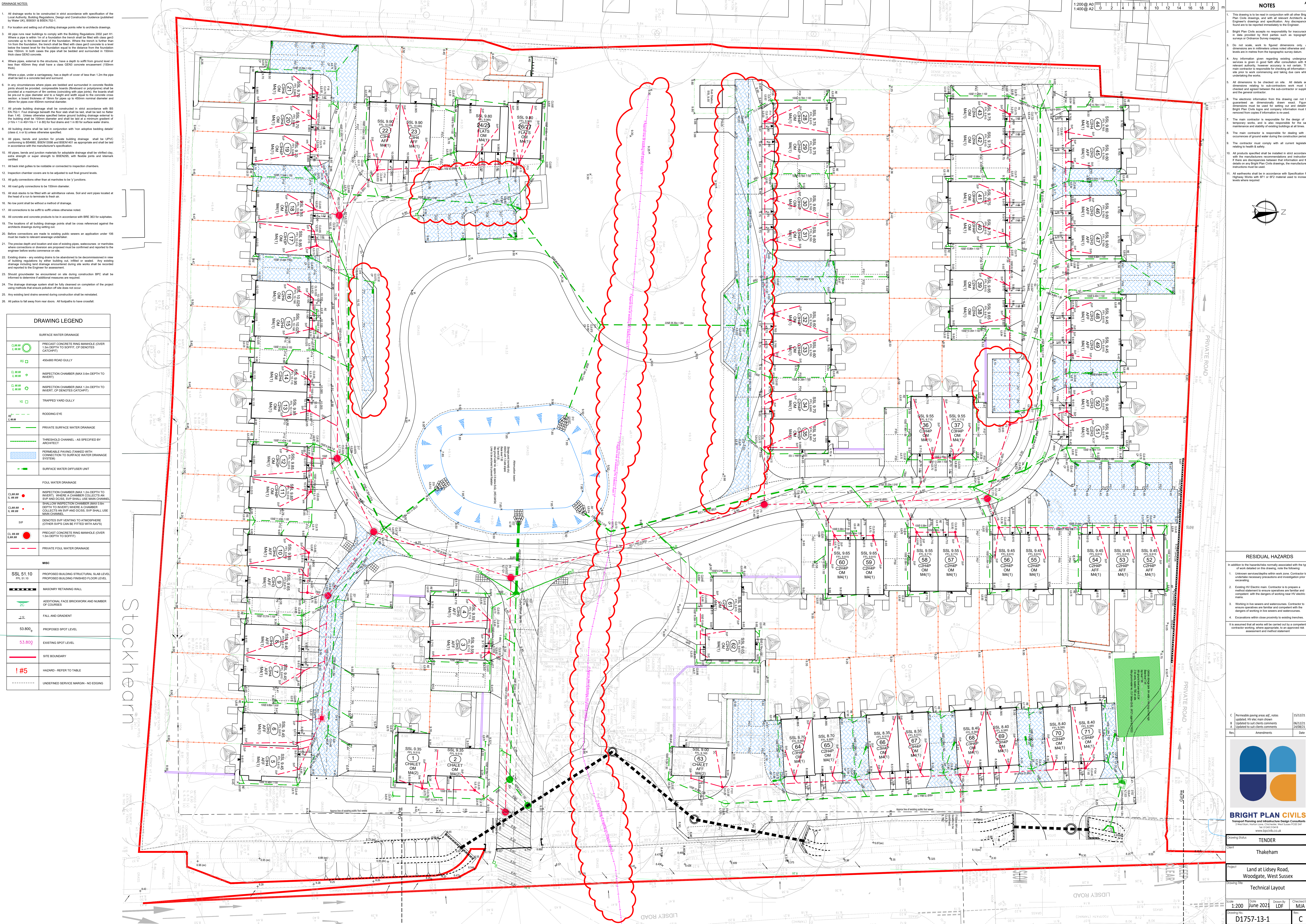




1 All drainage works to be constructed in strict accordance with specification of the Local Authority, Building Regulations, Design and Construction Guidance published by Water UK, BS5931 & BS5932-1.

2 For location and setting out of building drainage points refer to architect drawings.

3 All pipe runs near buildings to comply with the Building Regulations 2022 part H1. Where a pipe is within 1m of a foundation the trench shall be filled with class p3 concrete to the level of the finished floor level. Where the pipe is further than 1m from the foundation, the trench shall be filled with class p3 concrete to a level below the lowest level of the foundation equal to the distance from the foundation less 150mm. In both cases the pipe shall be bedded and surrounded by 150mm thick class C25 concrete.

4 Where pipes, external to the structures, have a depth to soffit from ground level of less than 450mm they shall have a class C25 concrete encasement (150mm thick).

5 Where a pipe, under a carriageway, has a depth of cover of less than 1.2m the pipe shall be laid in a concrete bed and surround.

6 In any circumstances where pipes are bedded and surrounded in concrete flexible joints should be provided. Compensable joints (flexible or polypropylene) shall be provided at a maximum of 6m between joints (with pipe joints). The joints shall be provided to 300mm diameter and be a height and width equal to the concrete cross-section. A raised friction joint shall be used for all joints up to 450mm nominal diameter and 20mm for pipes over 450mm nominal diameter.

7 All private building drainage shall be constructed in strict accordance with BS EN1251-1. For drainage layout refer to the site plan. All drains shall be laid no further than 1.40m. Unless otherwise specified below ground building drainage external to the building shall be 150mm diameter and shall be laid at a minimum gradient of 1:100 = 1 in 100 = 1 in 100 for foul drains and 1 in 80 for surface water drains.

8 All building drains shall be laid in conjunction with 'non-adaptive building details' class 1 or 2 unless otherwise specified.

9 All pipes, bends and junctions for private building drainage shall be UPVC conforming to BS4600, BS5931-1 and BS5932-1 as appropriate and shall be laid in accordance with the manufacturer's specification.

10 All pipes, bends and junction materials for adaptable drainage shall be verified, if extra strength or super strength to BS5932, with flexible joints and kitemark certified.

11 All back inlet gullies to be rotatable or connected to inspection chambers.

12 Inspection chamber covers are to be adjusted to suit final ground levels.

13 All gully connections other than at manholes to be 'Y' junctions.

14 All road gully connections to be 150mm diameter.

15 All site stacks to be fitted with air admittance valves. Soil and vent pipes located at the head of a run to terminate to fresh air.

16 No low point shall be without a method of drainage.

17 All connections to be soffit to soffit unless otherwise noted.

18 All concrete and concrete products to be in accordance with BRE 363 for sulphates.

19 The locations of all building drainage points shall be cross referenced against the contractors drawings during setting out.

20 Before connections are made to existing public sewers an application under 108 must be made to the local authority.

21 The precise depth and location and size of existing pipes, watercourses or manholes where connections or diversions are proposed must be confirmed and reported to the engineer before works commence on site.

22 Existing drains - any existing drains to be abandoned to be decommissioned in view of building regulations by either building out, culled or sealed. Any existing drainage including land drainage encountered during site works shall be recorded and reported to the Engineer for assessment.

23 Should groundwater be encountered on site during construction BPC shall be informed to determine if additional measures are required.

24 The drainage drainage system shall be fully cleared on completion of the project using methods that ensure pollution off site does not occur.

25 Any existing land drains severed during construction shall be reinstated.

26 All patios to fall away from rear doors. All footpaths to have crownfall.

DRAWING LEGEND	
SURFACE WATER DRAINAGE	
CLW 100	PRECAST CONCRETE RING MANHOLE (OVER 1.5m DEPTH TO SOFFIT, CP DENOTES CATCHPIT)
RO	400/500 ROAD GULLY
CL 100	INSPECTION CHAMBER (MAX 0.6m DEPTH TO INVERT)
CL 100	INSPECTION CHAMBER (MAX 1.2m DEPTH TO INVERT, CP DENOTES CATCHPIT)
YG	TRAPPED YARD GULLY
RE	RODDING EYE
SW	PRIVATE SURFACE WATER DRAINAGE
TH	THRESHOLD CHANNEL - AS SPECIFIED BY ARCHITECT
PER	PERMEABLE PAVING (TANKED WITH CONNECTION TO SURFACE WATER DRAINAGE SYSTEM)
SWDU	SURFACE WATER DIFFUSER UNIT
FOUL WATER DRAINAGE	
CLW 100	INSPECTION CHAMBER (MAX 1.2m DEPTH TO INVERT), WHERE A CHAMBER COLLECTS AN SVP AND DISCH. SVP SHALL USE MAIN CHANNEL
CLW 100	INSPECTION CHAMBER (MAX 1.2m DEPTH TO INVERT), WHERE A CHAMBER COLLECTS AN SVP AND DISCH. SVP SHALL USE MAIN CHANNEL
SVP	DENOTES SVP VENTING TO ATMOSPHERE (OTHER SVPs CAN BE FITTED WITH AWPS)
CLW 100	PRECAST CONCRETE RING MANHOLE (OVER 1.5m DEPTH TO SOFFIT)
FW	PRIVATE FOUL WATER DRAINAGE
MSB	MISC
SSL 51.10	PROPOSED BUILDING STRUCTURAL SLAB LEVEL PROPOSED BUILDING FINISHED FLOOR LEVEL
M	MASONRY RETAINING WALL
20	ADDITIONAL FACE BRICKWORK AND NUMBER OF COURSES
1:12	FALL AND GRADIENT
53.800	PROPOSED SPOT LEVEL
53.800	EXISTING SPOT LEVEL
1#5	SITE BOUNDARY
HAZARD	HAZARD - REFER TO TABLE
UND	UNDEFINED SERVICE MARGIN - NO EGGING

NOTES

1. This drawing is to be read in conjunction with all other Bright Plan Civils drawings, and all relevant Architects and Engineer's drawings and specification. Any discrepancies found are to be reported immediately to the Engineer.

2. Bright Plan Civils accept no responsibility for inaccuracies in data provided by third parties such as topographic surveys or Ordnance Survey mapping.

3. Do not scale, work to figured dimensions only. All dimensions are in millimetres unless noted otherwise and all levels are in metres from the topographic survey datum.

4. Any information given regarding existing underground services is given in good faith after consultation with the relevant authority, however accuracy is not certain. The main contractor is responsible for checking all information on site prior to work commencing and taking due care whilst undertaking the works.

5. All dimensions to be checked on site. All details and dimensions relating to sub-contractors work must be checked and agreed between the sub-contractor or supplier and the general contractor.

6. The electronic information from this drawing can not be guaranteed as a dimensionally drawn master. Figured dimensions must be used for setting out and detailing. Bright Plan Civils and its company information must be removed from copies if information is re-used.

7. The main contractor is responsible for the detail of all temporary works, and is also responsible for the safe maintenance and stability of existing buildings at all times.

8. The main contractor is responsible for dealing with all occurrences of ground water during the construction period.

9. The contractor must comply with all current legislation relating to health & safety.

10. All products specified shall be installed in accordance with the manufacturers recommendations and instructions. If there are discrepancies between that information and the details on any Bright Plan Civils drawings, the manufacturers instructions must be used.

11. All earthworks shall be in accordance with Specification for Highway Works with D1 or D2 material used to increase levels where required.

RESIDUAL HAZARDS

In addition to the hazards/risks normally associated with the type of work detailed on this drawing, note the following:

- Unknown services/debris within work zone. Contractor to undertake necessary precautions and investigation prior to excavating.
- Existing HV Electric main. Contractor to prepare a method statement to ensure proximity to ensure proximity to HV electric main is compliant with the dangers of working near HV electric main.
- Working in the sewers and watercourses. Contractor to ensure operations are familiar and competent with the dangers of working in live sewers and watercourses.
- Excavations within close proximity to existing trenches.

It is assumed that all works will be carried out by a competent contractor working where appropriate, to an approved risk assessment and method statement.

C	Permissible paving area sq', notes	15/12/21
A	Updated to suit client comments	06/12/21
B	Updated to suit client comments	24/02/21

Rev	Amendments	Date

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Drawing Status	TENDER
Client	Thakeham
Project	Land at Lidsey Road, Woodgate, West Sussex
Drawing Title	Technical Layout
Scale	1:200
Date	June 2021
Drawn by	LD
Checked by	MIA
Drawing No	D157-13-1
Rev	C