



NOTE: ALL PIPE REFERENCES REFER TO HEPWORTH PRODUCTS UNO

NOTES.

ALL ROADS, FOOTWAYS, VERGES AND FURNITURE TO BE CONSTRUCTED IN ACCORDANCE WITH THE HIGHWAY AUTHORITY'S REQUIREMENTS

ALL ADAPTABLE SEWERS TO BE CONSTRUCTED IN ACCORDANCE WITH 'SEWERS FOR ADOPTION' 6TH EDITION

KEY

PROPOSED FOUL SEWER

PROPOSED SURFACE WATER SEWER

DIMENSIONS ON CHAMBERS AND ROOING EYES ARE INVERT LEVELS

SINK WASTE GULLIES INCORPORATE ROOING ACCESS WHERE THEY CONNECT AT THE MAIN JUNCTION

WHERE BUILDING DRAINAGE CONNECTS TO AN ADAPTABLE SEWER NOT AT A MANHOLE THE CONNECTION MUST BE MADE BY PRECAST JOINT

ALL BUILDING DRAINAGE, CHAMBERS, ROOING EYES ETC. MUST BE INSTALLED STRICTLY IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS

UNADAPTED FM AND SW DRAINAGE IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING REGULATIONS, BS8301 AND RELEVANT APPROVED CERTIFICATES

DRAINAGE ARE TO BE CONSTRUCTED USING FLEXIBLY JOINTED CLAYWARE PIPES OR PVC PIPES. BUILDING DRAINAGE SYSTEMS TO BS 4860 AND BS 2494. BEDDED AND BACKFILLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS AND BUILDING REGULATIONS

BACKFILLING OF DRAIN TRENCHES ADJACENT TO BUILDINGS OR OTHER STRUCTURES TO BE IN ACCORDANCE WITH BS 8301 FIG 9

ACCESS FITTINGS AND INSPECTION CHAMBERS LESS THAN 1.2m DEEP ARE TO BE CLAYWARE OR PRECAST POLYPROPYLENE AS APPROPRIATE TO THE SOFT AND NUMBER OF CONNECTIONS. CHAMBERS GREATER THAN 1.2m DEEP ARE TO BE PRECAST CONCRETE. CONSTRUCTION WITH 150mm MINIMUM CONCRETE SURROUNDING INSPECTION CHAMBER SIZES ARE TO BE IN ACCORDANCE WITH TABLE 8 OF BS 8301 AND BRESS DOCUMENT H

THE POSITION OF SIPS, STUB STACKS, NO OUTLETS ETC. AND RAINWATER DOWNPIPES ARE TO BE ACCURATELY LOCATED FROM THE ARCHITECTS DRAWINGS

UNLESS INDICATED OTHERWISE PIPEWORK TO BE 100mm DIA LAD AT MINIMUM GRADIENT 1/80

ALL LATERAL CONNECTIONS TO ADAPTABLE SEWERS TO BE 150mm

DRAINAGE WITHIN AREAS OF MADE GROUND TO BE CONSTRUCTED BY FIRST MAKING UP THE AREA TO APPROPRIATE FINISHED LEVELS AND THEN EXCAVATING THROUGH THE FILL MATERIAL IN TO UNDISTURBED GROUND. THE DRAIN TRENCH IS THEN TO BE BACKFILLED TO FORMATION LEVEL, USING SUITABLE GRANULAR FILL MATERIAL, WELL COMPACTED IN LAYERS NOT EXCEEDING 225mm

RAINWATER DOWNPIPES TO BE CONNECTED DIRECT TO DRAIN USING AN APPROPRIATE ADAPTER AND REMOVABLE SECTION OF DOWNPIPE TO PERMIT ROOING ACCESS

WHERE DRAIN PASSES THROUGH FOUNDATIONS OR OTHER RIGID STRUCTURES A UNITS OR SLEEVE IS TO BE USED AND PROVISION FOR FLEXIBILITY IS TO BE MADE WITH 'ROOING PIPES'

ANY EXISTING LAND DRAINS COVERED BY SITE OPERATIONS SHOULD BE CONNECTED TO THE STORM DRAINAGE SYSTEM VIA A SILENT TRAP CUT-OFF IMMEDIATELY BEFORE THE POINT OF CONNECTION

LEVELS AT DRAIN OUTFALLS (PUBLIC SEWERS, OTHER DRAINS, WATERCOURSES ETC) SHOWN ON THE DRAWINGS ARE RELIED TO BE CORRECT BUT MAY HAVE BEEN INTERPOLATED OR EXTRACTED FROM RECORDS. THE CONTRACTOR MUST CHECK THESE OUTFALL LEVELS PRIOR TO COMMENCING SITE WORKS AND REPORT ANY DISCREPANCIES TO THE CLIENT

THE CONTRACTOR IS ADVISED NOT TO COMMENCE ANY CONSTRUCTION WORKS UNTIL HE IS SATISFIED THAT ALL LEVELS AND POSITIONS SHOWN ON THE LAYOUT ARE FACTUAL (NOTE PREVIOUS PARAGRAPH)

STEPPED DIPS MAY BE NECESSARY WHERE LEVEL ACCESSES ARE REQUIRED UNDER PART M OF THE BUILDING REGULATIONS. IT IS RECOMMENDED THAT THE CONTRACTOR CONSULTS WITH THE PROJECT ARCHITECT PRIOR TO COMMENCING HOUSE CONSTRUCTION IN ORDER TO CLARIFY THE DAMP-PROOFING OF ALL BUILDINGS PARTICULARLY REGARDING LOCATIONS WHERE THE STANDARD 150mm BETWEEN DPC AND EXTERNAL GROUND LEVEL IS NOT ACHIEVABLE

THE SITE IS CURRENTLY SERVED BY A SYSTEM OF EXISTING DRAINS AND CULVERTS. MOST OF WHICH OUTFALL INTO BARNESLEY RIVER BUT SOME ARE RELIED TO OUTFALL INTO THE RIVER AND CANAL BASIN. A CITY SURVEY HAS BEEN UNDERTAKEN AND THE INFORMATION OBTAINED HAS BEEN SHOWN ON THE SURVEY DRAWING. MUST EVERY EFFORT HAS BEEN TAKEN TO RESEARCH THE EXISTING SYSTEM. ABSOLUTE ACCURACY CANNOT BE GUARANTEED. THE CONTRACTOR SHOULD THEREFORE TAKE ALL POSSIBLE STEPS TO ENSURE THAT ANY REDUNDANT, DEFECTIVE OR ABANDONED CONDUIT IS SEALED, BROUGHT OR REMOVED. ALL CONNECTIONS INTO THE RIVER OR CANAL BASIN WHICH ARE NOT RETAINED FOR RE-USE MUST BE FULLY INVESTIGATED THEN SEALED WITH GROUT

REVISIONS	BY	DATE	CHK
MK			

STATUS:-

AS BUILT

DRAWN BY: _____ DATE: _____

CHECKED BY: _____ DATE: _____

PROJECT ENGINEER: _____ DATE: _____

CLIENT

CTP & JAMES

PROJECT

WAKEFIELD WATERFRONT

PHASE 1A

RESIDENTIAL BLOCK 20

SEJC Consulting Engineers

Consulting Structural & Civil Engineers

Sanderson House, Station Road, Horsforth, Leeds LS18 5NT

Telephone 0113 2590090 Fax 0113 2586640

TITLE

SEMI BASEMENT DRAINAGE

SCALES

1:125

CONTRACT No

501180C

DRG No

20-D01

A1 - (1:1)