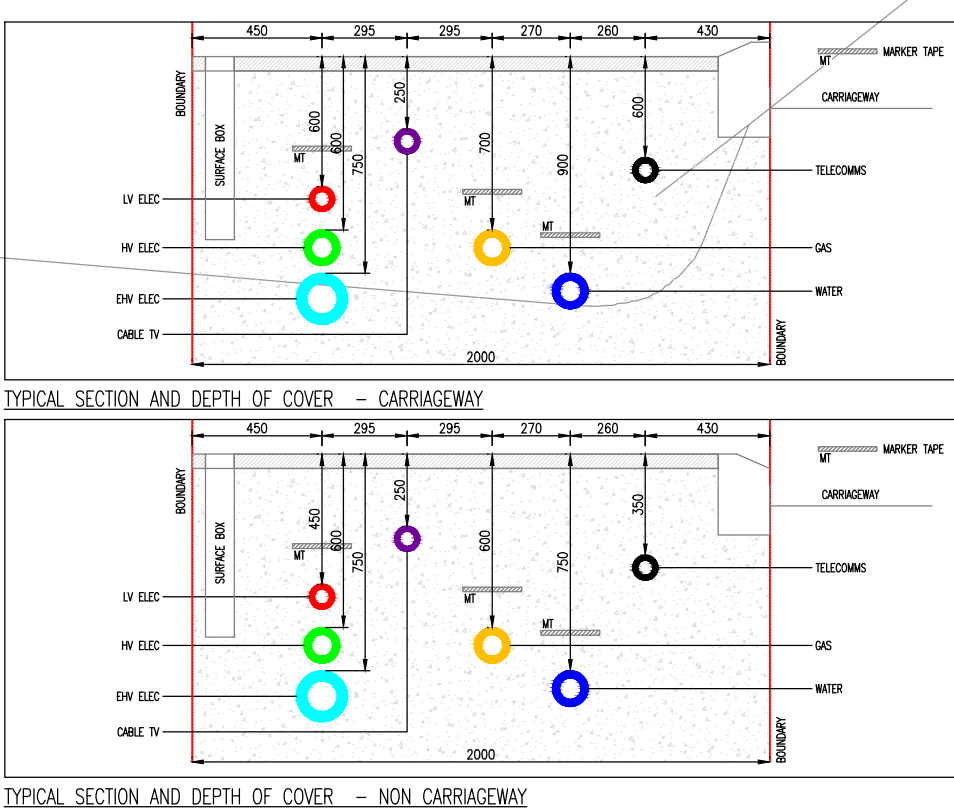
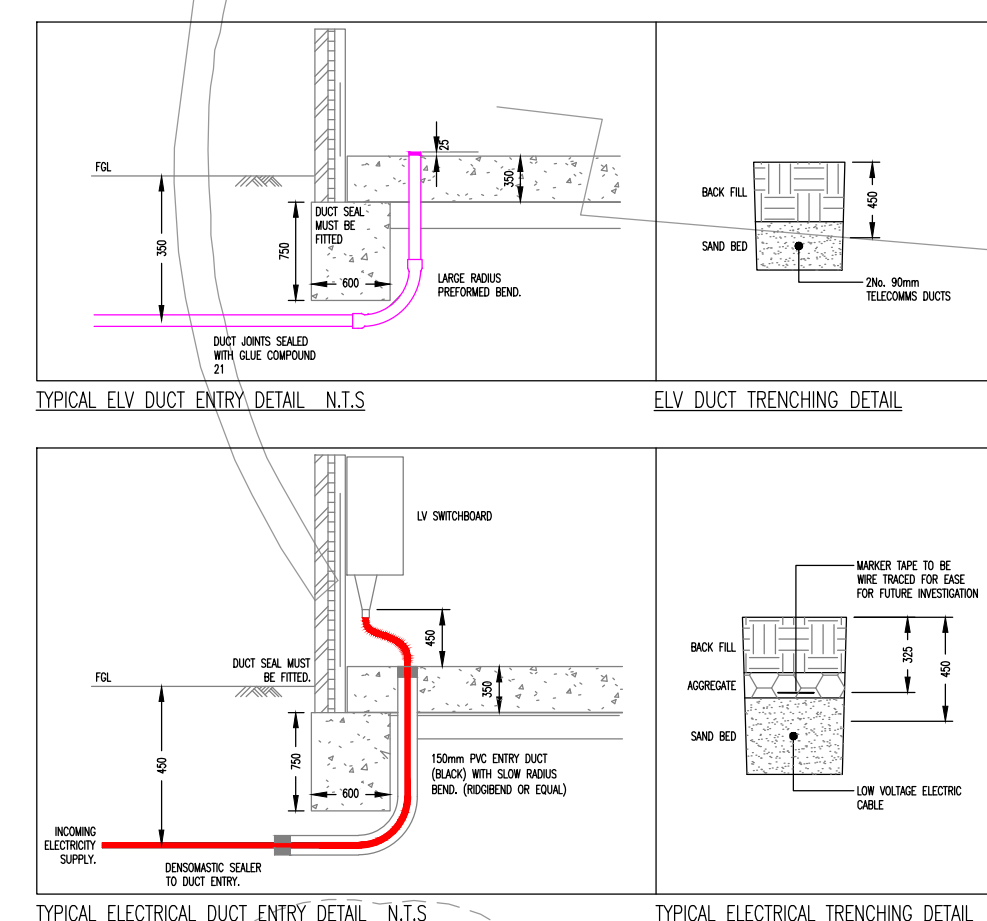
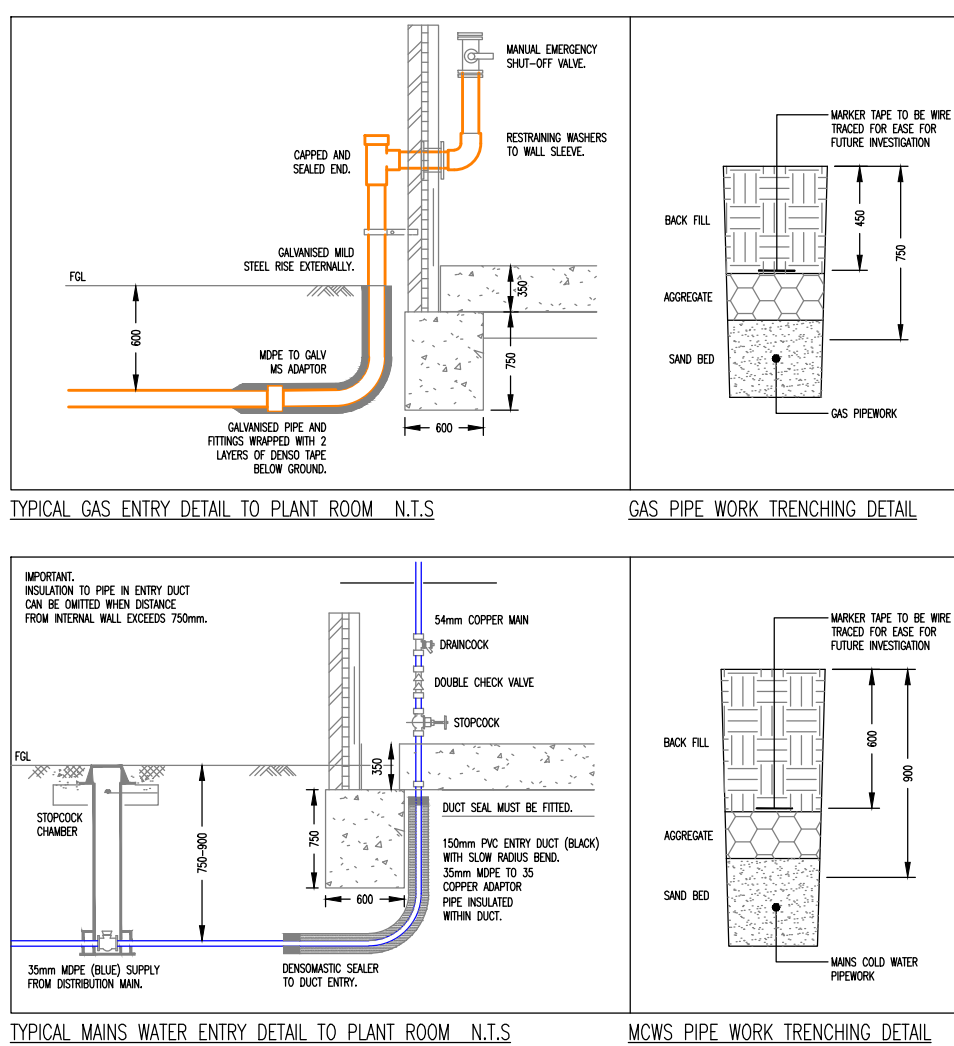


ARCHITECT'S BASEPLAN  
 HHC-PHS-XX-ZZ-M3-A-0001\_Revit Model\_S2  
 Issued for information\_2.rvt



EXISTING EXTERNAL SERVICES NOTES

1. THE INFORMATION CONTAINED ON THIS EXISTING UTILITY SERVICES LAYOUT HAS BEEN OBTAINED VIA A PAS 127 CATEGORY D DESKTOP UTILITY SURVEY TO OBTAIN EXISTING RECORD DRAWINGS OF THE STATUTORY ASSET OWNERS IN THE VICINITY OF THE DEVELOPMENT AS REQUIRED UNDER BY PAS 128: 2014 "SPECIFICATION FOR UNDERGROUND UTILITY DETECTION, VERIFICATION AND LOCATION". IT IS IMPORTANT TO NOTE THAT RECORD DRAWINGS ARE MOSTLY NOT TO SCALE AND ARE A REPRESENTATION OF INSTALLATIONS ONLY OF WHICH THEREFORE THE ACCURACY CANNOT BE GUARANTEED I.E. PAS 128 SURVEY CATEGORY TYPE D.
2. PLEASE REFER TO THE UTILITY SERVICES EXISTING REPORT FOR DETAILS OF THE ORIGINAL SEARCH INFORMATION AND INSTRUCTION FROM THE RESPECTIVE UTILITY COMPANY WHEN WORKING WITHIN/NEAR THEIR APPARATUS.
3. PRECISE LOCATIONS FOR PLANT AND EQUIPMENT SHALL BE VERIFIED VISUALLY ON SITE BY THE CONTRACTOR I.E. PAS 128 SURVEY CATEGORY TYPE C "UNDERGROUND UTILITIES PLOTTED FROM UTILITY RECORD DATA ONLY, BUT WITH SITE RECONNAISSANCE TO MATCH UTILITY RECORD WITH PHYSICAL UTILITY STREET FURNITURE AS A BEST FIT".
4. SITE UTILITY MAPPING VIA MULTIPLE GEOPHYSICAL INSTRUMENTS SUCH AS GROUND PENETRATING RADAR AND 'CAT' SCANNER SURVEY FOR HORIZONTAL AND VERTICAL ACCURACY SHALL BE CARRIED OUT BY THE CONTRACTOR I.E. PAS 128 SURVEY CATEGORY TYPE B "AN ON-SITE UTILITY MAPPING SURVEY USING MULTIPLE GEOPHYSICAL INSTRUMENTS. THE OUTPUT FROM THIS SURVEY SHALL BE EACH LINEAR 5 METRE SECTION OF UTILITY DERIVED AS A QUALITY LEVEL (QL) 1-4 FOR HORIZONTAL AND VERTICAL DETECTION ACCURACY.
5. UTILITY VERIFIED AND POSITIONED BY PHYSICAL IDENTIFICATION BY STRATEGICALLY POSITIONED VACUUM EXCAVATION, HAND DUG TRIAL PITTING OR BY VISUAL INSPECTION WITHIN A UTILITY CHAMBER I.E. PAS 128 SURVEY CATEGORY TYPE A SHALL BE CARRIED BY THE CONTRACTOR AT WHERE EXISTING SERVICES ROUTE THROUGH THE DEVELOPMENT AND AT THE NEW MAIN SITE ACCESS AND EGRESS ROAD LOCATIONS.
6. ALL PERSONS INVOLVED IN EXCAVATIONS SHOULD CONSULT HSG 47 'AVOIDING DANGER FROM UNDERGROUND SERVICES'.

PROPOSED EXTERNAL SERVICES NOTES

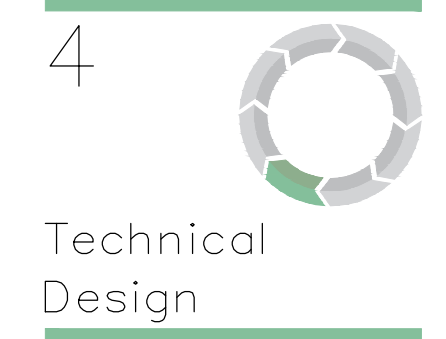
1. ALL PERSONS INVOLVED IN EXCAVATIONS SHOULD CONSULT HSG 47 'AVOIDING DANGER FROM UNDERGROUND SERVICES'.
2. ALL UNDERGROUND SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH NJUG - GUIDELINES ON THE POSITIONING AND COLOUR CODING OF UTILITIES APPARATUS.
3. THE DIMENSIONS SHOWN REPRESENT THE PREFERRED ARRANGEMENT, VARIATIONS MAY BE NECESSARY AT CURVES AND CHANGES OF DIRECTION.
4. THE UTILITY SERVICES SHOULD BE LAID AT A MINIMUM DEPTH AS FOLLOWS (UNLESS ADVISED OTHERWISE BY UTILITY SERVICES PROVIDERS):
  - CARRIAGEWAYS
    - WATER - 900mm
    - ELECTRICITY - 600mm
    - TELECOMMS - 600mm
    - GAS - 700mm
  - NON\_CARRIAGEWAYS
    - WATER - 750mm
    - ELECTRICITY - 450mm
    - TELECOMMS - 350mm
    - GAS - 600mm
5. ALL SERVICES TO BE CONTAINED IN DUCTS WHERE THEY CROSS THE ACCESS ROAD AS FOLLOWS:
  - WATER - RIGID DUCT (BLUE)
  - ELECTRIC - RIGID DUCT (BLACK)
  - GAS - RIGID DUCT (YELLOW)
  - TELECOMMS - RIGID DUCT (GREY)
  - STREET LIGHTS - RIGID DUCT (ORANGE)
6. SERVICE DUCTS AND DRAW PITS ARE TO BE INSTALLED TO UTILITY PROVIDERS SPECIFICATION/ DETAILS. I.E. SPECIFICATION, SIZE, MATERIAL, TYPE, COLOUR ETC.
7. MARKER/WARNING TAPES SHALL BE INSTALLED FOLLOWING INSTALLATION OF SERVICES.
8. ALL WORKS AND MATERIALS/ SPECIFICATIONS TO BE INSTALLED STRICTLY IN ACCORDANCE WITH THE UTILITY SERVICES PROVIDERS REQUIREMENTS.
9. THIS LAYOUT IS TO BE READ IN CONJUNCTION WITH THE EXISTING RECORD DRAWINGS AND BELOW GROUND DRAINAGE DESIGN.
10. ALL DUCTS TO HAVE SLOW 30 DEGREE RADIUS BENDS AND TO BE PROVIDED WITH DRAW ROPES. ALL DUCTS TO BE SMOOTH BORE WITH NO PROTRUSIONS INTO THE DUCTWORK.
11. IT IS RECOMMENDED THAT A GPRS SCAN IS CARRIED OUT OF THE SITE BY A SPECIALIST SURVEY COMPANY TO IDENTIFY ANY UNKNOWN SERVICES TO DETAIL ON THE UTILITY SERVICES LAYOUTS. TO BE INCLUDED IN CONTRACTORS TENDER, PLEASE NOTE.
12. ON COMPLETION ALL DUCTS SHALL BE SEALED AGAINST MOISTURE AND VERMIN INGRESS.
13. MANHOLES LOCATED IN HARD STANDING AREAS WHEREVER POSSIBLE. MANHOLES IN ROADWAYS AND ROUTES OF HEAVY TRAFFIC TO HAVE HEAVY DUTY COVERS.
14. MANHOLES TO BE FITTED WITH SOAK AWAY DRAIN IN THE BASE TO ASSIST WITH DRAINAGE.
15. ANY NEW TRENCHING IN THE PROXIMITY OF EXISTING SERVICES TO BE SUITABLY IDENTIFIED VIA TRIAL PITS AND CAT SCANS AND HAND DUG TO AVOID DAMAGE BY MACHINERY/PLANT ETC.
16. ONLY ACCEPTABLE BEDDING AND BACK FILL MATERIAL TO BE USED IN SERVICE TRENCHES I.E. PEA GRAVEL, WASHED SHARP SAND, CRUSHED STONE (SMALLER THAN 20MM) OR SAND/GRAVEL MIX, STRICTLY IN ACCORDANCE WITH UTILITY SERVICES PROVIDERS SPECIFICATION/REQUIREMENTS.
17. SERVICE ROUTES SHOWN ON THE DRAWING IS PROVISIONAL BASED ON THE INFORMATION RECEIVED FROM THE SERVICE PROVIDER. DEVELOPER/CONTRACTOR SHALL FINALISE THE ROUTES WITH ALL UTILITY PROVIDERS PRIOR TO INSTALLATION.
18. REFER TO TELECOMMUNICATIONS DRAWING QUOTATION AND DESIGN PROPOSAL FOR INCOMING DETAILS.
19. REFER TO NPG QUOTATION AND DESIGN PROPOSAL FOR HV & LV INCOMING SERVICE DETAILS.
20. REFER TO GAS NETWORKS QUOTATION AND DESIGN PROPOSAL FOR GAS INCOMING SERVICE DETAILS
21. REFER TO WATER QUOTATION AND DESIGN PROPOSAL FOR WATER INCOMING SERVICE DETAILS
22. CONTRACTOR SHALL LIASE WITH THE STRUCTURAL ENGINEER FOR THE CABLE ENTRY THE BUILDING UNDER THE GROUND FLOOR STRUCTURAL SLAB
23. ALL AGD POP-UP CONNECTIONS SHALL BE 100% UNLESS OTHERWISE INDICATED
24. SLIT TRENCHES AND UTILITY MARKING OUT, TO BE CARRIED OUT AT THE NEW SITE ENTRANCE/EGRESS LOCATIONS

PROTECTED BY UK COPYRIGHT LAW  
 DO NOT SCALE OFF THIS DRAWING

DESIGNERS RISK ASSESSMENT  
 Under section 11, 18 - Construction (Design and Management) Regulations 2015

SAFETY, HEALTH & ENVIRONMENTAL INFORMATION  
 There are no significant, unusual or location specific risks which are not obvious to a competent contractor or likely to be difficult to manage

EXTERNAL SERVICES	
SYMBOL	REFERENCE
	EXISTING COMBINED DRAINAGE
	EXISTING ELECTRIC SUPPLY (LV)
	EXISTING GAS MAINS
	EXISTING WATER MAINS
	EXISTING BT SUPPLY
	EXISTING HV CABLE
	EXISTING FOUL WATER SEWER
	BOUNDARY
	PROPOSED ELECTRIC SUPPLY (LV)
	PROPOSED GAS MAINS
	PROPOSED WATER MAINS
	PROPOSED BT SUPPLY
	PROPOSED LIGHTING DUCT
	PROPOSED ELV CABLE
	PROPOSED HV CABLE
	PROPOSED SURFACE WATER SEWER
	PROPOSED FOUL WATER SEWER
	BOUNDARY
	BT DRAW PIT
	LV DRAW PIT
	DETAILED DESIGN PROPOSALS PENDING RECEIPT OF UTILITY INFORMATION
	INTERNAL GAS METER
	INTERNAL WATER METER
	EXTERNAL LIGHTING COLUMN
	POST MOUNTED ELECTRIC VEHICLE CHARGER (SINGLE) 32A, 230V
	POST MOUNTED ELECTRIC VEHICLE CHARGERS (DUAL) 2 No. 32A, 230V
	TURNING CHAMBER



-	T03	TENDER ISSUE	EP	RG	13.04.23
-	T02	TENDER ISSUE	EP	RG	05.04.23
-	T01	TENDER ISSUE	BQ	BQ	20.07.22
-	P01	PRELIMINARY ISSUE	BQ	BQ	23.05.22
STA	REV	DESCRIPTION	DES	CHD	DATE

PURPOSE OF ISSUE  
 TENDER ISSUE

**NOVO**  
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CLIENT

PROJECT  
 HAREHILLS MEDICAL CENTRE

TITLE  
 MECHANICAL & ELECTRICAL SERVICES  
 EXTERNAL SERVICES  
 SITE PLAN

SCALE	1:200	ORIGINAL SIZE	A1	DATE	AUG '21	
DRAWN	JV	DESIGNED	BQ	CHECKED	EP	
PROJECT ORIGINATOR   ZONE   LEVEL   TYPE   ROLE   CLASS   NUMBER	P1371-NOV-XX-EX-DR-ME-9601				REVISION	T03

EXTERNAL SERVICES

