

Maintenance Schedule					
Item	Visual Inspection	Cleanse / De-sludge	CCTV Survey	Responsibility	Comments
Surface Water Drainage System (pipework, chambers etc.)	1 years	10 years	10 years	Building Owner	Cleansing to be carried as necessary
Gullies / Channels / Rainwater Stacks	Monthly	1 years	N/A	Building Owner	Cleansing to be carried as necessary
Petrol interceptor, Camber and Alarm	Monthly	1 years	N/A	Building Owner	Maintenance in accordance with manufacturer's instructions
Foul Drainage System (pipework, chambers etc.)	1 year	10 years	10 years	Building Owner	Cleansing to be carried as necessary

DO NOT SCALE FROM THIS DRAWING

GENERAL

- These notes are intended to augment drawings and specifications. Where conflict of requirements exists the order of precedence shall be as shown in the specifications.
- This drawing is to be read in conjunction with all other relevant Engineers and Architects drawings.
- Drawings not to be scaled. All dimensions to be checked on site by the Contractor prior to the commencement of any work or shop drawing. Any discrepancies to be notified to the Architect & Engineer and further instructions obtained before work is commenced.

DRAINAGE NOTES

- Invert of foul and surface water inspection chambers to be min 600mm below FFL.
- Covers HD in road, MD in paths and landscaped areas.
- All branches from stacks 100mm Ø.
- All inspection chambers 450mm Ø with 450mm covers.
- Manholes generally to be 1200x750 or 1050 Ø with 600x600 or 600 Ø covers except manholes between 1.5 & 2.7m deep which are to be minimum 1200mm Ø.
- Ground floor ensuite shower and bath connections made below floor into nearest run min. 200mm downstream using 135 branch pipe. Trap to be demountable for rodding.
- RWP to discharge into roddable access gullies compatible.
- Gullies in hardstanding to be Hepworth semi-universal-square top (200m² capacity).
- Ensure trap is fitted on laundry installation (separate connection).
- Drain runs in the car park area to be surrounded in minimum 150mm pea gravel giving class 5 bedding factor 2.5.
- All soil stacks to be vented - those marked SVP are taken through the roof and vented to air. All others to be fitted with Agreement Certified Air Admittance Valves.
- Invert levels, pipe diameters, gradients, and connection points associated with petrol interceptors, storage and infiltration areas to be specified by Subcontractor.
- Rocker pipes are to be fitted at each side of any pipes penetrating walls or relieving lintels are to be provided.
- See project specification for further information.
- 1500 drains assume 1:150 unless stated.
- 1000 drains assume 1:80 unless stated.
- Kitchen wastes connected to above floor grease trap and then into soil stack.
- Where manhole/inspection chamber covers are located in paved or block paved areas, then covers need to be recessed to accept paving type.

DRAWING REVISIONS				
REV	DESCRIPTION	DATE	BY	CHK
A	Drawing Updated to suit latest Ground Floor Layout	04-08-21	SS	GB
B	Drawing Updated to Construction	04-10-21	SS	GB
C	SMH03 / FMH04 cover levels dropped	07-10-21	SS	GB



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CLIENT

HALBOURNE GROUP

PROJECT
CARE HOME DEVELOPMENT LAND AT
BEDHAMPTON

DRAWING TITLE

Drainage Layout

DRAWING STATUS

CONSTRUCTION

SCALE		DATE	
1:150 @ A1		July 2021	
DRAWN BY		CHECKED BY	
GB		GB	
JOB NO.		DWG NO.	
3124		SL(5)500	
		REV	
		C	

Notes

- Contractor to undertake CCTV of existing foul sewer prior to commencing works on site and invert level TBC.
- Surface water discharge to be agreed with local authority prior to connection.
- Any drainage run through RPA to be agreed with tree officer prior to commencing installation.
- Manhole and interception cover levels to be confirmed.
- For Aco drain to entrance/door threshold use Aco RainDrain Brickslot B 125 or similar approved with heel protector.
- For the gully to bin store use 150x150 square gully with metal cover.

Key

- Foul water pipe showing flow direction
- Existing Foul manhole & number
- Foul water Polypropylene inspection chamber & number
- Surface water pipe showing flow direction
- Existing Surface water manhole & number
- Surface water Polypropylene inspection chamber & number
- Existing Surface water sewer
- Existing Foul water sewer
- RG Road Gully