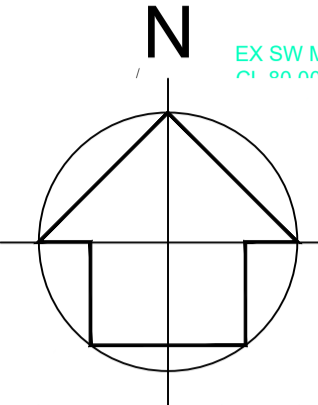


IMPORTANT NOTE: CAUTION
 ALL INFORMATION SHOWN ON THIS DRAWING FOR UNDERGROUND SERVICES/STATUTORY UNDERTAKERS' PLANT IS APPROXIMATE AND IS PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY. IT SHOULD NOT BE RELIED ON FOR EXCAVATION OR ANY OTHER WORKS PURPOSES AND CONTRACTORS MUST SATISFY THEMSELVES OF THEIR LOCATIONS PRIOR TO THE COMMENCEMENT OF WORKS.



INDICATIVE ONLY

FOR CONTINUATION SEE DRAWING MBP/8944/0500

UNIT 1A

FFL: 79.000

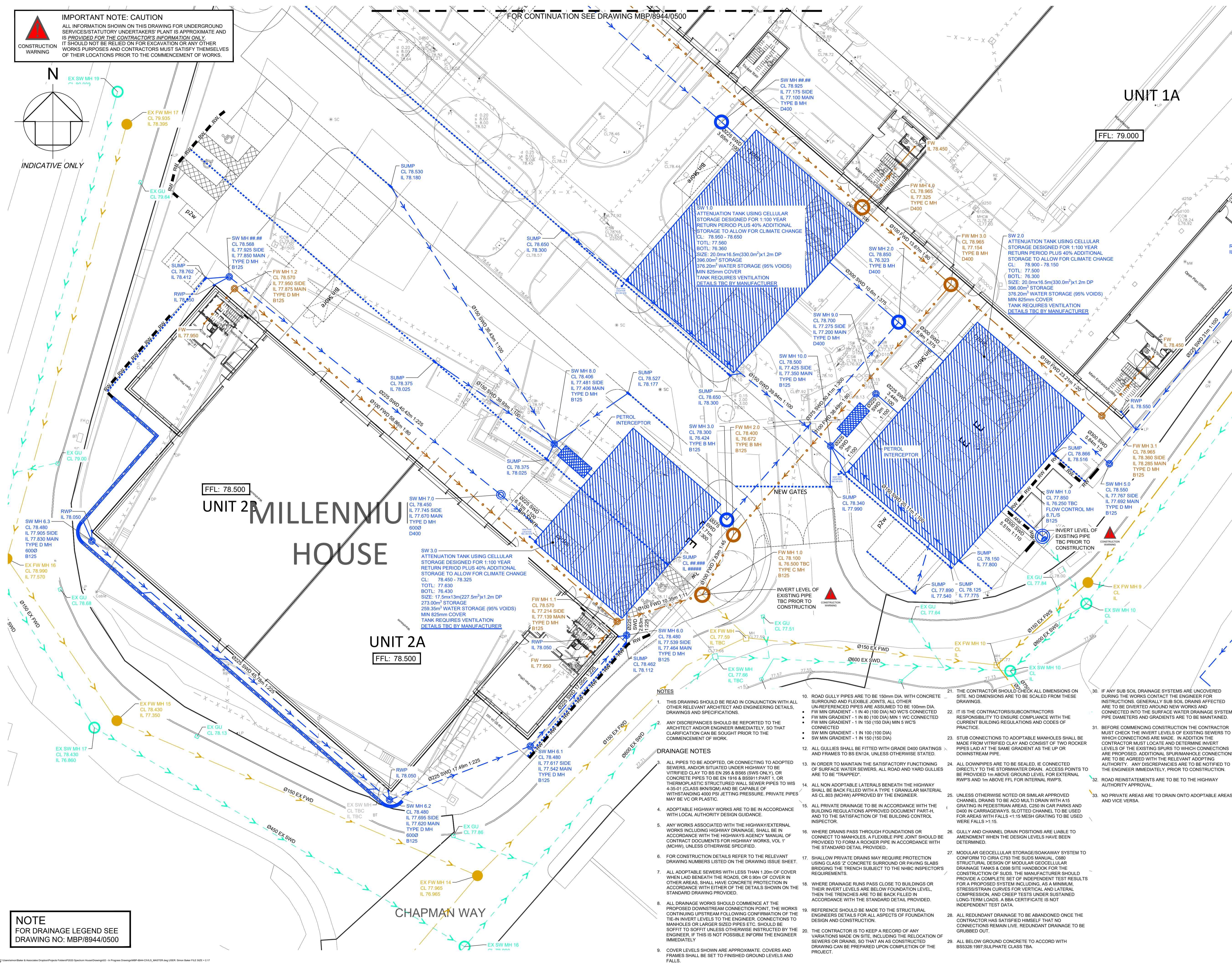
UNIT 2
 MILLENNIUM HOUSE

FFL: 78.500

UNIT 2A
 FFL: 78.500

NOTE
 FOR DRAINAGE LEGEND SEE DRAWING NO: MBP/8944/0500

NOTES:



NOTES

- THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECT AND ENGINEERING DETAILS, DRAWINGS AND SPECIFICATIONS.
- ANY DISCREPANCIES SHOULD BE REPORTED TO THE ARCHITECT AND/OR ENGINEER IMMEDIATELY, SO THAT CLARIFICATION CAN BE SOUGHT PRIOR TO THE COMMENCEMENT OF WORK.
- ALL PIPES TO BE ADOPTED, OR CONNECTING TO ADOPTED SEWERS, AND/OR SITUATED UNDER HIGHWAY TO BE VITRIFIED CLAY TO BS EN 285 & BS65 (SWS ONLY), OR CONCRETE PIPES TO BE EN 1916 & BS5911 PART 1, OR THERMOPLASTIC STRUCTURED WALL SEWER PIPES TO MIS 4-35-01 (CLASS BKN/SOM) AND BE CAPABLE OF WITHSTANDING 4000 PSI JETTING PRESSURE. PRIVATE PIPES MAY BE VC OR PLASTIC.
- ADOPTABLE HIGHWAY WORKS ARE TO BE IN ACCORDANCE WITH LOCAL AUTHORITY DESIGN GUIDANCE.
- ANY WORKS ASSOCIATED WITH THE HIGHWAY/EXTERNAL WORKS INCLUDING HIGHWAY DRAINAGE, SHALL BE IN ACCORDANCE WITH THE HIGHWAYS AGENCY MANUAL OF CONTRACT DOCUMENTS FOR HIGHWAY WORKS, VOL 1' (MCHW), UNLESS OTHERWISE SPECIFIED.
- FOR CONSTRUCTION DETAILS REFER TO THE RELEVANT DRAWING NUMBERS LISTED ON THE DRAWING ISSUE SHEET.
- ALL ADOPTABLE SEWERS WITH LESS THAN 1.2m OF COVER WHEN LAID BENEATH THE ROADS, OR 0.9m OF COVER IN OTHER AREAS, SHALL HAVE CONCRETE PROTECTION IN ACCORDANCE WITH EITHER OF THE DETAILS SHOWN ON THE STANDARD DRAWING PROVIDED.
- ALL DRAINAGE WORKS SHOULD COMMENCE AT THE PROPOSED DOWNSTREAM CONNECTION POINT. THE WORKS CONTINUING UPSTREAM FOLLOWING CONFIRMATION OF THE TIE-IN INVERT LEVELS TO THE ENGINEER. CONNECTIONS TO MANHOLES OR LARGER SIZED PIPES ETC. SHOULD BE SOFFIT TO SOFFIT UNLESS OTHERWISE INSTRUCTED BY THE ENGINEER. IF THIS IS NOT POSSIBLE INFORM THE ENGINEER IMMEDIATELY.
- COVER LEVELS SHOWN ARE APPROXIMATE. COVERS AND FRAMES SHALL BE SET TO FINISHED GROUND LEVELS AND FALLS.

DRAINAGE NOTES

- ROAD GULLY PIPES ARE TO BE 150mm DIA. WITH CONCRETE SURROUND AND FLEXIBLE JOINTS. ALL OTHER UNREFERENCED PIPES ARE ASSUMED TO BE 100mm DIA.
- FW MIN GRADIENT - 1 IN 40 (100 DIA) NO W/C CONNECTED
- FW MIN GRADIENT - 1 IN 100 (150 DIA) MIN 1 W/C CONNECTED
- FW MIN GRADIENT - 1 IN 150 (150 DIA) MIN 5 W/C'S
- SW MIN GRADIENT - 1 IN 100 (100 DIA)
- SW MIN GRADIENT - 1 IN 150 (150 DIA)
- ALL GULLIES SHALL BE FITTED WITH GRADE D400 GRATINGS AND FRAMES TO BS EN124, UNLESS OTHERWISE STATED.
- IN ORDER TO MAINTAIN THE SATISFACTORY FUNCTIONING OF SURFACE WATER SEWERS, ALL ROAD AND YARD GULLIES ARE TO BE 'TRAPPED'.
- ALL NON ADOPTABLE LATERALS BENEATH THE HIGHWAY SHALL BE BACK FILLED WITH A TYPE 1 GRANULAR MATERIAL AS CL 803 (MCHW) APPROVED BY THE ENGINEER.
- ALL PRIVATE DRAINAGE TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS APPROVED DOCUMENT PART-H, AND TO THE SATISFACTION OF THE BUILDING CONTRACT INSPECTOR.
- WHERE DRAINS PASS THROUGH FOUNDATIONS OR CONNECT TO MANHOLES, A FLEXIBLE PIPE JOINT SHOULD BE PROVIDED TO FORM A ROCKER PIPE IN ACCORDANCE WITH THE STANDARD DETAIL PROVIDED.
- SHALLOW PRIVATE DRAINS MAY REQUIRE PROTECTION USING CLASS 2' CONCRETE SURROUND OR PAVING SLABS BRIDGING THE TRENCH SUBJECT TO THE NHCIB INSPECTOR'S REQUIREMENTS.
- WHERE DRAINAGE RUNS PASS CLOSE TO BUILDINGS OR THEIR INVERT LEVELS ARE BELOW FOUNDATION LEVEL, THEN THE TRENCHES ARE TO BE BACK FILLED IN ACCORDANCE WITH THE STANDARD DETAIL PROVIDED.
- 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.

- ROAD GULLY PIPES ARE TO BE 150mm DIA. WITH CONCRETE SURROUND AND FLEXIBLE JOINTS. ALL OTHER UNREFERENCED PIPES ARE ASSUMED TO BE 100mm DIA.
- FW MIN GRADIENT - 1 IN 40 (100 DIA) NO W/C CONNECTED
- FW MIN GRADIENT - 1 IN 100 (150 DIA) MIN 1 W/C CONNECTED
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- REFERENCE SHOULD BE MADE TO THE STRUCTURAL ENGINEERS DETAILS FOR ALL ASPECTS OF FOUNDATION DESIGN AND CONSTRUCTION.
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- THE CONTRACTOR SHOULD CHECK ALL DIMENSIONS ON SITE. NO DIMENSIONS ARE TO BE SCALED FROM THESE DRAWINGS.
- IT IS THE CONTRACTORS/SUBCONTRACTORS RESPONSIBILITY TO ENSURE COMPLIANCE WITH THE CURRENT BUILDING REGULATIONS AND CODES OF PRACTICE.
- STUB CONNECTIONS TO ADOPTABLE MANHOLES SHALL BE MADE FROM VITRIFIED CLAY AND CONSIST OF TWO ROCKER PIPES LAID AT THE SAME GRADIENT AS THE UP OR DOWNSTREAM PIPE.
- ALL DOWNPIPES ARE TO BE SEALED, IE CONNECTED DIRECTLY TO THE STORMWATER DRAIN. ACCESS POINTS TO BE PROVIDED 1m ABOVE GROUND LEVEL FOR EXTERNAL RWPS AND 1m ABOVE FFL FOR INTERNAL RWPS.
- UNLESS OTHERWISE NOTED OR SIMILAR APPROVED CHANNEL DRAINS TO BE ACCO MULTI DRAIN WITH A15 GRATING IN PEDESTRIAN AREAS, C250 IN CAR PARKS AND D400 IN CARRIAGEWAYS. SLOTTED CHANNEL TO BE USED FOR AREAS WITH FALLS <1:15 MESH GRATING TO BE USED WHERE FALLS <1:15.
- GULLY AND CHANNEL DRAIN POSITIONS ARE LIABLE TO AMENDMENT WHEN THE DESIGN LEVELS HAVE BEEN DETERMINED.
- MODULAR GEOCELLULAR STORAGE/SOAKAWAY SYSTEM TO CONFORM TO CIRIA C793 THE SUDS MANUAL, C880 STRUCTURAL DESIGN OF MODULAR GEOCELLULAR DRAINAGE TANKS & C886 SITE HANDBOOK FOR THE CONSTRUCTION OF SUDS. THE MANUFACTURER SHOULD PROVIDE A COMPLETE SET OF INDEPENDENT TEST RESULTS FOR A PROPOSED SYSTEM INCLUDING, AS A MINIMUM, STRESS/STRAIN CURVES FOR VERTICAL AND LATERAL COMPRESSION, AND CREEP TESTS UNDER SUSTAINED LONG-TERM LOADS. A BSA CERTIFICATE IS NOT INDEPENDENT TEST DATA.
- ALL REDUNDANT DRAINAGE TO BE ABANDONED ONCE THE CONTRACTOR HAS SATISFIED HIMSELF THAT NO CONNECTIONS REMAIN LIVE. REDUNDANT DRAINAGE TO BE GRUBBED OUT.
- ALL BELOW GROUND CONCRETE TO ACCORD WITH BS5328:1997/SULPHATE CLASS TBA.

- IF ANY SUB SOIL DRAINAGE SYSTEMS ARE UNCOVERED DURING THE WORKS CONTACT THE ENGINEER FOR INSTRUCTIONS. GENERALLY SUB SOIL DRAINS AFFECTED ARE TO BE DIVERTED AROUND NEW WORKS AND CONNECTED INTO THE SURFACE WATER DRAINAGE SYSTEM. PIPE DIAMETERS AND GRADIENTS ARE TO BE MAINTAINED.
- BEFORE COMMENCING CONSTRUCTION THE CONTRACTOR MUST CHECK THE INVERT LEVELS OF EXISTING SEWERS TO WHICH CONNECTIONS ARE MADE. IN ADDITION THE CONTRACTOR MUST LOCATE AND DETERMINE INVERT LEVELS OF THE EXISTING SPURS TO WHICH CONNECTIONS ARE TO BE MADE. ANY DISCREPANCIES ARE TO BE NOTIFIED TO THE ENGINEER IMMEDIATELY, PRIOR TO CONSTRUCTION.
- ROAD REINSTATEMENTS ARE TO BE TO THE HIGHWAY AUTHORITY APPROVAL.
- NO PRIVATE AREAS ARE TO DRAIN ONTO ADOPTABLE AREAS AND VICE VERSA.

Rev	Date	Description	By
P1	04/07/2023	TENDER ISSUE	SPB

Drawing Status

PRELIMINARY

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Job
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Title
DRAINAGE LAYOUT
 SHEET 2 OF 2

Scale	Date	By	Checked
1:200	JULY 2023	SPB	RS

Drawing Number
 MBP / 8944 / 0501

Revision
P1

Michael Barclay Partnership LLP is a Limited Liability Partnership registered in England and Wales - Reg No: 025 325 104 - Registered address: 1 Lancaster Place, London WC2E 7ED.