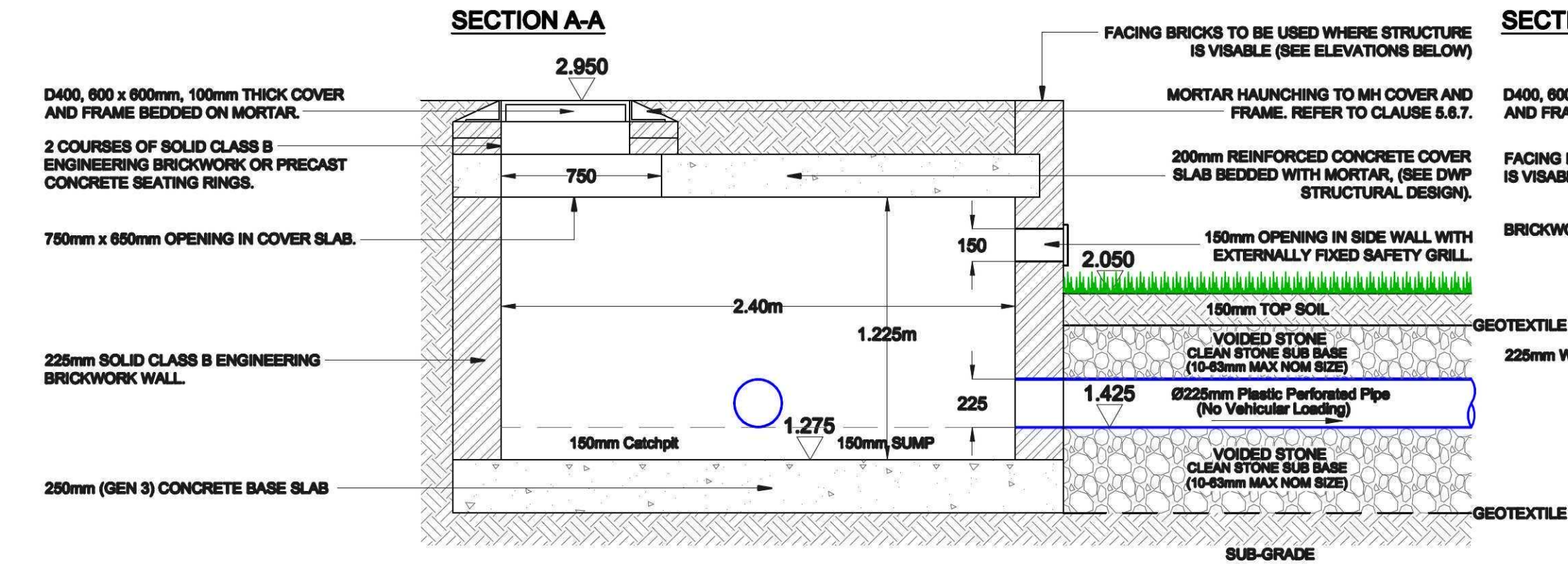
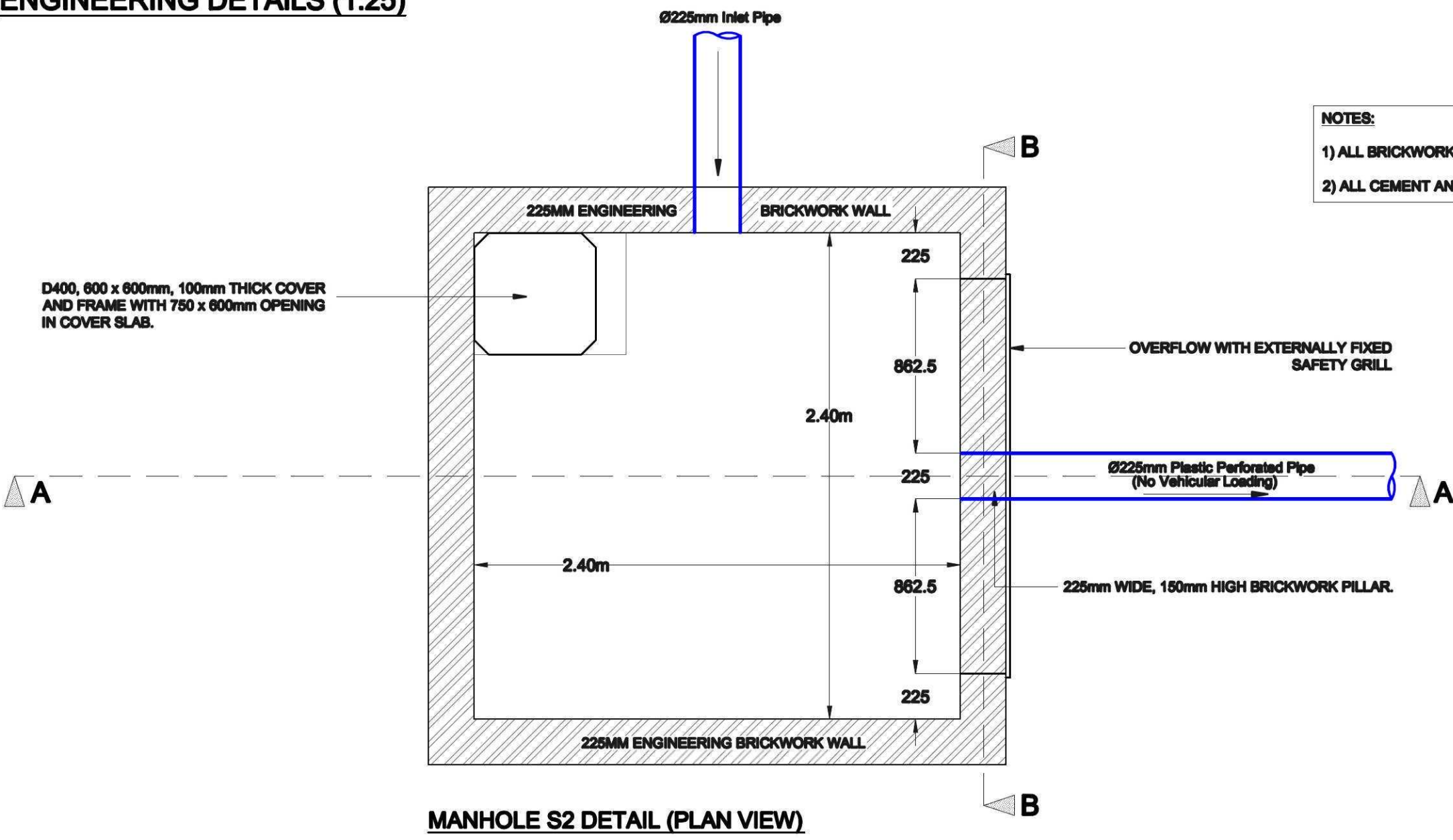
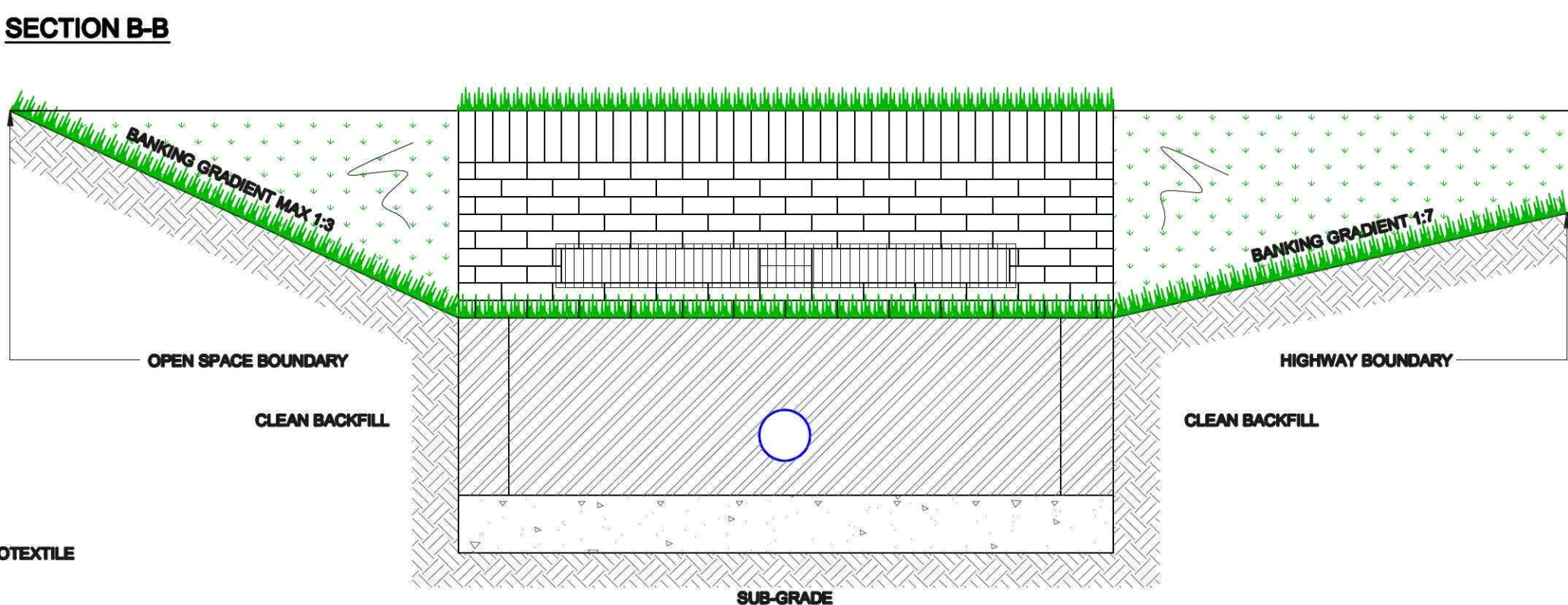
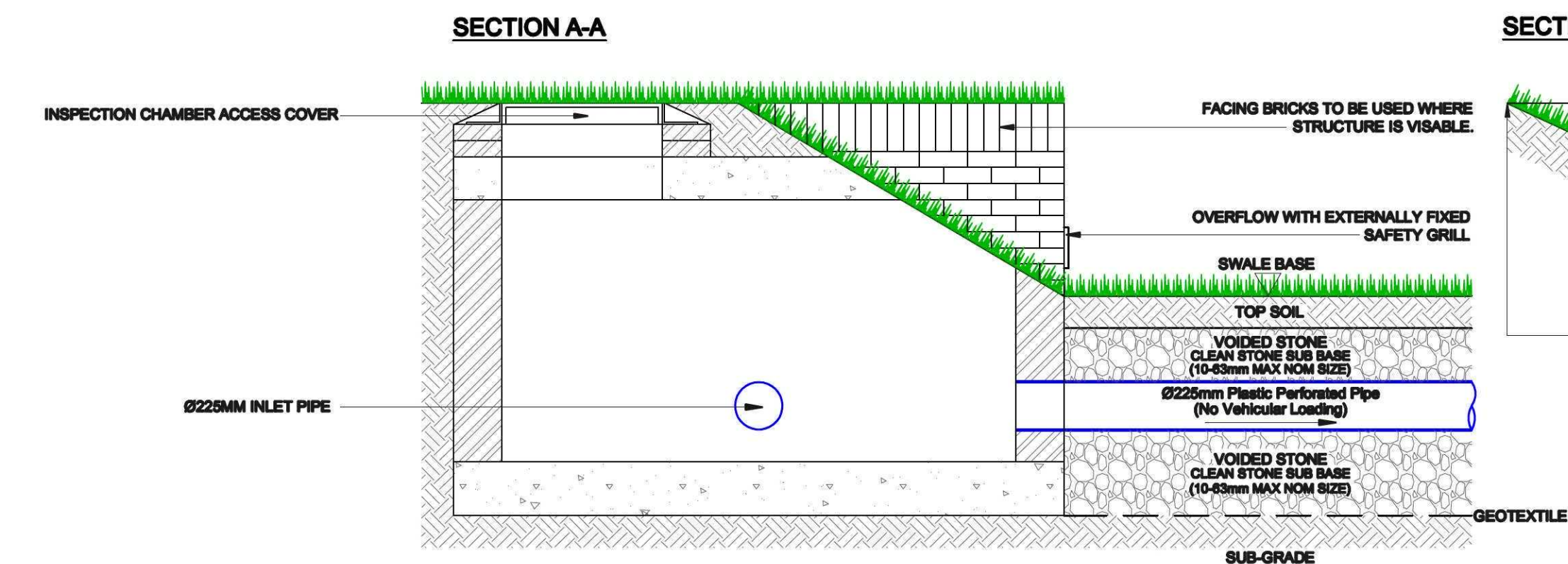
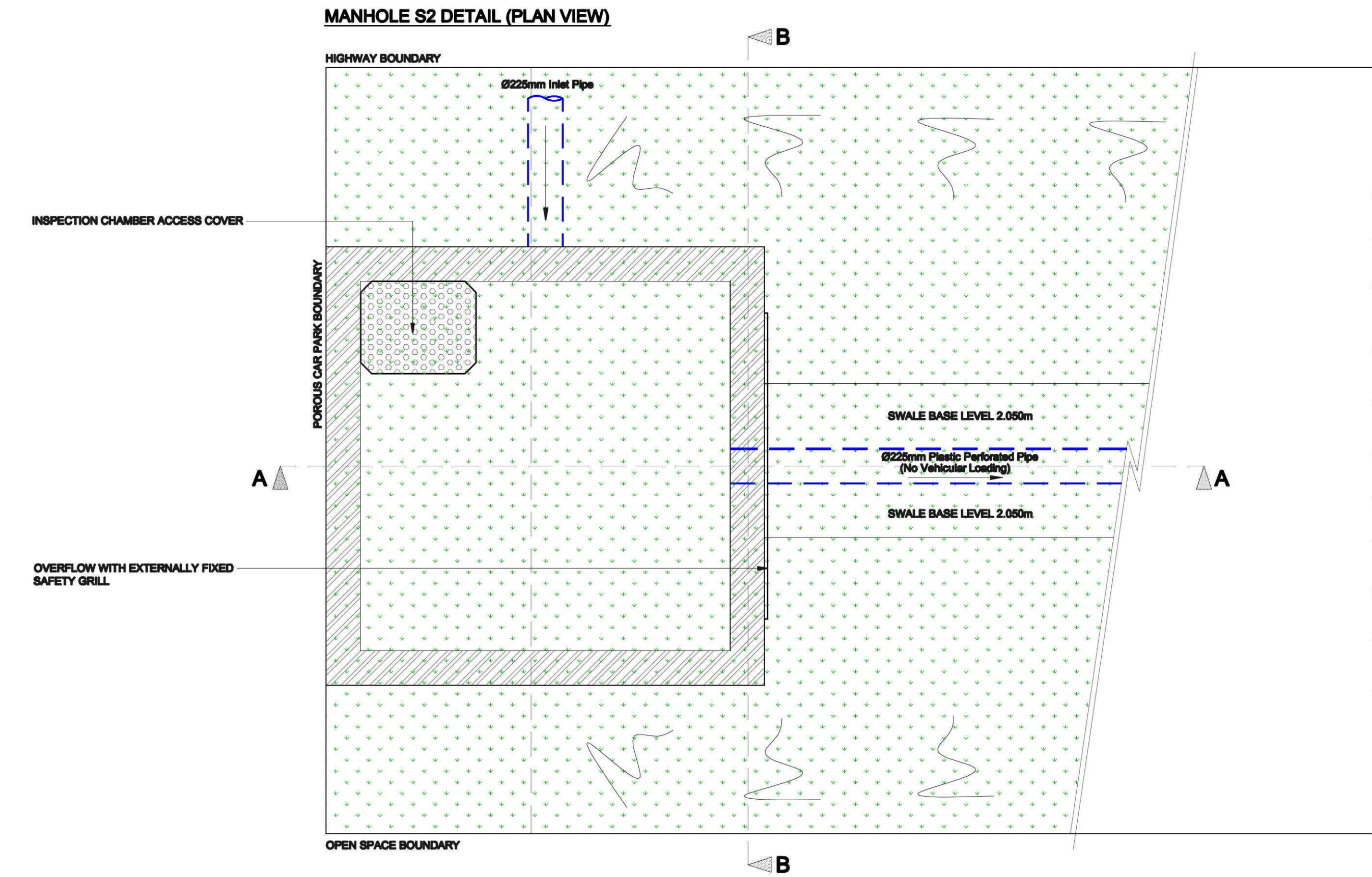


ENGINEERING DETAILS (1:25)



ELEVATION DETAILS (1:25)



CONSTRUCTION NOTES:

- THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ENGINEERS AND ARCHITECTS DETAILS.
- ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT BRITISH STANDARDS, CODES OF PRACTICE AND BUILDING REGULATIONS.
- 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.
- EXACT LOCATION LINE AND LEVEL OF EXISTING STUBS TO EXISTING MANHOLES IN THE ROAD TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION.
- COVER LEVELS SHOWN ARE APPROXIMATE ONLY, SUBJECT TO THE ARCHITECT'S EXTERNAL WORKS AND LANDSCAPING SCHEME.
- SEE ARCHITECT'S DETAILS FOR ALL SETTING OUT DIMENSIONS TO BUILDINGS AND BOUNDARIES ETC
- PIPES ABOVE 150MM DIA. AND UP TO AND INCLUDING 300MM DIA. TO BE 38kN/M STRENGTH CLAYWARE TO BS EN 295: 1991.
- AS AN ALTERNATIVE TO U-PVC, PIPES ABOVE 150MM DIA. UP TO AND INCLUDING 300MM DIA. MAY BE 38kN/M STRENGTH CLAYWARE TO BS EN 295: 1991.
- PIPES ABOVE 300MM DIA. TO BE CLASS M (SRPC) CONCRETE PIPES TO BS 5911 WITH SPIGOT AND SOCKET FLEXIBLE JOINTS.
- 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 D402 DOUBLE TRIANGULAR TO BS EN 124 UNLESS OTHERWISE NOTED.
- ALL NEW DRAINAGE TO BE CONSTRUCTED ADJACENT NEW AND PROPOSED TREE 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 - 450MM THE ROCKER PIPE LENGTH SHALL BE 500MM - 750MM AND FOR PIPE DIAMETERS 451MM - 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.
- ALL SOFT SPOTS ENCOUNTERED IN THE TRENCH FORMATION TO BE REMOVED AND REPLACED WITH GRADED GRANULAR MATERIAL UNLESS INSTRUCTED OTHERWISE.
- ALL PIPEWORK BELOW ROAD AND CAR PARKING WITH LESS THAN 1200MM COVER SHALL BE PROTECTED WITH A 150MM MIN PAD CONCRETE SURROUND WITH FLEXCELL ISOLATION JOINTS @ 2.0M MAX. CENTRES TO COINCIDE WITH PIPE JOINTS.
- ALL BURIED CONCRETE MUST CATER FOR CLASS 2 SULPHATES CONDITIONS IN ACCORDANCE WITH TABLE 1 OF BRE DIGEST 383.
- THE DESIGN OF ANY TEMPORARY WORKS REQUIRED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.