

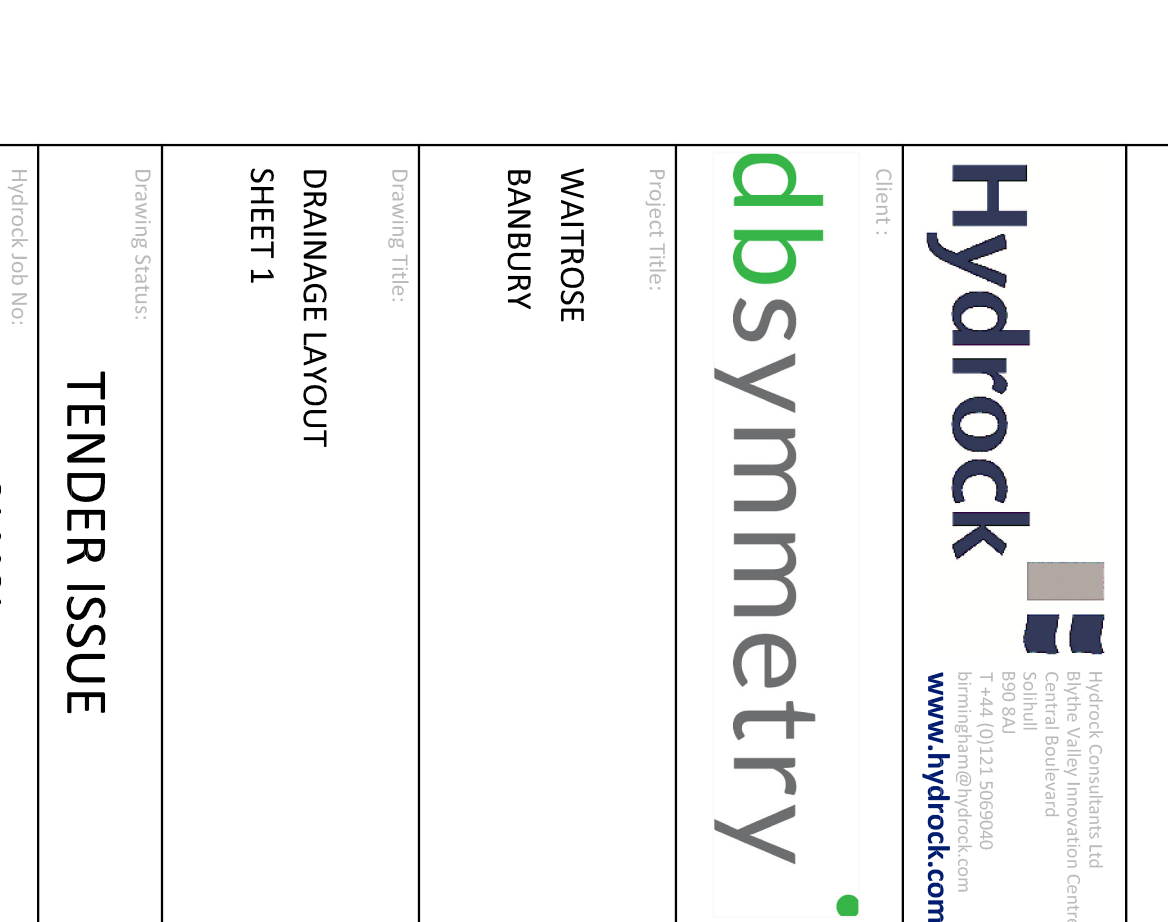


FFL 95.35

LOCATION OF SPRINKLER DRAIN DOWN POINTS TBC

LEGEND

- FOUL WATER CONNECTION
- CONNECTION FROM CONDENSERS (LOCATIONS TBC)
- FOUL GULLY
- FOUL WATER SEWER
- FOUL WATER MANHOLE
- FOUL WATER INSPECTION CHAMBER (PIC)
- SURFACE WATER CONNECTION
- SURFACE WATER SEWER
- SURFACE WATER MANHOLE/ CATCHPIT
- SURFACE WATER INSPECTION CHAMBER
- SURFACE WATER ATTENUATION
- SURFACE WATER RODDING EYE
- LIGHT LIQUID SEPARATOR
- ROAD GULLY
- SURFACE WATER DRAINAGE CHANNEL
- EXISTING DRAIN TO BE ABANDONED
- PROPOSED CULVERTED WATERCOURSE



NOTES:

1. THIS DRAWING IS NOT TO BE SCALED.
2. DRAINAGE DESIGNED IN ACCORDANCE WITH PFA DRAINAGE STRATEGY WITH DRAWING NUMBER 26004-2001-002.
3. THE CONTRACTOR SHALL CHECK ALL DIMENSIONS AND LEVELS ON SITE. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT & ENGINEER FOR VERIFICATION. FIGURED DIMENSIONS ONLY ARE TO BE TAKEN FROM THIS DRAWING.
4. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ENGINEERS' AND SERVICE ENGINEERS' DRAWINGS AND SPECIFICATIONS.
5. THE CONTRACTOR SHALL ALLOW FOR THE PROTECTION, TEMPORARY AND PERMANENT SUPPORT AND DIVERSION WORKS AS NECESSARY, TO ALL EXISTING SERVICES TO THE SATISFACTION OF THE PUBLIC UTILITIES.
6. THE CONTRACTOR SHALL ALLOW FOR DEALING WITH SURFACE WATER RUN OFF INTO EXCAVATION AND FROM GROUNDWATER BY MEANS OF SUMPS, PUMPING AND DE-WATERING AS APPROPRIATE. IN ORDER TO KEEP THE EXCAVATION AS REASONABLY DRY AS POSSIBLE DURING THE CONSTRUCTION OF THE WORKS.
7. ALL EXTERNAL DRAINAGE WORKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CIVIL ENGINEERING SPECIFICATION FOR THE WATER INDUSTRY 7th EDITION AS DIRECTED BY THE ENGINEER FOR PRIVATE DRAINAGE.
8. PIPE MATERIAL SHALL BE AS FOLLOWS:
 1000 TO 2250 - CLAYWARE TO BS EN 295
 3000 AND ABOVE - CONCRETE TO BS EN 1916
9. ALL FOUL PIPES ARE TO BE 1000 UNLESS STATED OTHERWISE OR TO SUIT ABOVE GROUND PIPEWORK. SURFACE WATER PIPE DIAMETERS ARE AS INDICATED. PIPE GRADIENTS UNLESS SHOWN ARE:
 FOUL: MINIMUM GRADIENT WITHOUT W.C. TO BE 1:40.
 SURFACE WATER: MINIMUM GRADIENT WITH W.C. TO BE 1:80.
 MINIMUM GRADIENT 1:80.
10. CLAY AND CONCRETE PIPES SHALL BE BEDDED ON CLASS 5 BEDDING UNLESS COVER IS LESS THAN 1.2m IN TRAFFICED AREAS, THEN CLASS 2 BEDDING.
11. UPVC PIPES SHALL BE BEDDED ON CLASS 5 BEDDING UNLESS COVER IS LESS THAN 1.2m IN TRAFFICED AREAS, THEN CLASS 0 OR 2 BEDDING.
12. BRIGHT TO TRENCHES MAY BE SUITABLE EXCAVATED MATERIAL IN MANHOLES, TRENCHES AND ROADWORK SHALL BE SUITABLE HARDWATERING AND ROADS.
13. ROAD GULLY CONNECTIONS SHALL BE 150mm DIAMETER AND WITH CLASS 2 BEDDING.
14. ROAD GULLIES SHALL BE TRAPPED 450mm DIAMETER x 900mm DEEP WITH CLASS 2 BEDDING.
15. DESIGN OF THE DRAINAGE CHANNELS IS INDICATIVE ONLY. DETAILED DESIGN SHALL BE UNDERTAKEN BY THE CONTRACTOR'S PREFERRED CHANNEL MANUFACTURER. SUPPLIER, GRADIENTS, NO. OF MANHOLE COVERS/GUARD OR MANHOLE INSTALLATION TO MANUFACTURERS MUST BE STATED.
16. ALL MANHOLE AND DRAINAGE CHANNEL COVERS SHALL COMPLY WITH BS EN 124. ALL MANHOLE COVERS SHALL BE SUITABLE TO BE USED AS A MANHOLE SHALL BE RECESSED, DOUBLE SEALED WITHIN BUILDING.
17. ALL LIGHT LIQUID SEPARATORS SHALL BE VENTILATED BY VENTILATION ALARM. LOCATIONS OF VENTS TO BE AGREED.
18. VENTILATION SHALL BE PROVIDED AT THE HEAD OF FOUL DRAINAGE RUNK FOR SETTING OUT OF SOIL AND BURNWATER PIPES. SEE ARCHITECT'S LAYOUT.
19. ACCESS FOR RODDING/JETTING SHALL BE PROVIDED TO ALL SOIL AND RAINWATER DOWNPIPES ABOVE FINISHED FLOOR LEVEL.
20. COVER LEVELS SHOWN ARE APPROXIMATE. COVER LEVELS FOR MANHOLES WITHIN LANDSCAPED AREAS SHOULD BE COVERED TO MATCH SURROUNDING FINISH LEVELS. COVERS SHOULD BE ADJUSTED TO MATCH SURROUNDING FINISH LEVELS.
21. THE CONTRACTOR IS TO PROTECT EXISTING BURIED PIPES (PARTICULARLY SMOKESTACKS AND TREE ROOTS) FROM DAMAGE CAUSED BY LOADS IMPOSED BY THE WORKS.
22. ALL POP UPS TO BE CAST IRON AND TO FINISH 300mm ABOVE FFL.

ARCHITECT: CORSTORPHINE AND WRIGHT

Rev	Date	Description	By	Chd
T2	13.05.16	DRAINAGE AMENDED TO SUIT LEVELS (GW/JH)	GW/JH	
T1	20.04.16	TENDER ISSUE	GW/JH	
P2	04.04.16	PRELIMINARY ISSUE	GW/JH	
P1	22.03.16	PRELIMINARY ISSUE	GW/JH	

Client: **Hydrock**
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Project Title: **dbssymmetry**

Project Title: **WAITROSE BANBURY**

Drawing Title: **DRAINAGE LAYOUT**

Drawing Number: **SHEET 1**

Drawing Status: **TENDER ISSUE**

Hydrock Job No: **C14461**

Scale @ A1: **1:250**

Issue Date: **22.03.16**

Revision: **T2**