vented via 75mmø pipe work. the interceptor requires power for the high level oil alarm and the arrangement shall be intrinsically safe and explosion proof. the contractor shall provide the required ducting & cabling to internal monitoring position together with audio and visual monitoring unit all in accordance with bs7671:2008 +a1:2011

Rev.	Description	Rev. by	Date
P06	Channel drainage locations updated	NU	30.10.2025
P05	Updated to suit new pop-up locations	NU	28.10.2025
P04	Cover levels updated to match proposed levels	NU	23.10.2025
P03	Updated to suit new pop-up locations	NU	06.10.2025
P02	Updated to suit new architect layout	NU	03.10.2025

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Client: URBAN SPLASH

Architect: SHEDKM

Project: NEW ISLINGTON 3B MANSION HOUSE

Title: PROPOSED DRAINAGE LAYOUT

Date	29.10.2024	Drawn By	NU
Size	A0	Checked By	DOR
Scale	1:125	Approved By	DOR

Dwg. No.: C1675-SGI-XX-XX-DR-C-5000 Rev: P06

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