

ALL CONNECTIONS TO EXISTING FOUL SEWERS ASSUMED AS PER DEPTH INDICATED ON PLAN. INVERT LEVELS TO BE CONFIRMED PRIOR TO COMMENCEMENT.

- NOTES**
- All dimensions are in metres unless stated otherwise.
 - Do not scale from this drawing. Only written dimensions are to be used.
 - Site layout shown in this drawing is based on Axis Mason Planning Site Layout Plan, drawing number 4293/SP 051 revision P4, dated 31/01/2023.
 - Foundations based on Dandara Jersey Structures:
 - Block 1: JY94-DS-1002-C4 19 February 2024
 - Block 2: JY94-DS-2002-T1 dated July 2023
 - Block 3: JY94-DS-3002-T1 dated July 2023
 - Block 4: JY94-DS-4002-T1 dated July 2023
 - Architectural blocks and therefore SVP and RWDP locations based on:
 - Block 1: Level 0 plan received from Dandara Jersey on 24/04/2024
 - Block 2: Blockwork setting out drawing JY94-DA-400-PL47 to PL49_T1 Dated June 2023 received 14/11/2023
 - Block 3: Level 0 plan received from Dandara Jersey on 16/01/2024
 - Block 4: Level 0 plan received from Dandara Jersey on 16/01/2024
 - Topographical Survey as per Sirius Land Surveying Channel Islands Ltd. Topographical Survey Island Grid, Revision H, received 02/01/2024.
 - Existing Services route per JY94-DME-10700

- KEY**
- Ann Street Brewery Site Boundary
 - Mayfair Site Boundary
 - Proposed indicative surface water drainage
 - Proposed indicative private surface water drainage
 - Threshold drains
 - Filter drains with connections
 - ACO Drain (Where within Cyclepath to be ACO HexDrain Pro to Load Class A15 Where within Roadway to be ACO MultiDrain to Load Class C 400 Gratings to be confirmed by architect)
 - Proposed indicative foul water drainage
 - Proposed indicative domestic foul water drainage
 - Existing IHE - foul water
 - Existing IHE - surface water

Rainwater Outlet - At terraced ground floor levels (Locations in absence subject to receipt of detailed proposals from architects.)



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Rev.	Date	Details	By	Chkd	Appd
E	14.06.24	Belmont House Drainage added, S38 removed and S39-23 reduced to 225mm to avoid clashes with existing drainage. RWC positions added to GF terraces, re-enclosures omitted on RWO positions for clarity.	AD	TRS	TRS
D	20.05.24	Tank 1 updated, S24, S35 removed	TRS	TRS	TRS
C	24.04.24	Updated proposals to Block 1 drainage	TRS	TRS	TRS
B	26.02.24	Drainage updated as per client's comments. Notes and Key updated.	MLM	MW	TRS
A	08.02.24	FW Connection Information Added.	MW	TRS	TRS

Client:-

Site:- Ann Street Brewery St Helier

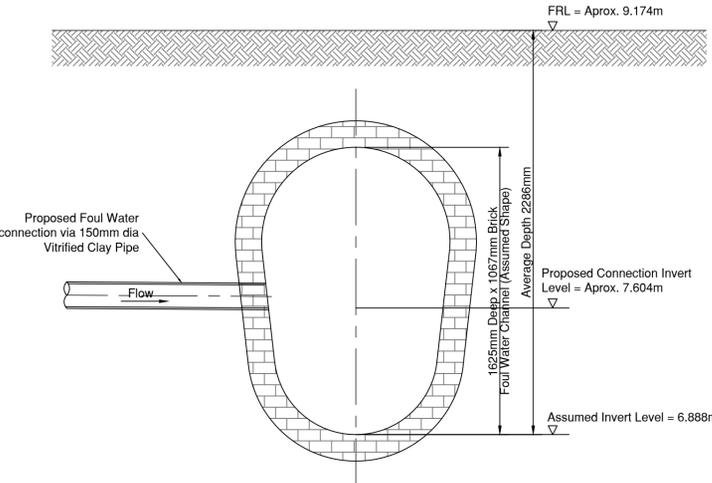
Drawing Title:- Overall Proposed Drainage Layout Ground Floor OVERALL LAYOUT

Date: January 2024 Scales: 1:500 at A1
 Drawn: MLM Checked: MW Approved: TRS

Drawing No. DAN/E4838/450 E

INITIAL TENDER ISSUE

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Proposed Connection Detail into Existing Brick Foul Water Channel within Simon Place

Proposed 'Tee' Connection to existing Ø230mm VC Foul Sewer
 Existing Cover = 8.188m (approx.)
 Existing Invert = 6.732m (approx.) Subject to further survey to clarify.
 Proposed Ø150 (Extra Strength Vitrified Clay) Foul Water connection
 Proposed Invert = 6.732m

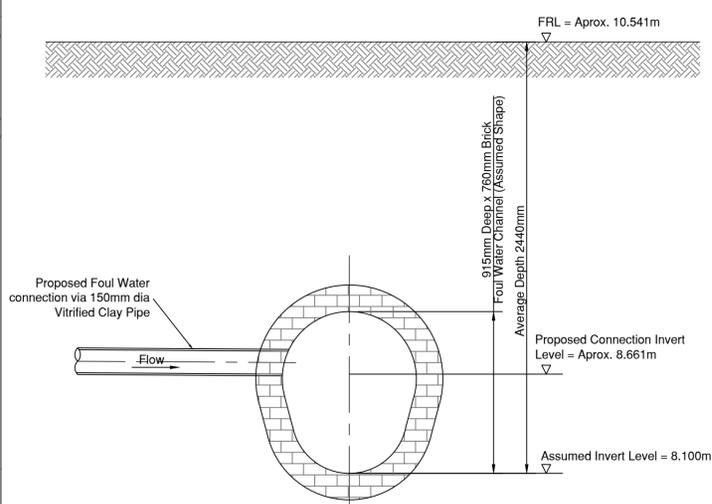
Proposed connection to existing connection manhole on site
 Existing Cover = 8.42m
 Existing Invert = 7.08m
 Proposed Ø150 (Extra Strength Vitrified Clay) Foul Water connection
 Proposed Invert = 7.08m TBC
 Drainage and connection subject to receipt of M&E drainage design

Proposed Saddle Connection to existing 1625mm x 1067mm Brick Foul Water Sewer with Earthenware Channel at average depth of 2286mm.
 Existing Cover = 9.174m (approx.)
 Existing Invert = 6.888m (approx.) Subject to further survey to clarify.
 Proposed Ø150 (Extra Strength Vitrified Clay) Foul Water connection
 Proposed Invert = 7.604m

Proposed Saddle Connection to existing 915mm x 760mm Brick Foul Water Sewer PRC Liner 835mm x 560mm at average depth of 2440mm.
 Existing Cover = 10.54m
 Existing Invert = 8.100m (approx.) Subject to further survey to clarify.
 Proposed Ø150 (Extra Strength Vitrified Clay) Foul Water connection
 Proposed Invert = 8.661m (approx.)

S41 CONTROL CHAMBER
 HYDROBRAKE DETAILS:
 "Hydro-brake Optimum"
 HEAD = 1.057
 FLOW = 3.0 l/s PEAK FLOW

S10 CONTROL CHAMBER
 HYDROBRAKE DETAILS:
 "Hydro-brake Optimum"
 HEAD = 2.213
 FLOW = 20.0 l/s PEAK FLOW



Proposed Connection Detail into Existing Brick Foul Water Channel within St Saviour's Road