



- # Notes
- 1 This drawing is to be read in conjunction with the private and drainage construction details.
 - 2 All private drainage works to be carried out in accordance with the provisions laid down in BS EN 752 & The Building Regulations, Part H.
 - 3 Levels shown in buildings are Finished Floor Level.
 - 4 Drainage under adopted roads to be either:-
a) Vitrified Clayware to BSEN295.
b) Concrete to BS 5911. Class M. Laterals to be formed either vitrified clay or "Extra Strength", concrete "Class M".
 - 5 Before commencing any Sewer or drainage works, the contractor shall ensure that he has consulted the local authority, the developer and the Local Authority of actual levels and conditions of existing sewers.
 - 6 Buried concrete to satisfy the requirements of BRE Special Digest 1 as predetermined by the site's Geotechnical Report.
 - 7 All abandoned, buried obstructions encountered during the construction of Highway & Drainage Works are to be broken out to bed level of drains and sewers, and to the formation of car parks and drives etc., and to sufficient depth to allow for laying service company's mains and services.
 - 8 Depth and Location of existing services to be traced prior to any excavation.
 - 9 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.
Generally pipes to have granular Bed & Surround in accordance with manufacturers recommendations, ensuring adequate protection with respect to depth and location. Where bedding material is placed at depths susceptible to ground water ingress, it is to be wrapped in a geotextile (Terram 700 or better).
 - 10 Private precast concrete manholes and catchpits to be constructed using concrete, box sections or circular rings to BS 5911-200, with 150mm concrete, surround, size and construction to comply with Table 12 of Approved Document Part H.
 - 11 Rodding eyes, etc. are to be laid to manufacturers minimum cover and depth to allow adequate fall from adjoining unit.
 - 12 Access panels are to be provided to all rainwater pipes, a max. 600 above finished ground level.
 - 13 All manholes / inspection chambers in block paved areas, to have recessed covers. These are to be oriented such as to minimise cut blocks.
 - 14 All pipework to be 100mmØ (150Ø from road gullies) unless otherwise stated.
 - 15 All levels in metres (m) unless specified otherwise.
 - 16 All drain runs from Svp's, stub stacks or PW gullies to be laid at 1:40 gradient unless otherwise stated.
 - 17 Svp's, stub stacks & RWP's are shown indicative only. Refer to Architects drawings for accurate locations
 - 18 House/Flat drainage to be laid prior to erection of scaffold.
 - 19 All cover and invert levels shown are in metres. All pipe sizes are in millimetres U.N.O.
 - 20 All chambers located in trafficked areas to have concrete surround as detailed on IDU/99/07 construction details.
 - 21 **IMPORTANT NOTE:**
At depths where groundwater ingress is encountered, consider the use of a sump / pump arrangement. Additional reference should be made to the Institution of Geotechnical Engineers Report for supplementary measures in such instances
Where excavations are >1m deep, consider the use of full perimeter trench support.
 - 22 **IMPORTANT NOTE:**
The new sewer connections are to be successfully made prior to commencing any upstream drainage works.

REV	DESCRIPTION	DATE
	SCALE : 1:100@A1	
	DATE : Oct 2019	
	DRAWN : IDL	

TITLE :
Drainage
Layout

PROJECT :
137 Ducks Hill Road, Northwood

Client : Gavacan Homes

Draw No: IDL/990/07/01

Ref. No: 990-07-01

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