



GENERAL NOTES

- THIS DRAWING IS COPYRIGHT AND SHOULD NOT BE REPRODUCED IN WHOLE OR PART WITHOUT THE WRITTEN CONSENT OF ISTRUCT CONSULTANTS LTD.
- DO NOT SCALE FROM THIS DRAWING.
- ALL DIMENSIONS TO BE CHECKED ON SITE AND CO-ORDINATE WITH RELEVANT ARCHITECT'S DRAWINGS. ANY DISCREPANCIES TO BE REPORTED TO THE ENGINEER PRIOR TO CONSTRUCTION.
- ALL DIMENSIONS IN METERS UNLESS NOTED OTHERWISE.
- ALL DIMENSIONS SHALL NOT BE MODIFIED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ENGINEERS DRAWINGS AND SPECIFICATIONS.

NOTES:

- THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ENGINEERS AND ARCHITECT'S DETAILS.
- ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT BRITISH STANDARDS, CODES OF PRACTICE, BUILDING REGULATIONS AND WITH SEWERS FOR ADOPTION 6TH EDITION GUIDANCE.
- THE EXACT POSITION, LEVEL, SIZE AND USE OF EXISTING SEWERS TO BE CONFIRMED ON SITE. ANY DISCREPANCIES TO BE REPORTED TO THE ENGINEER PRIOR TO COMMENCEMENT OF WORKS.
- ALL UNCOVERED AND SHALLOW PIPEWORK TO BE PROTECTED AGAINST CONSTRUCTION TRAFFIC AS PART OF THE CONTRACTORS TEMPORARY WORKS REQUIREMENTS.
- COVER LEVELS SHOWN ARE APPROXIMATE ONLY, SUBJECT TO THE ARCHITECT'S EXTERNAL WORKS AND LANDSCAPING SCHEME.
- ALL CONNECTIONS TO ROAD GULLIES AND CHANNELS SHALL BE 100MM NOMINAL BORE PIPEWORK. CONNECTIONS TO RWPS TO BE 100MM NOMINAL BORE PIPEWORK SUBJECT TO CONFIRMATION OF RWP SIZES AND/OR DESIGN FLOW. NO PIPE WORK TO BE DOWN SIZED IN THE DIRECTION OF FLOW.
- CONNECTIONS TO FOUJL TERMINAL FITTINGS TO BE 100MM NOMINAL BORE PIPEWORK SUBJECT TO CONFIRMATION OF ABOVE GROUND PIPE DIAMETERS AND/OR DESIGN FLOW. NO PIPE WORK TO BE DOWN SIZED IN THE DIRECTION OF FLOW.
- ALL PIPEWORK TO BE VITRIFIED CLAY UNLESS OTHERWISE NOTED.
- ALL PIPES CONNECTING TO ADOPTED MANHOLES UP TO AND INCLUDING 300MM DIA. TO BE VITRIFIED CLAY.
- ALL PIPES CONNECTING TO ADOPTED MANHOLES GREATER THAN 300MM DIA. TO BE CONCRETE.
- ALL PIPEWORK ENTERING AND EXITING MANHOLES TO BE CONNECTED WITH PIPE SOFFITS LEVEL.
- PRE-FORMED CHANNELS TO BE USED AT ALL MANHOLES. HIGH STRENGTH CONCRETE BENCHING TO BE STEEL TROWELLED TO A DENSE SMOOTH FACE NEATLY SHAPED AND FINISHED TO ALL BRANCH CONNECTIONS AND LAID IN ACCORDANCE WITH THE SPECIFICATION.
- PIPE BENDS TO BE PROVIDED TO SUIT DIRECTION OF FLOW.
- ALL MANHOLE COVERS AND FRAMES TO BE DUCTILE IRON HEAVY DUTY GRADE D400 DOUBLE TRIANGULAR TO BS EN 124 UNLESS OTHERWISE NOTED. COVERS TO BE LABELLED 'FW' AND 'SW' AS APPROPRIATE.
- GULLY TOPS AND MANHOLE COVERS TO BE PROVIDED IN ACCORDANCE WITH BS EN 124.
- ALL MANHOLE COVERS LOCATED INTERNALLY, TO BE RECESSED, DOUBLE SEAL, AIRIGHT TYPE, ALUMINUM OR STEEL, RECESS DEPTH TO ARCHITECT'S REQUIREMENTS TO SUIT FINISHERS ETC.
- ALL NEW DRAINAGE TO BE CONSTRUCTED ADJACENT NEW AND PROPOSED FREE PLANTING TO BE PROTECTED AGAINST ROOT ACTIVITY USING ROOTCONTROL ROOT BARRIER MATERIAL BY GREEN-TECH, ALL IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- FIRST FLEXIBLE JOINT IN PIPES ADJACENT TO A MANHOLE SHALL BE 600MM MAX. FROM INSIDE FACE OF MANHOLE. CONNECTING TO ROCKER PIPE. FOR PIPE DIAMETERS 150MM - 400MM THE ROCKER PIPE LENGTH SHALL BE 600MM - 700MM AND FOR PIPE DIAMETERS 450MM - 675MM THE ROCKER PIPE LENGTH SHALL BE 750MM - 1000MM.
- MANHOLES WITH OUTGOING PIPES GREATER THAN 600MM DIA. SHALL BE FITTED WITH GUARD BARS, SAFETY CHAINS OR OTHER APPROVED SAFETY DEVICES.
- WHERE THE FORMATION OF A PIPE TRENCH IS ABOVE ORIGINAL GROUND LEVEL LEVELS ARE TO BE MADE UP WITH COMPACTED C1P TYPE 2 MATERIAL OR BETTER.
- ALL PRIVATE DRIVES WHICH FALL TOWARDS A PUBLIC HIGHWAY AND EXCEED TWO PARKING BAYS IN AREA ARE TO BE PROVIDED WITH A SUITABLE GULLY OR DRAINAGE CHANNEL TO PREVENT WATER DISCHARGING ONTO THE HIGHWAY.
- ALL BURIED CONCRETE MUST CATER FOR CLASS 2 SULPHATES CONDITIONS IN ACCORDANCE WITH TABLE 1 OF BRE D8257:385.
- CONCRETE PROTECTION SHALL BE PROVIDED TO ALL PIPES WITH LESS THAN 300MM COVER IN PEDESTRIAN AREAS, TO ALL PIPES WITH LESS THAN 600MM COVER IN PRIVATE DRIVEWAYS NOT USED BY COMMERCIAL VEHICLES, AND TO ALL PIPES WITH LESS THAN 1200MM COVER IN ROADS OR PRIVATE DRIVEWAYS USED BY COMMERCIAL VEHICLES. WHERE CONCRETE SURROUNDING IS SPECIFIED FLEXIBILITY OF JOINTS IS TO BE MAINTAINED BY USING COMPRESSIBLE BITUMEN IMPREGNATED FIREBOARD AT EACH POINT.

P2	UPDATED TO INDICATE SW DRAINAGE STRATEGY	13.02.24	RL
P1	INITIAL ISSUE	31.07.23	RL
Rev.	Amendments	Date	By
Revisions			

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Client:

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Project:

STANLEY HOUSE HOTEL AND SPA
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Title:

DRAINAGE STRATEGY PLAN
(SHEET 1 of 3)

Status:

PRELIMINARY

Drawn By:

RCTS

Date:

31.07.2023

Scale:

1:200

Drawing No.:

LM_23004-100

Rev:

P2

At original size

A1