

NOTES

- Do not scale from this drawing.
- This drawing is to be read in conjunction with all relevant Architects and Engineers drawings and specifications.
- All works and materials to be in accordance with current British Standards and Building Regulations.
- The Architects site plan has been used as a base for this drawing. Please refer to the latest site plan.
- Pipes with <300mm cover under non-vehicle areas and <900mm cover under vehicle areas are to be exposed in concrete as shown on the pipe bedding drawing. A protection slab may be required for shallow pipes and will be indicated on the drawing. Please refer to manufacturers details for pipe material specific requirements. Adoptable sewers will require a minimum of 1200mm cover in accordance with sewerage undertakers requirements.
- For any works on Public Sewers refer to Statutory Undertakers Drawings.
- For drainage details refer to Build Vision 900 Series drawings.
- All exg drains indicated:-----to be removed or grouted with FFG/Generic/Oral minimum ratio of 12:1.
- RWP, S/P & Syphonic locations and sizes to be confirmed by the Architect.
- Foul or traps to be provided on all gutters and eco channels.
- Access fittings to be provided on all internal drainage. Drain Connection Access Fitting
0-12m Type 1 (min 150x100mm)
12-22m (Junction) Type 2 (min 225x100mm)
12-45m (into Manhole) Type 2 (min 225x100mm)
- All below ground slab foul drainage to be minimum 100mm diameter unless otherwise noted.
- MOC indicates 300g mini access chamber.
- PPEC indicates 475g Polypropylene Inspection Chamber.
- All sewers to have concrete or class 'C' bed and surround in accordance with pipe bedding details drawing.
- All pipes to WS 4-35-01 and to be k16 marked structural welded plastic, clay or concrete pipes suitable for use in Highways
- ALL OUTLETS AND FITTINGS TO BE RODDABLE IN ACCORDANCE WITH BUILDING REGULATIONS

EXISTING DRAINAGE ON SITE TO BE INVESTIGATED/SURVEYED

PRELIMINARY
NOT FOR CONSTRUCTION.

Rev	Date	By	Checked	Remarks
P1	25.04.24	SJC		Preliminary Issue

Project

Travis Court
Heywood Old Road
Middleton

Client

TEC Services Ltd.

Drawing

1:400 Drainage Layout
to include sewers surveyed

Number	1324-901	Rev	P1
Scale	1:400@A1	Drawn	SJC
		Checked	APR 2024

Build Vision
Consulting Engineers

Middle Cottage, Ben Kaye Row, Holmfrith HD9 1EF
Mobile: 01753 623040
email: Sebastian@bvconsulting.co.uk

