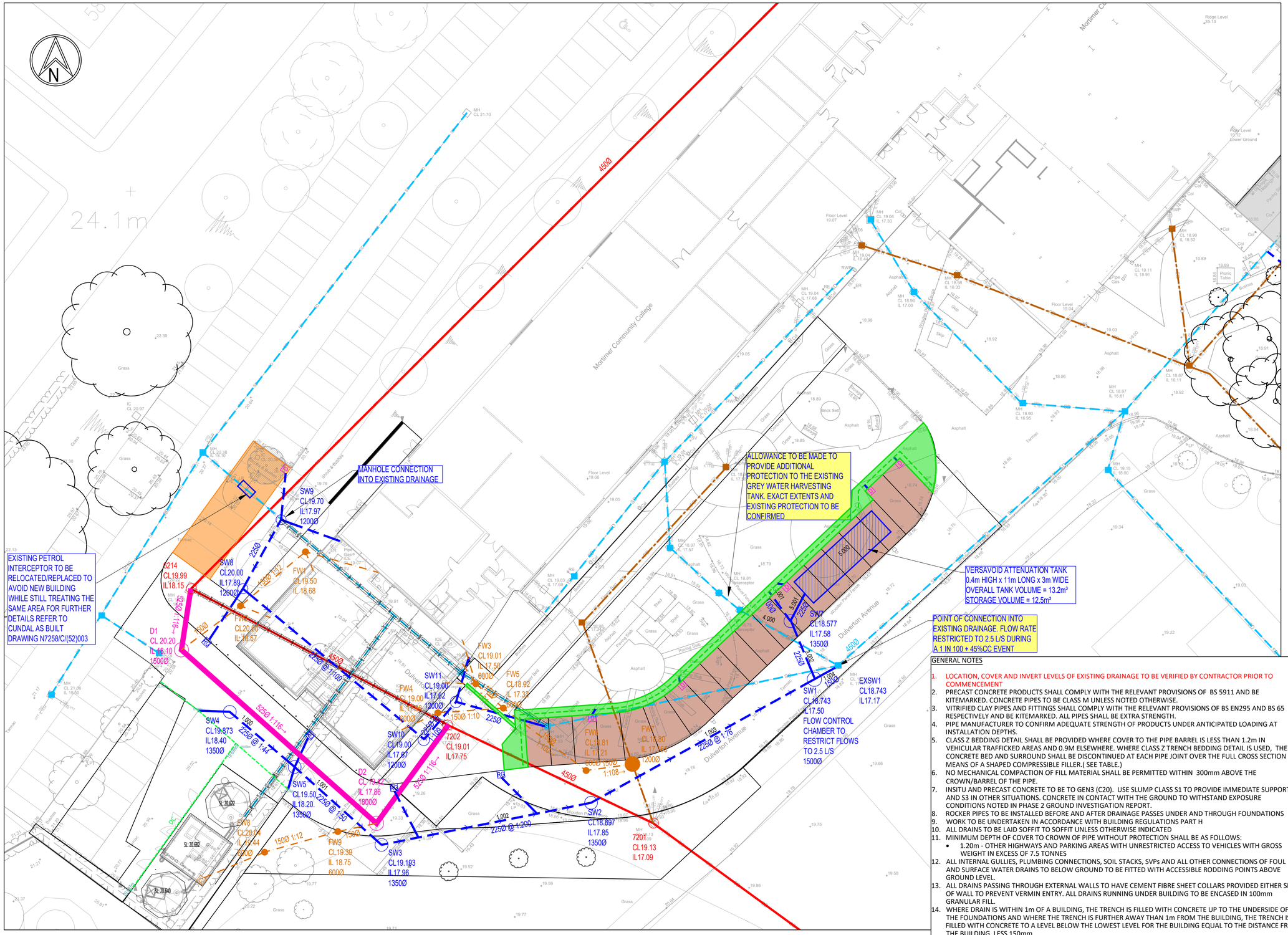
DO NOT SCALE



KEY

- EXISTING NWL COMBINED WATER SEWER AND MANHOLE
- EXISTING PRIVATE SURFACE WATER DRAIN AND MANHOLE
- EXISTING PRIVATE FOUL WATER DRAIN AND MANHOLE
- EXISTING DRAINAGE TO BE DIVERTED
- PROPOSED NWL COMBINED WATER SEWER DIVERSION ROUTE
- PROPOSED SURFACE WATER DRAINAGE AND ASSOCIATED MANHOLE
- DIFFUSER UNIT OUTLET FROM PERMEABLE PAVING
- PROPOSED GULLY AT BOUNDARY WITH PUBLIC HIGHWAY
- PROPOSED FOUL DRAINAGE AND ASSOCIATED MANHOLE
- CHANNEL DRAIN ACO MD150 WITH A D400 COVER WITH HEEL PROTECTION
- PROPOSED RAIN GARDEN
- PROPOSED PERMEABLE PAVING - LIGHT DUTY
- PROPOSED PERMEABLE PAVING - MEDIUM DUTY

NOTES:

1. DRAINAGE DESIGN SUBJECT TO LOCAL AUTHORITY APPROVAL VIA PLANNING APPLICATION
2. DRAINAGE CONNECTIONS SUBJECT TO SECTION 106 INDIRECT CONNECTION APPROVAL FROM NWL. CONTRACTOR TO ALLOW FOR APPLICATION.
3. SEWER DIVERSION SUBJECT TO NWL APPROVAL VIA SECTION 185 APPROVAL. CONTRACTOR TO ALLOW FOR APPLICATION

SUBJECT TO LOCAL AUTHORITY & WATER AUTHORITY APPROVAL

GENERAL NOTES

1. LOCATION, COVER AND INVERT LEVELS OF EXISTING DRAINAGE TO BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT
2. PRECAST CONCRETE PRODUCTS SHALL COMPLY WITH THE RELEVANT PROVISIONS OF BS 5911 AND BE KITEMARKED. CONCRETE PIPES TO BE CLASS M UNLESS NOTED OTHERWISE.
3. VITRIFIED CLAY PIPES AND FITTINGS SHALL COMPLY WITH THE RELEVANT PROVISIONS OF BS EN295 AND BS 65 RESPECTIVELY AND BE KITEMARKED. ALL PIPES SHALL BE EXTRA STRENGTH.
4. PIPE MANUFACTURER TO CONFIRM ADEQUATE STRENGTH OF PRODUCTS UNDER ANTICIPATED LOADING AT INSTALLATION DEPTHS.
5. CLASS Z BEDDING DETAIL SHALL BE PROVIDED WHERE COVER TO THE PIPE BARREL IS LESS THAN 1.2m IN VEHICULAR TRAFFICKED AREAS AND 0.9M ELSEWHERE. WHERE CLASS Z TRENCH BEDDING DETAIL IS USED, THE CONCRETE BED AND SURROUND SHALL BE DISCONTINUED AT EACH PIPE JOINT OVER THE FULL CROSS SECTION BY MEANS OF A SHAPED COMPRESSIBLE FILLER.(SEE TABLE.)
6. NO MECHANICAL COMPACTION OF FILL MATERIAL SHALL BE PERMITTED WITHIN 300mm ABOVE THE CROWN/BARREL OF THE PIPE.
7. INSITU AND PRECAST CONCRETE TO BE TO GEN3 (C20). USE SLUMP CLASS S1 TO PROVIDE IMMEDIATE SUPPORT AND S3 IN OTHER SITUATIONS. CONCRETE IN CONTACT WITH THE GROUND TO WITHSTAND EXPOSURE CONDITIONS NOTED IN PHASE 2 GROUND INVESTIGATION REPORT.
8. ROCKER PIPES TO BE INSTALLED BEFORE AND AFTER DRAINAGE PASSES UNDER AND THROUGH FOUNDATIONS
9. WORK TO BE UNDERTAKEN IN ACCORDANCE WITH BUILDING REGULATIONS PART H
10. ALL DRAINS TO BE LAID SOFFIT TO SOFFIT UNLESS OTHERWISE INDICATED
11. MINIMUM DEPTH OF COVER TO CROWN OF PIPE WITHOUT PROTECTION SHALL BE AS FOLLOWS:
    - 1.20m - OTHER HIGHWAYS AND PARKING AREAS WITH UNRESTRICTED ACCESS TO VEHICLES WITH GROSS WEIGHT IN EXCESS OF 7.5 TONNES
12. ALL INTERNAL GULLIES, PLUMBING CONNECTIONS, SOIL STACKS, SVPs AND ALL OTHER CONNECTIONS OF FOUL AND SURFACE WATER DRAINS TO BELOW GROUND TO BE FITTED WITH ACCESSIBLE RODDING POINTS ABOVE GROUND LEVEL.
13. ALL DRAINS PASSING THROUGH EXTERNAL WALLS TO HAVE CEMENT FIBRE SHEET COLLARS PROVIDED EITHER SIDE OF WALL TO PREVENT VERMIN ENTRY. ALL DRAINS RUNNING UNDER BUILDING TO BE ENCASED IN 100mm GRANULAR FILL.
14. WHERE DRAIN IS WITHIN 1m OF A BUILDING, THE TRENCH IS FILLED WITH CONCRETE UP TO THE UNDERSIDE OF THE FOUNDATIONS AND WHERE THE TRENCH IS FURTHER AWAY THAN 1m FROM THE BUILDING, THE TRENCH IS FILLED WITH CONCRETE TO A LEVEL BELOW THE LOWEST LEVEL FOR THE BUILDING EQUAL TO THE DISTANCE FROM THE BUILDING, LESS 150mm.
15. FOUL GULLIES MUST BE TRAPPED
16. RWPs, SVPs, SSs AND INTERNAL GULLY LOCATIONS TO BE PROVIDED BY SPACE AND LINK
17. ATTENUATION TANKS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTION
18. OFF SITE DRAINAGE TO BE CONSTRUCTED IN ACCORDANCE WITH CURRENT NORTHUMBRIAN WATER ADOPTABLE STANDARDS
19. ALL MANHOLE COVERS AND GULLEYS TO HAVE D400 RATED COVERS
20. ALL NEWLY INSTALLED DRAINAGE AND EXISTING DRAINAGE IMPACTED BY THE DEVELOPMENT TO BE CCTV SURVEYED UPON COMPLETION OF THE WORKS TO ENSURE IT IS ALL IN GOOD WORKING ORDER AND FREE FROM DAMAGE/DEBRIS.

Rev	Date	By	Description	Chk	App
C06	26/09/25	DH	DRAINAGE CHANNEL AMENDED NEXT TO BASES	DH	DH
C05	19/08/25	SB	FILTER TRENCH DETAIL ADDED	SB	SB
C04	14/04/25	SB	FOUL DRAINAGE EXTENDED FW1a ADDED	SB	SB
C03	20/02/25	SB	FOUL DRAINAGE PIPE DIAMETERS ADDED	SB	SB
C02	14/02/25	SB	FOUL DRAINAGE UPDATED	SB	SB
C01	30/01/25	OH	CONSTRUCTION ISSUE	SB	SB
T02	22/11/24	OH	UPDATED TO NEW LANDSCAPE LAYOUT	SB	SB
T01	08/12/23	SB	INITIAL ISSUE	DH	DH

Drawing Status: CONSTRUCTION

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Client: SOUTH TYNESIDE COUNCIL

Architect: SPACE ARCHITECTS

Project: MORTIMER COMMUNITY COLLEGE EXTENSION

Title: DRAINAGE LAYOUT

Scale @ A1	Checked		Approved
1:250	DH		DH
Project No.	Designed	Drawn	Date
JK-7144	SB	SB	DECEMBER 2023

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