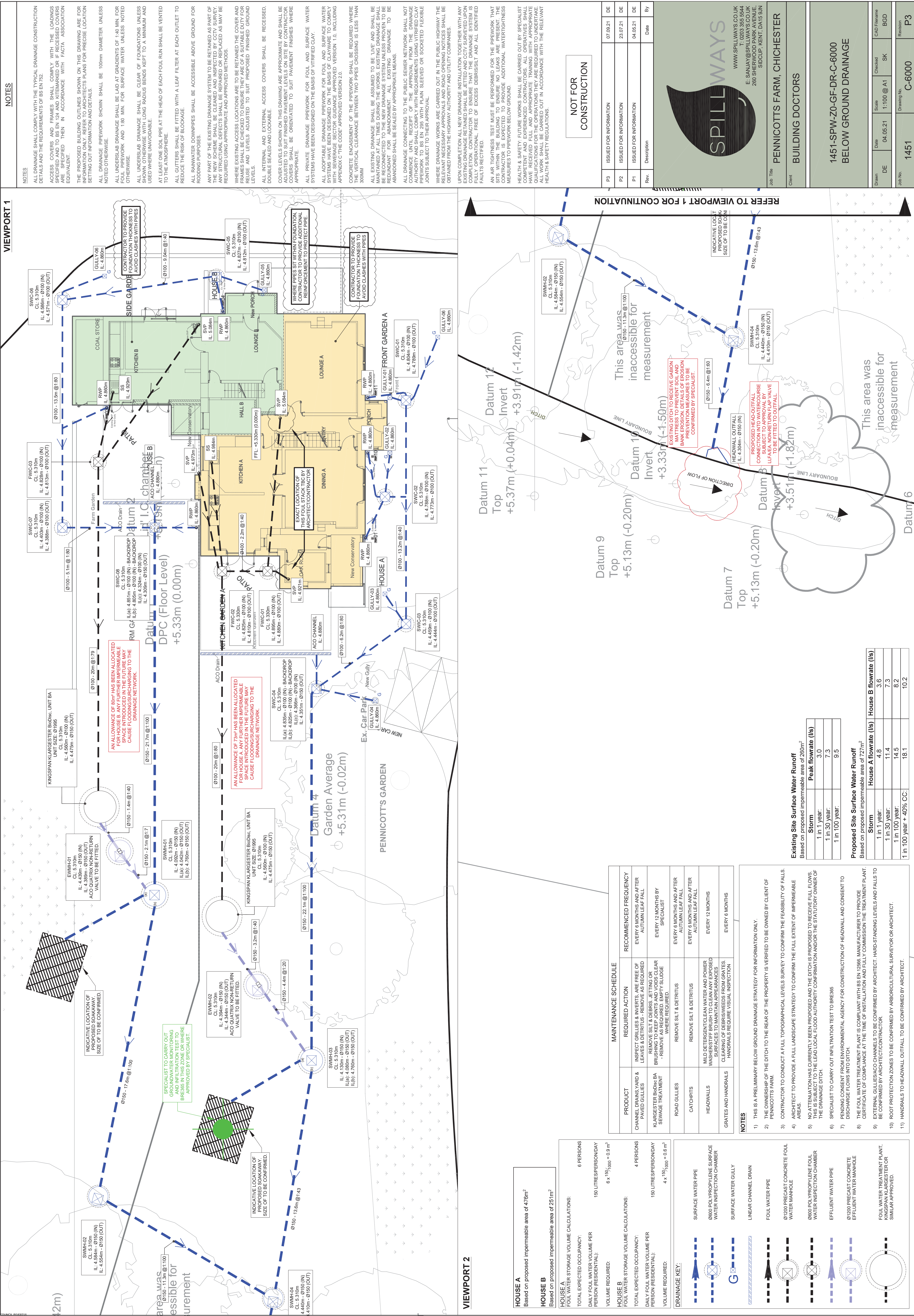




NOTES

ALL DRAINAGE SHALL COMPLY WITH THE TYPICAL DRAINAGE CONSTRUCTION DETAILS AND THE REQUIREMENTS OF BS EN 752.

ACCESS, COVERS AND FRAMES SHALL COMPLY WITH THE LOADINGS SPECIFIED AND TO BS EN 124 AND KITEMARKED OR IF RECESSED COVERS ARE SPECIFIED THEN IN ACCORDANCE WITH FACTA ASSOCIATION EQUIVALENT.

THE PROPOSED BUILDING OUTLINES SHOWN ON THIS DRAWING ARE FOR INFORMATION ONLY. REFER TO ARCHITECTS PLANS FOR PRECISE LOCATION SETTING OUT INFORMATION AND DETAILS.

ALL DRAINAGE PIPEWORK SHOWN SHALL BE 100mm DIAMETER UNLESS NOTED OTHERWISE.

ALL UNDERSLAB DRAINAGE SHALL BE Laid AT GRADIENTS OF 1:80 MIN. FOR FOUL PIPEWORK AND 1:80 MIN. FOR SURFACE WATER UNLESS NOTED OTHERWISE.

ALL UNDERSLAB DRAINAGE SHALL BE CLEAR OF FOUNDATIONS UNLESS SHOWN OTHERWISE WITH LONG RADIUS BENDS KEPT TO A MINIMUM AND USED WHERE UNAVOIDABLE.

AT LEAST ONE SOIL PIPE AT THE HEAD OF EACH FOUL RUN SHALL BE VENTED TO THE ATMOSPHERE.

ALL GUTTERS SHALL BE FITTED WITH A LEAF FILTER AT EACH OUTLET TO REDUCE THE RISK OF BLOCKAGE.

ALL RAINWATER DOWNPIPES SHALL BE ACCESSIBLE ABOVE GROUND FOR RODDING PURPOSES.

ANY PART OF THE EXISTING DRAINAGE SYSTEM TO BE RETAINED AS PART OF THE NEW SCHEME SHALL BE CLEANED AND INSPECTED BY CCTV SURVEY. ANY STRUCTURAL DEFECTS SHALL BE REPAIRED OR REPLACED AS MAY BE REQUIRED USING APPROPRIATE AND APPROVED METHODS.

WHERE EXISTING ACCESS LOCATIONS ARE TO BE RETAINED THE COVER AND RECESSES SHALL BE CHECKED TO ENSURE THEY ARE OF A SUITABLE DUTY FOR RECESSES AND LEVELS ADJUSTED TO SUIT PROPOSED FINISHED GROUND LEVELS.

ALL INTERNAL AND EXTERNAL ACCESS COVERS SHALL BE RECESSED, DOUBLE SEALED AND LOCKABLE.

COVER LEVELS SHOWN ON THIS DRAWING ARE APPROXIMATE AND SHALL BE REFINISHED TO FINISHED LEVELS ON SITE BY CONTRACTOR. ACCESS COVERS SHALL BE ORIENTED TO SUIT FACIENT FINGERES WHERE APPROPRIATE.

ALL PRIVATE DRAINAGE PIPEWORK FOR FOUL AND SURFACE WATER SYSTEMS HAVE BEEN DESIGNED ON THE BASIS OF VITRIFIED CLAY.

ALL ADAPTABLE DRAINAGE PIPEWORK FOR FOUL AND SURFACE WATER SYSTEMS SHALL BE RECESSED TO SUIT FINISHED LEVELS ON SITE BY CONTRACTOR. ALL ADAPTABLE DRAINAGE PIPEWORK SHALL BE RECESSED TO SUIT FINISHED LEVELS ON SITE BY CONTRACTOR. ALL ADAPTABLE DRAINAGE PIPEWORK SHALL BE RECESSED TO SUIT FINISHED LEVELS ON SITE BY CONTRACTOR.

CONCRETE ENCASEMENT OF THE PIPEWORK SHALL BE REQUIRED WHERE THE VERTICAL CLEARANCE BETWEEN TWO PIPES CROSSING IS LESS THAN 300MM.

ALL EXISTING DRAINAGE SHALL BE ASSUMED TO BE 100mm AND SHALL BE MAINTAINED AT ALL TIMES DURING THE WORKS. EXISTING DRAINAGE SHALL BE RECONNECTED TO THE NEW DRAINAGE SYSTEM UNLESS PROVEN TO BE REDUNDANT FOR ABANDONMENT. ALL EXISTING DRAINAGE TO BE ABANDONED SHALL BE SEALED BY APPROPRIATE MEANS.

ALL DRAINAGE CONNECTING TO THE PUBLIC SEWER NETWORK SHALL NOT COMMENCE UNTIL RECEIPT OF THE APPROVAL FROM THE DRAINAGE AUTHORITY. ALL DRAINAGE SHALL BE INSTALLED TO SUIT FINISHED LEVELS ON SITE BY CONTRACTOR. PIPEWORK TO BS EN 205 WITH PLAIN SLEEVED OR SOCKETED FLEXIBLE JOINTS SUBJECT TO THEIR APPROVAL.

WHERE DRAINAGE WORKS ARE CARRIED OUT IN THE PUBLIC HIGHWAY THE RELEVANT NECESSARY APPROVALS AND ROAD OPENING NOTICES SHALL BE OBTAINED FROM THE HIGHWAY AUTHORITY AND UTILITY COMPANIES.

UPON COMPLETION ALL NEW DRAINAGE INSTALLATION TOGETHER WITH ANY EXISTING DRAINAGE RETAINED SHALL BE JETTED AND CCTV SURVEYED UPON COMPLETION. CONTRACTOR TO ENSURE THAT THE DRAINAGE SYSTEM IS FULLY OPERATIONAL. FREE OF EXCESS DEBRIS/SILT AND ALL IDENTIFIED FAULTS RECTIFIED.

AN AIR TIGHTNESS TEST MUST BE PERFORMED FOR THE PIPEWORK THAT SITS WITHIN THE BUILDING TO ENSURE NO LEAKS ARE PRESENT. THE TEST SHALL BE PERFORMED IN ACCORDANCE WITH BS EN 12556. ADDITIONAL WATER TIGHTNESS MEASURES TO PIPEWORK BELOW GROUND.

HEALTH & SAFETY: FUTURE WORKS SHALL BE CARRIED OUT BY SPECIALIST CONTRACTORS. ALL WORKERS SHALL BE TRAINED AND QUALIFIED. ALL WORKERS SHALL HAVE RECEIVED FULL AND APPROPRIATE TRAINING WITH APPROPRIATE QUALIFICATIONS FOR THE OPERATIONS THEY ARE REQUIRED TO UNDERTAKE. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT HEALTH & SAFETY REGULATIONS.

NOT FOR CONSTRUCTION

SPILLWAYS

WWW.SPILLWAYS.CO.UK
T: 0203 355 5544
E: SANJAY@SPILLWAYS.CO.UK
260 SHERWOOD PARK AVENUE,
SIDCUP, KENT, DA15 9JN

Job Title

Client

PENNICOTTS FARM, CHICHESTER

BUILDING DOCTORS

1451-SPW-Z0-GF-DR-C-6000

BELOW GROUND DRAINAGE

Drawn

DE

Date

04.05.21

Scale

1:100 @ A1

Checked

SK

CAD Filename

BGD

Job No.

1451

Drawing No.

C-6000

Revision

P3

A1