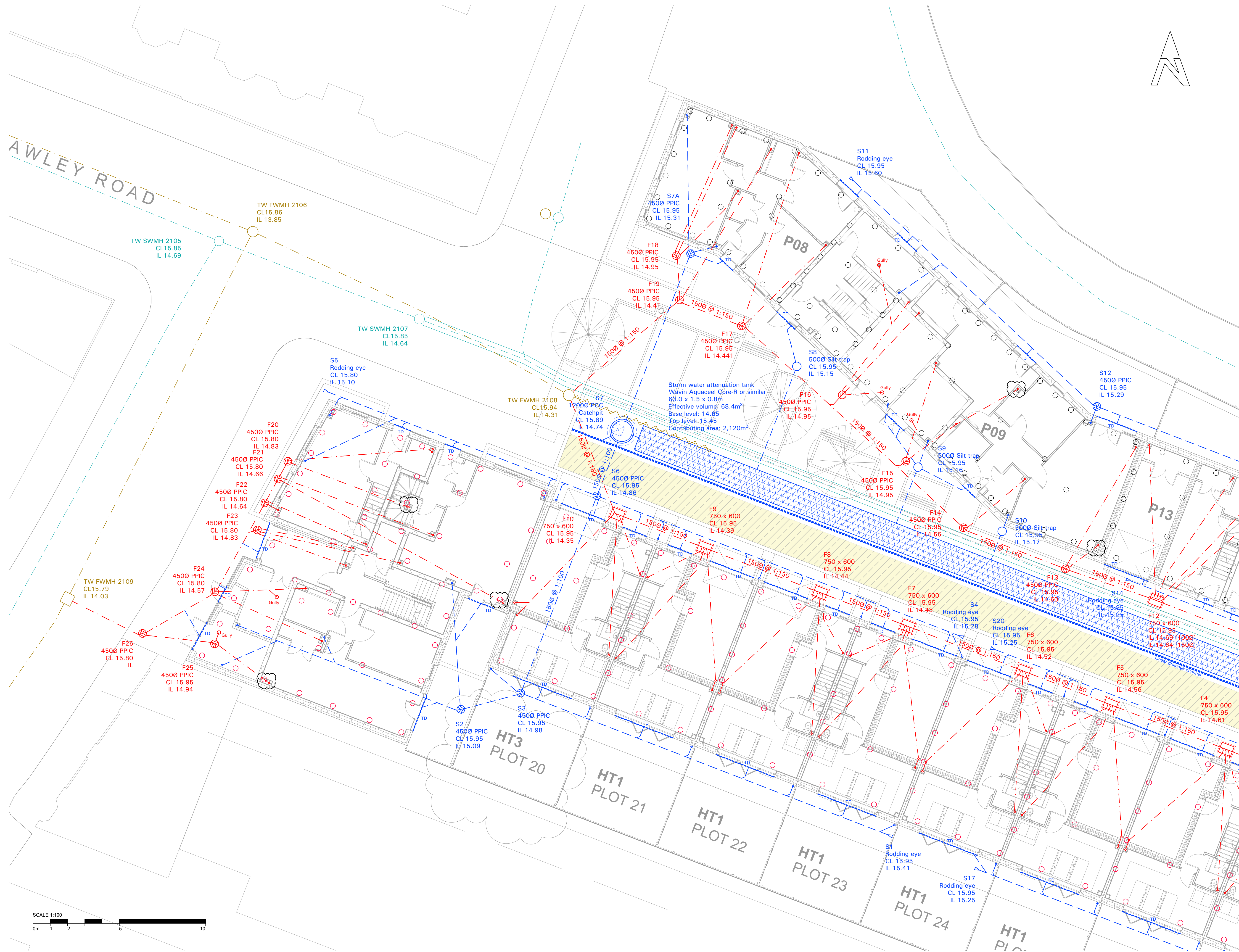




- NOTES:
- THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS AND ENGINEERS DRAWINGS AND SPECIFICATIONS.
 - All drainage works to be carried out in accordance with the requirements of the Local Authority, the Environment Agency and in conjunction with all relevant British Standards, Codes of Practice and any addendums as appropriate.
 - Invert levels and positions of existing drains / chambers / sewers where new connections are to be made must be checked and confirmed to the Engineer prior to the commencement of any works.
 - All drainage shall comply with the typical details and the requirements of BS EN 752 and Part H of the Building Regulations.
 - Any part of the existing drainage system to be retained as part of the new scheme shall be cleaned and inspected. Any structural defects shall be repaired using appropriate and approved means.
 - For setting-out dimensions of SVPs, RWP's etc, refer to the Architect's or Mechanical Engineer's drawings. Positions shown are indicative only.
 - All pipework shall be 100mm diameter unless otherwise noted.
 - All precast concrete units used in the drainage works shall be manufactured using sulphate resisting cement.
 - Manhole covers and frames shall be to BS EN 124 and shall be Kitemarked. Covers and frames shall be heavy duty (D400) in carriageways and vehicular areas and medium duty (B125) in footways and soft landscaping. In blocked / concrete paved areas, covers shall be recessed fabricated steel. All recessed covers shall be in accordance with the FACTA association gradings.
 - Cover levels shown are approximate only and are to be adjusted to suit finished ground levels.
 - At least one soil pipe at the head of each foul run shall vent to the atmosphere.
 - Existing drainage to be removed is to be broken out to bed level and void backfilled with granular material, compacted in layers not exceeding 225mm.
 - All drain runs from SVPs, stub stacks, or FW gullies to be laid at 1:40 gradient unless otherwise noted. All RWP's to be laid at minimum 1:60 gradient unless otherwise stated.
 - Access panels are to be provided to all rainwater pipes, max 600mm above finished ground level.
 - All manholes / inspection chambers in block paved areas to have recessed covers. MH covers in paved areas to have cover and frame orientated 'square' with paving to minimise cut slabs or blocks.
 - All gradients on drainage runs are indicative. Runs to be laid soffit to soffit.
 - Generally pipes to have granular bed and surround in accordance with the manufacturers recommendations, ensuring adequate protection with respect to depth and location.
 - All private drainage to be laid to levels shown using flexibly jointed pipes, either uPVC to BS 4660 and BS 5481 or vitrified clayware to BS EN 295.
 - Rodding eyes are to be laid to manufacturers minimum cover and depth to allow adequate fall from adjoining unit.
 - Where new sewers are to be constructed within 5m of a new or existing tree, the sewer shall be encased in concrete against root intrusion.
 - All new drainage to be jetted and CCTV surveyed on completion. Contractor to ensure that the drainage is fully operational.
 - All runs connecting into public drainage network to be extra strength clayware to BS EN 295 or BS65 with plain sleeved or socketed flexible joints.
 - Before commencing any sewer or drainage works, the groundworker is to satisfy himself, the Client and the Local Authority of actual levels and conditions of existing sewers/drains.
 - HEALTH AND SAFETY: The works shall be carried out by specialist competent and experienced contractors who are members of a recognised national organisation. Operatives shall have received full and appropriate training for the operations they are to undertake. All work shall be carried out in accordance with all pertinent Health and Safety Regulations.

C3	08/11/22	Annotation amended to manholes S6 and S7A	MB
C2	08/11/22	Four drainage amended	MB
C1	07/11/22	Issued for CONSTRUCTION	MB
Rev	Date	Description	By

Drawing Status

CONSTRUCTION

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Job
**FRANKM MEWS
CRAWLEY ROAD
WOOD GREEN**

Title
**BELOW GROUND DRAINAGE
SHEET 2**

Scale @ A1 1:100	Date OCT '22	By PTW	Checked MB
Drawing Number MBP / 8545 / 501			Revision C3