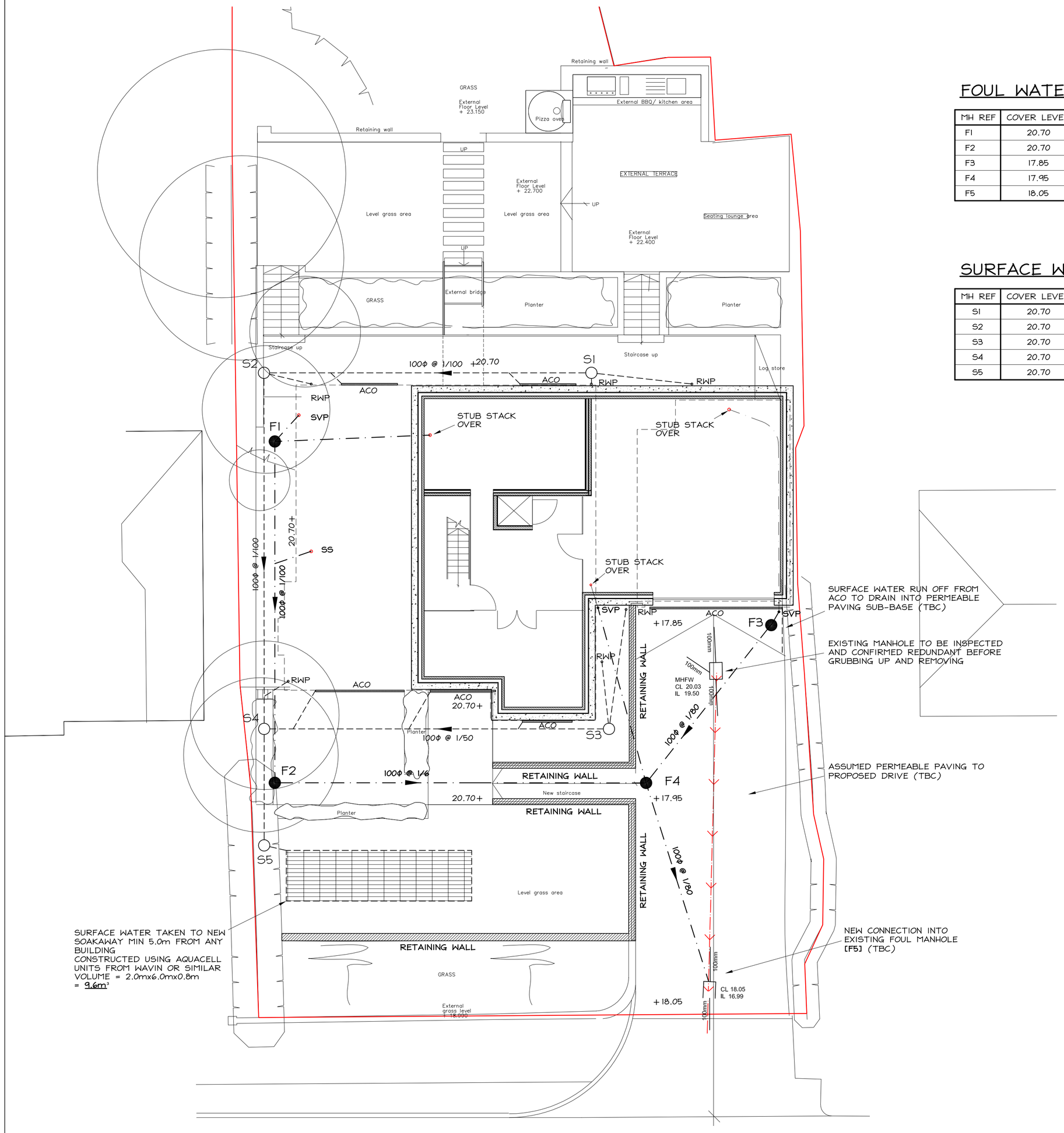

FOUL WATER MANHOLE SCHEDULE

MH REF	COVER LEVEL	INVERT LEVEL	DEPTH	MH TYPE	COVER
F1	20.70	20.10	600	450ø P.P.I.C.	A15
F2	20.70	19.93	770	450ø P.P.I.C.	A15
F3	17.85	17.25	600	450ø P.P.I.C.	A15
F4	17.95	17.15	800	450ø P.P.I.C.	A15
F5	18.05	16.99	1060	EXISTING	EXISTING

SURFACE WATER MANHOLE SCHEDULE

MH REF	COVER LEVEL	INVERT LEVEL	DEPTH	MH TYPE	COVER
S1	20.70	20.20	500	450ø P.P.I.C.	A15
S2	20.70	20.06	640	450ø P.P.I.C.	A15
S3	20.70	20.20	500	450ø P.P.I.C.	A15
S4	20.70	19.92	780	450ø P.P.I.C.	A15
S5	20.70	19.87	830	450ø P.P.I.C.	A15

KEY

- INDICATES 450ø FOUL POLYPROPYLENE INSPECTION CHAMBER
- 100ø @ 1/80 — INDICATES FOUL DRAIN, DIAMETER, DIRECTION OF FLOW AND RATE OF FALL
- 150ø @ 1/150 — INDICATES SURFACE WATER DRAIN, DIAMETER, DIRECTION OF FLOW AND RATE OF FALL
- 150ø @ 1/125 VC — VC INDICATES VITRIFIED CLAY PIPE
- RE — INDICATES RODDING EYE
- INDICATES 450ø SURFACE WATER POLYPROPYLENE INSPECTION CHAMBER
- ACO G — INDICATES ACO (OR SIMILAR) DRAINAGE CHANNEL
- G — INDICATES TRAPPED ROAD GULLY
- RWP — INDICATES RODDABLE RAIN WATER PIPE
- SVP — INDICATES SOIL VENT PIPE WITH ACCESS FITTING
- S.S — INDICATES STUB STACK WITH ACCESS FITTING
- +37.60 — EXISTING LEVELS
- +37.60 — PROPOSED LEVELS

NOTES

A1

THIS DRAWING IS COPYRIGHT AND SHALL NOT BE REPRODUCED NOR USED FOR ANY OTHER PURPOSE WITHOUT WRITTEN PERMISSION OF THE AUTHORS.

DO NOT SCALE FROM THIS DRAWING, USE FIGURED DIMENSIONS ONLY.

THE DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER RELATED DRAWINGS AND DOCUMENTATION.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE COMPLIANCE WITH THE BUILDING REGULATIONS.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK ALL DIMENSIONS ON SITE, ANY DISCREPANCY TO BE REPORTED IMMEDIATELY.

DETAILS AND SIZES SHOWN ARE INDICATIVE ONLY AND ARE SUBJECT TO CONFIRMATION BY THE RELEVANT SPECIALIST SUB-CONTRACTOR.

REFER TO DRAWINGS e17149/002 & 003 FOR DRAINAGE DETAILS

ALL DRAINS WITH LESS THAN 1.2m OF COVER WHEN LAID BENEATH THE ROADS, OR 0.9m OF COVER IN OTHER AREAS, SHALL BE PROTECTED WITH CONCRETE IN ACCORDANCE WITH EITHER OF THE DETAILS SHOWN ON THE STANDARD DRAWINGS PROVIDED .

IN ORDER TO MAINTAIN THE SATISFACTORY FUNCTIONING OF DRAINS, ALL ROAD, YARD GULLIES AND CHANNEL DRAINS ARE TO BE 'TRAPPED'.

ALL PRIVATE SEWERS ARE TO BE 100mm DIA @ 1:80 GRADIENT (FOUL) & 1:100 GRADIENT (SURFACE) UNLESS OTHERWISE STATED. THE PRIVATE DRAINAGE DESIGN ON THE PLAN HAS BEEN BASED ON THE PRINCIPLES OF A uPVC SYSTEM. IT CAN BE ADAPTED TO SUIT A CLAYWARE SYSTEM BUT REFERENCE SHOULD BE MADE TO THIS OFFICE BEFORE AMENDMENTS ARE MADE.

ALL PRIVATE DRAINAGE TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS APPROVED DOCUMENT 'H'. B.S.EN752 AND THE LOCAL DISTRICT COUNCIL BUILDING CONTROL SECTION.

MANHOLES SITUATED WITHIN AREAS ACCESSIBLE TO MOTOR VEHICLES ARE TO BE FITTED WITH SUITABLE STRENGTH COVERS AND FRAMES.

WHERE DRAINS PASS THROUGH FOUNDATIONS, A FLEXIBLE JOINT SHOULD BE PROVIDED WITHIN 150mm OF THE FACE OF THE STRUCTURE AND A ROCKER PIPE OF MAX 600mm IN LENGTH SHALL BE PROVIDED

STUB STACKS FITTED WITH AIR ADMITTANCE VALVES MAY BE USED INSTEAD OF SOIL AND VENT PIPES. SUBJECT TO THE ARCHITECTS APPROVAL (EXCEPT WHERE THE DRAINAGE CONNECTION EXCEEDS 10m BEFORE CONNECTING WITH ANOTHER VENTILATED DRAIN, INSPECTION CHAMBER OR MANHOLE). HEAD OF DRAIN VENT PIPES MUST NOT BE FITTED WITH AIR ADMITTANCE VALVES.

SHALLOW PRIVATE DRAINS MAY REQUIRE PROTECTION USING CONCRETE SURROUND SUBJECT TO THE BUILDING INSPECTORS REQUIREMENTS.

APPROPRIATE MEASURES (TO BE AGREED WITH THE LOCAL AUTHORITIES BUILDING CONTROL SECTION) ARE TO BE TAKEN TO DISCOURAGE RODENT ENTRY INTO THE PROPERTIES.

WHERE DRAIN RUNS PASS CLOSE TO BUILDINGS OR THEIR INVERT LEVELS ARE BELOW FOUNDATION LEVEL, THEN THE TRENCHES ARE TO BE BACKFILLED IN ACCORDANCE WITH THE STANDARD DETAIL PROVIDED, AND TO APPROVAL OF THE BUILDING CONTROL OFFICER.

REFERENCE SHOULD BE MADE TO THE STRUCTURAL ENGINEERS DETAILS FOR ALL ASPECTS OF FOUNDATION DESIGN AND CONSTRUCTION.

THE CONTRACTOR IS TO KEEP A RECORD OF ANY VARIATIONS MADE ON SITE, INCLUDING THE RELOCATION OF SEWERS OR DRAINS. SO THAT AN AS CONSTRUCTED DRAWING CAN BE PREPARED UPON COMPLETION OF THE PROJECT.

THE CONTRACTOR SHOULD CHECK ALL DIMENSIONS ON SITE.

IT IS THE SUBCONTRACTORS RESPONSIBILITY TO ENSURE COMPLIANCE WITH CURRENT BUILDING REGULATIONS AND CODES OF PRACTICE.

CONNECTIONS TO AND DIVERSIONS OF EXISTING DRAINAGE ARE TO BE CHECKED FOR LEVEL AND POSITION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ON SITE. ANY SIGNIFICANT DIFFERENCES ARE TO BE REPORTED TO THIS OFFICE SO THAT DESIGNS MAY BE ADJUSTED ACCORDINGLY.

REFERENCE TO BE MADE TO ALL RELEVANT STATUTORY AUTHORITIES TO ENSURE THAT NO CONFLICT EXISTS WITH NEW DRAIN CONNECTIONS. ALL NEW CONNECTIONS TO EXISTING PUBLIC SEWERS TO BE SUBJECT TO APPROVAL DRAINAGE AUTHORITY.

CDM 2015 RESIDUAL RISKS

1. Excavation for drains/foundations in potentially unstable sub-soil

BUILDING REGULATIONS ISSUE

Revisions

Rev	Date	Description	By
A	25.10.2018	REVISED TO SUIT NEW BASEMENT LAYOUT + SOAKAWAY RELOCATED	

BLB CHARTERED ENGINEERS

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Client: JAMES RANDALL

Project: 8 FAIRVIEW ROAD
LANCING
WEST SUSSEX

Drawing Title: PROPOSED NEW DEVELOPMENT (DRAINAGE LAYOUT)

Scale: 1:100 (when printed @ A1)	Drawn By: JC	Date: 18/09/17
	Checked By:	Date:

Preliminary ☐ Planning ☐ Tender ☐ Construction ☐

Job: e17149 Dwg No: 001 Rev: A

A1