

Minimum pipe cover to soffits to be as per The Building Regulations 2010 Part H for thermoplastic pipes:

- 0.6m in pedestrian or landscaped areas
- 0.9m in vehicle accessible areas

Any pipes with cover to soffit less than those stated above are to have a Class Z concrete pipe bed & surround

A CCTV survey of the as-built drainage is to be undertaken by the Contractor and provided to the Engineer for final approval

Internal foul drain pipe minimum gradients:

- 1:80 from SVP & WC to IC
- 1:40 from Basin & Sink to IC

Refer to Architect's/M&E drawings for pipe sizes and setting-out information.

Refer to Architect's drawings for setting-out of internal foul connection points and external RWP's

Refer to Architect's or M&E Consultant / Contractor's drawings for setting-out of internal drainage points

A CCTV survey of the as-built drainage is to be undertaken by the Contractor and provided to the Engineer for final approval

Surface Water discharge point subject to approval by Thames Water

Existing drainage location with St. Albans street shown indicative and subject to confirmation by Contractor on site

Sewer details shown are taken from Thames Water records and CCTV survey and are to be confirmed by Contractor prior to commencement of the works

Existing highway drain to be offered for adoption under Section 102 to Thames Water. The extent of adoption TBC by Thames Water

Invert level of the existing highway drain shown indicative only and TBC by the CCTV survey / Contractor prior any construction works

Gravel trench to collect the surface water from the landscape areas and to discharge into the local 1.5x1.5x1.5m soakaway. For construction details please refer to FW1263 405-407 drawings.

Gravel trench to collect the surface water from the hardstand layout located within the landscape areas and to discharge into the proposed surface water network. For construction details please refer to FW1263 405-407 drawings.

Floor gullies within the plant room / basement to be pumped out into the proposed foul system. M&E Engineers to confirm gullies / pumps locations and to provide pump requirements

Pumping Station to specialist design. Indicative Pumping Station Specifications: Kingspan PU1235TE, or similar approved. Pump Type: AP12.40.06 Supply Voltage: 1 Phase 240v Control Sequence: Duty/Standby Discharge Rate: 5l/s

Existing hotel rwp's location (designed by others) for rwp's setting out please refer to Stride / Terry Throne drawings

Refer to Amber Management / Stride drawings for details of foul drainage within ceiling void at first floor and lower ground floor.

Filter drain surrounding proposed retaining wall to be connected into surface water drainage

Proposed linear drain to the bottom of the stars to be discharged into the proposed surface water sewer using on demand pump. The rising main to discharge into chamber s21. The pump requirements to be provided by the M&E Contractor.

1.7 m² saw tooth roof area to be drained using a rwp which will discharge locally into the proposed trench. For rwp location and proposed trenches please refer to architectural drawings.

The high level drainage in the basement to be suspended under ground floor slab (underslung).

Crane bases and ducting route shown indicative only. For details please refer to ISG drawings.

Pipes located within the proposed crane base to be protected.

Location and invert levels of the existing surface water pipes within existing basement TBC by Contractor prior any construction works. All the proposed surface water connections to discharge into the proposed surface water network and the foul water to discharge into the foul network. All the remediation works, to be undertaken as advised by Wet Waste Ltd to be undertaken.

Refer to FW1263 410 for Basement drainage layout

Grease trap location TBC. The grease trap to be provided with 2 outflows. Min grease trap outflow pipe to be 80mm. The outflow pipes to be connected into the existing foul system.

- General Notes
1. DO NOT SCALE.
 2. This drawing is to be read in conjunction with all other relevant drawings and details.
 3. Should there be any conflict between the details indicated on this drawing and those on other drawings the Engineer should be informed PRIOR to construction on site.
 4. Sketch proposals are for illustrative purposes only & as such are subject to detailed site investigation including ground conditions / contaminants, drainage, design & planning/density negotiations.
 5. All dimensions are in millimeters unless otherwise stated.
 6. The Farrow Walsh Consulting Designers Risk Assessments for this project must be reviewed PRIOR to the commencement of any works on site.
- NOTES
1. This drawing is for Construction purpose only.
 2. This drawing to be read in conjunction with all other relevant Engineers and Architect's details.
 3. All work is to be carried out in accordance with the current British Standards, codes of practice and building regulations.
 4. The design of any temporary works required shall be the responsibility of the Contractor.
 5. Do not scale this drawing. All dimensions are in millimeters unless noted otherwise. Any discrepancies are to be recorded and reported to the Engineers immediately.
 6. All work is to be to the satisfaction of the Engineer.
 7. The Contractor is responsible for and must take all necessary precautions to ensure the stability of the works at all times during construction.
 8. All workmanship and materials are to be to current British Standards.
 9. All services are to be located and protected as necessary by the Contractor prior to the commencement of the works.
 10. Any existing details which are shown on this drawing are for guidance only and are to be checked on site by the Contractor. Any variations are to be recorded and reported to the Engineer immediately.

- LEGEND
- Site Boundary
 - 300mm dia. IC Max Depth 0.75m
 - 450/600mm dia. IC Max Depth 3.0m
 - 900/1200mm dia. IC
 - Rodding eye (storm only)
 - 600mm dia. Catchpit
 - Collector drain Ø100-Ø150mm perforated plastic pipe
 - SW Rising Main
 - Retaining wall Ø100mm filter drain (see 14)
 - Linear Drain
 - Perforated treatment trench drain (Ø250mm)
 - PCP1 Voids stone attenuation area (Depth 225mm unless shown otherwise depth is variant depends on IL, W-water storage depth)
 - Area of geomembrane tanking within 5m of foundations.
 - Existing Tree and Root Protection Area
 - Acro Brickslot Drain (or similar approved)
 - Yard gully
 - Floor gully
 - Indicative location of the existing hotel rwp's
 - Backdrop Concrete pipe surround
 - Existing foul network to be removed or buried.
 - Drainage within basement
 - Data ducts
 - Hot and cold water flow and return
 - Crane base
 - Extent of flood exceedance for 1 in 100 year+cc storm event. Max depth shown

- C16 Extents of flooding for 1 in 100 year +cc storm added to layout at request of LLFA. 17.04.19 jd dm
 - C15 Linear drains added to external face of building following instruction by ISG dated 10.04.19. 17.04.19 jd dm
 - C14 Basement drainage revised following ISG instruction. F17 relocated and f17a added. 05.10.18 jd dm
 - C13 RWP's location shown, additional notes added. 22.10.18 op bm
 - C12 Indicative rwp's location for the existing hotel shown. Additional note 20 shown. 23.07.18 op jd
 - C11 Drainage schedules revised to accommodate the revised drainage due to the changes to the layout and ISG instructions regarding the Pump relocation. 08.06.18 op jd
 - C10 Surface water and foul water network resouted to accommodate the crane pads and the ducting. 23.04.18 op bm
 - C9 Hotel extension revised to accommodate the latest site layout dated 29/03/18. Crane bases and ducting shown as requested by ISG on the 16.04.18. 17.04.18 op jd
- Revision

CONSTRUCTION

JOB: COMET HOTEL, HATFIELD
DRAINAGE LAYOUT SHEET 1 OF 2

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DRAWN: jd **CHECKED:** cf
SCALE: 1:250 @ A1
DATE: April 2017

FW1263 400 C16

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