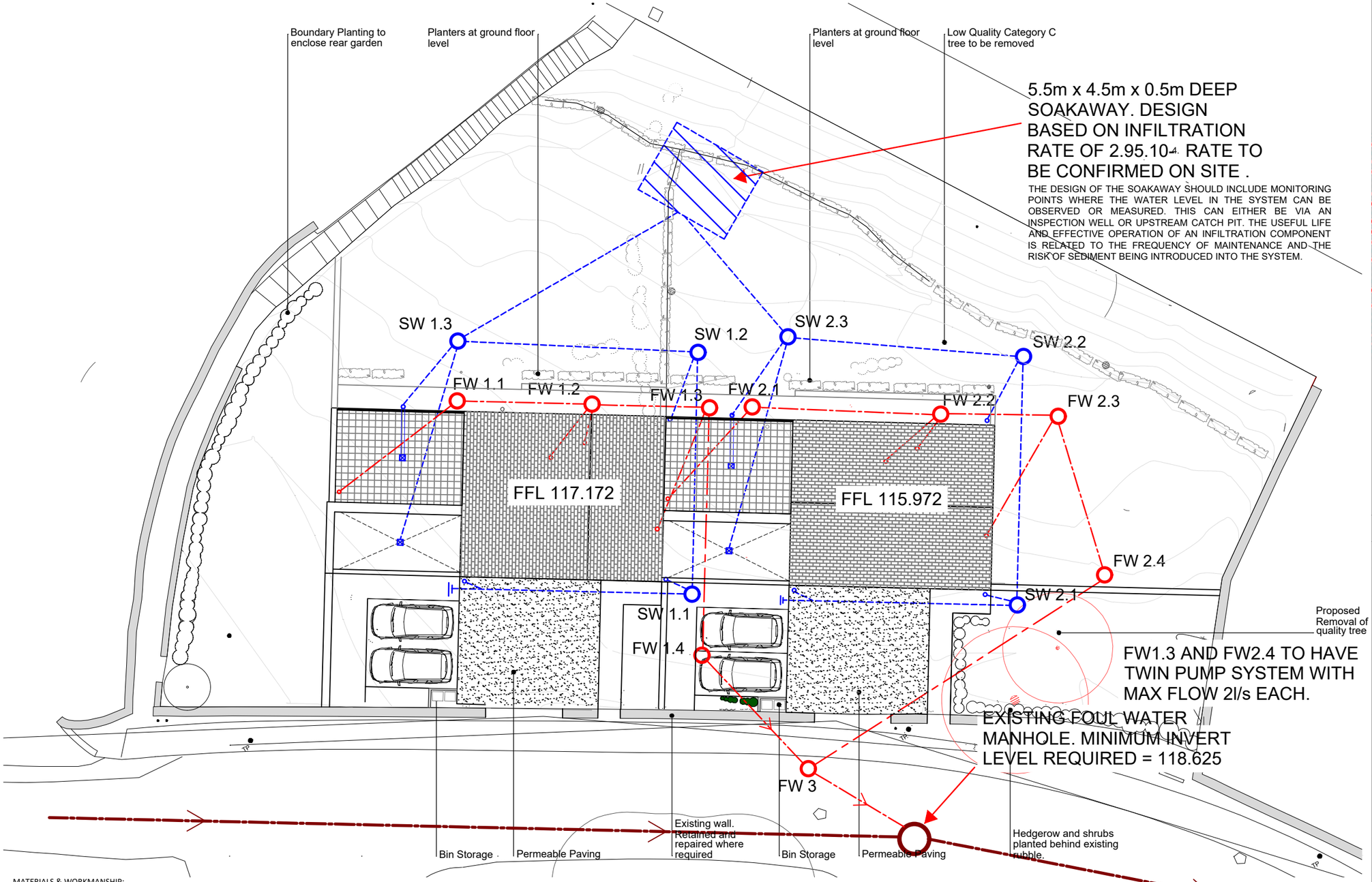

Notes:

LEGEND

- PROPOSED SURFACE WATER
- PROPOSED FOUL WATER
- PROPOSED RISING FOUL WATER
- EXISTING FOUL WATER
- GULLIES

	CL	IL	Size	Pipe	Fall
FW1.1	117.170	116.370	600	100	1:80
FW1.2	117.170	116.285	600	100	1:80
FW1.3	119.750	116.215	TBC	100	Rising
FW1.4	120.750	120.000	600	100	1:20
FW2.1	115.970	115.170	600	100	1:80
FW2.2	115.970	115.040	600	100	1:4
FW2.3	113.900	113.200	600	100	1:80
FW2.4	114.600	113.090	TBC	100	Rising
FW3	119.500	118.700	600	100	1:80
SW1.1	120.300	119.300	600	100	1:12
SW1.2	119.200	118.200	600	100	1:5
SW1.3	115.500	114.500	600	100	1:10
SW2.1	116.500	115.500	600	100	1:5
SW2.2	113.800	112.800	600	100	1:80
SW2.3	114.500	112.645	600	100	1:10

NOTE: TO BE DESIGNED AT CONSTRUCTION STAGE.

STATUS	REV	DESCRIPTION	DRAWN	CHKBY	DATE
P	3	DRAWING AMENDED (AS DIRECTED BY CLIENT, TO SUIT REVISED LAYOUT).	CC	MS	Dec 23
P	2	PRELIMINARY ISSUE	MC	MC	Apr 19
P	1	PRELIMINARY ISSUE	MC	MC	Jan 19

STATUS / REVISION
P = Preliminary, T = Tender, A = Approval, C = Construction, AB = As Built

CLIENT
Avonvale Developments Ltd

ARCHITECT
Oxford Architects

PROJECT TITLE
Midford Lane

DRAWING TITLE
Proposed drainage strategy

MATERIALS & WORKMANSHIP:

ALL WORK SHALL COMPLY WITH THE RELEVANT BRITISH STANDARDS, CURRENT BUILDING REGULATIONS AND THE SPECIFICATIONS SHOWN.

WHERE DRAINS RUN CLOSE TO THE BUILDING, TRENCHES ARE TO BE BACKFILLED WITH CONCRETE TO LEVELS IN ACCORDANCE WITH BUILDING REGULATIONS PART H.

CONCRETE:

BLINDING AND INFILL CONCRETE TO BE GEN1 TO BS.8500.

MASS CONCRETE SURROUND TO PIPES, GULLIES AND KERBS ETC. TO BE GEN3 TO BS.8500.

MASS CONCRETE SURROUND TO MANHOLES TO BE ST4 TO BS.8500.

CONCRETE TO BENCHING TO BE MECHANICALLY SCABBLED TO RECEIVE A 20mm THICK GRANOLITHIC RENDER TROWELLED HARD WITH A STEEL TROWEL TO PROVIDE A DENSE, DURABLE SMOOTH SURFACE.

PIPEWORK:

PIPEWORK TO CONFORM TO THE FOLLOWING:-
VITRIFIED CLAY SYSTEMS WITH FLEXIBLE JOINTS TO BS.65.
PRECAST CONCRETE SYSTEMS WITH FLEXIBLE JOINTS TO BS.5911.
U.P.V.C. SYSTEMS WITH FLEXIBLE JOINTS TO BS.EN.1401-1.

UPVC PIPES BETWEEN 150-300mm DIAMETER ARE TO BE STRUCTURED WALL PIPES OF STIFFNESS CLASS SN8.

FLEXIBLE JOINTS SHALL BE PROVIDED TO ALL PIPES WITHIN 600mm OF INNER FACE OF MANHOLE. PROJECTING PIPES SHALL BE SURROUNDED WITH 100mm GRADE ST4 CONCRETE CAST MONOLITHICALLY WITH THE MANHOLE BASE.

WHERE PIPES ARE ENCASED IN CONCRETE THE FLEXIBILITY OF THE JOINTS ARE TO BE MAINTAINED THROUGHOUT THE ENCASEMENT. THIS SHOULD BE PROVIDED BY MEANS OF 20mm THICK FIBREBOARD, (OR POLYSTYRENE), AND POSITIONED AROUND THE PIPE AT THE CENTRE OF EVERY JOINT AT 6.0m CENTRES MAX.

PIPES SHALL HAVE GRANULAR BED AND SURROUND UNLESS OTHERWISE DETAILED. GRANULAR MATERIAL SHALL CONFORM TO BS.13242, AND SHOULD BE CAREFULLY PLACED AND CONSOLIDATED BY HAND IN THIN LAYERS.

ALL PIPEWORK CONNECTIONS AT MANHOLES TO BE SOFFIT TO SOFFIT.

THE LENGTH OF PIPEWORK BETWEEN MANHOLES TO INCLUDE FOR ANY SHORT LENGTH PIPES AS NECESSARY TO ACHIEVE THE CONFIGURATION OF ROCKER PIPES AND STANDARD SHORT LENGTH PIPES AT FIXED MANHOLE POSITIONS.

ALL PIPEWORK BUILT INTO MANHOLES TO BEEN EITHER STANDARD SHORT LENGTHS OR CUT LENGTHS AS APPROPRIATE.

ROCKER PIPES TO BE A MAXIMUM OF 600mm LONG.

MAXIMUM LENGTH OF PIPE WITHIN ADOPTABLE WORKS TO BE 3.0m.

ALL SADDLE CONNECTIONS TO BE FORMED UTILISING PROPRIETARY JUNCTION SECTIONS.

ALL PIPEWORK BENEATH VEHICULAR CIRCULATION AREAS AND WITHIN 1.0m OF SUCH AREAS SHALL, WHERE COVER IS LESS THAN 1200mm, RECEIVE A FULL CONCRETE BED AND SURROUND, 900mm ELSEWARE.

ALL PIPEWORK BENEATH BUILDING FOOTPRINT TO RECEIVE FULL CONCRETE BED AND SURROUND.

ALL DOWN PIPE CONNECTIONS TO BE 100mm NOMINAL BORE AND ALL DOWN PIPES TO HAVE RODDING ACCESS POINTS APPROX. 1000mm ABOVE GROUND/FINISHED FLOOR LEVEL.

ALL ROAD GULLY CONNECTIONS TO BE 100mm NOMINAL BORE.

MANHOLE COVERS AND GRATINGS:

COVERS SHALL BE SET AT, OR NOT MORE THAN 5mmBELOW THE SURROUNDING LEVEL IN PAVED AREAS. INVERTS SHALL BE WITHIN 5mm OF GIVEN LEVEL, AND MAY NOT CAUSE THE AS-LAID GRADIENT OF THE PIPES TO VARY FROM THAT GIVEN ON THE DRAWING BY MORE THAN 10%.

ALL MANHOLE COVERS IN CARRIAGEWAY AREA SHALL COMPLY WITH THE RELEVANT B.S E.N 124, D400 KITEMARKED AND THEY SHALL BE OF A NON-ROCKING DESIGN WHICH DOES NOT RELY ON THE USE OF CUSHION INSERTS.

ALL MANHOLE COVERS IN FOOTWAYS, PEDESTRIAN AREAS AND COMPARIBLE LOCATIONS SHALL COMPLY WITH THE RELEVANT B.S E.N 124, B125 KITEMARKED AND THEY SHALL BE OF A NON-ROCKING DESIGN WHICH DOES NOT RELY ON THE USE OF CUSHION INSERTS.

ALL MANHOLE COVERS SHALL BE THE NON-VENTILATING TYPE AND SHALL HAVE CLOSED KEYWAYS.

ALL INTERNAL MANHOLES TO BE PRESSURE TIGHT DOUBLE SEAL COVERS, RECESSED TO SUIT ARCHITECTURAL FINISHES.

Clegg Associates
CIVIL AND STRUCTURAL CONSULTING ENGINEERS

Clegg Associates Ltd
Bryer Ash Business Park
Trowbridge
Wiltshire
BA14 8HE

Tel: 01225 541088
www.cleggassociates.co.uk

SCALE @ A3	DRAWN BY	CHECKED BY	DATE
NTS	MC	MC	Jan 19

DRAWING REFERENCE

PROJECT NUMBER	TYPE	DRAWING NUMBER	STATUS	REV.
2018-424	EW	601	P	3

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