



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. RWO 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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