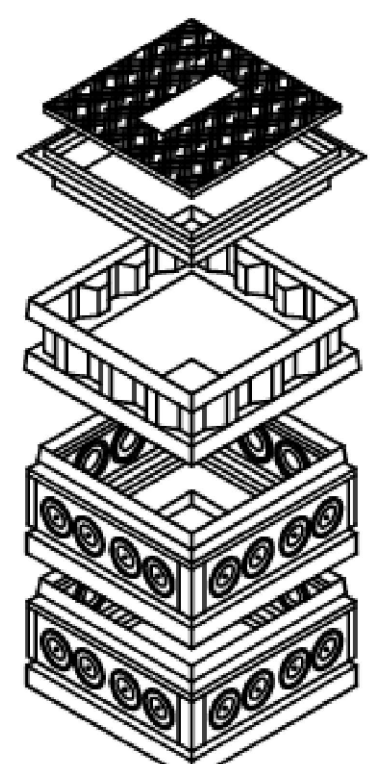




TYPICAL SECTION

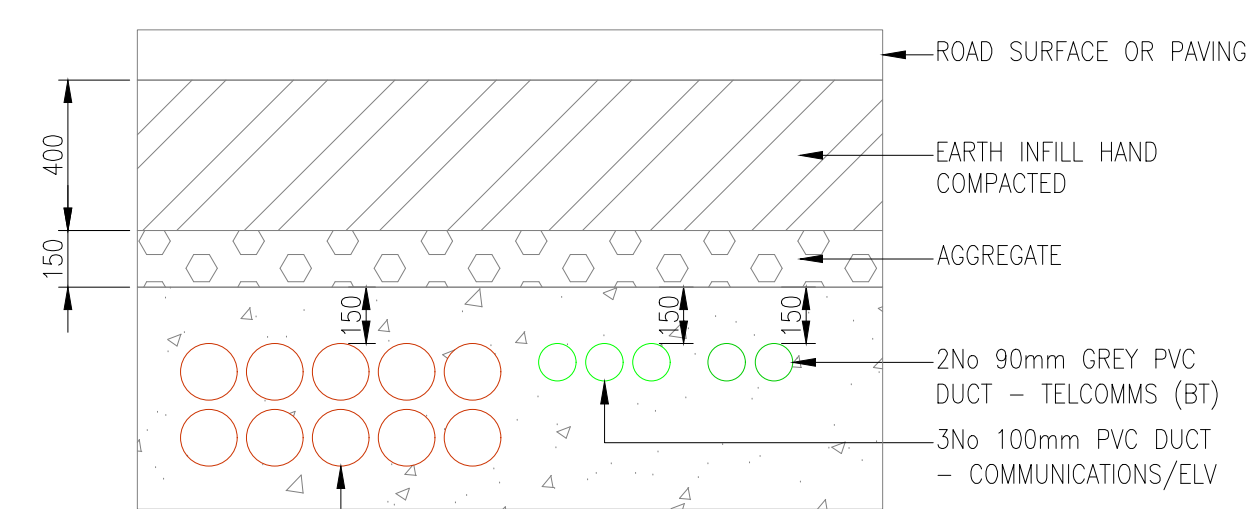
Diagram illustrating the vertical dimensions and components of a typical section of a building facade, showing the relationship between the exterior finish, insulation, and structural elements.

Dimensions (mm):

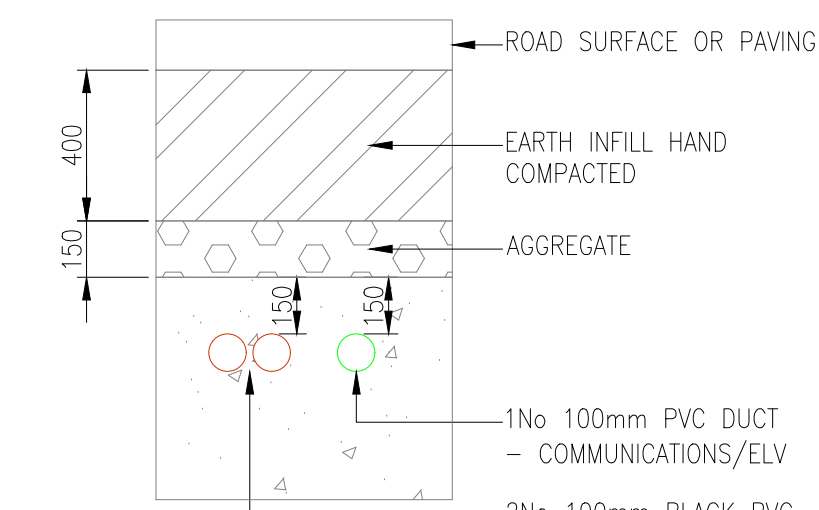
- 2000
- 1720
- 1550
- 1255
- 960
- 690
- 430

Labels and Components:

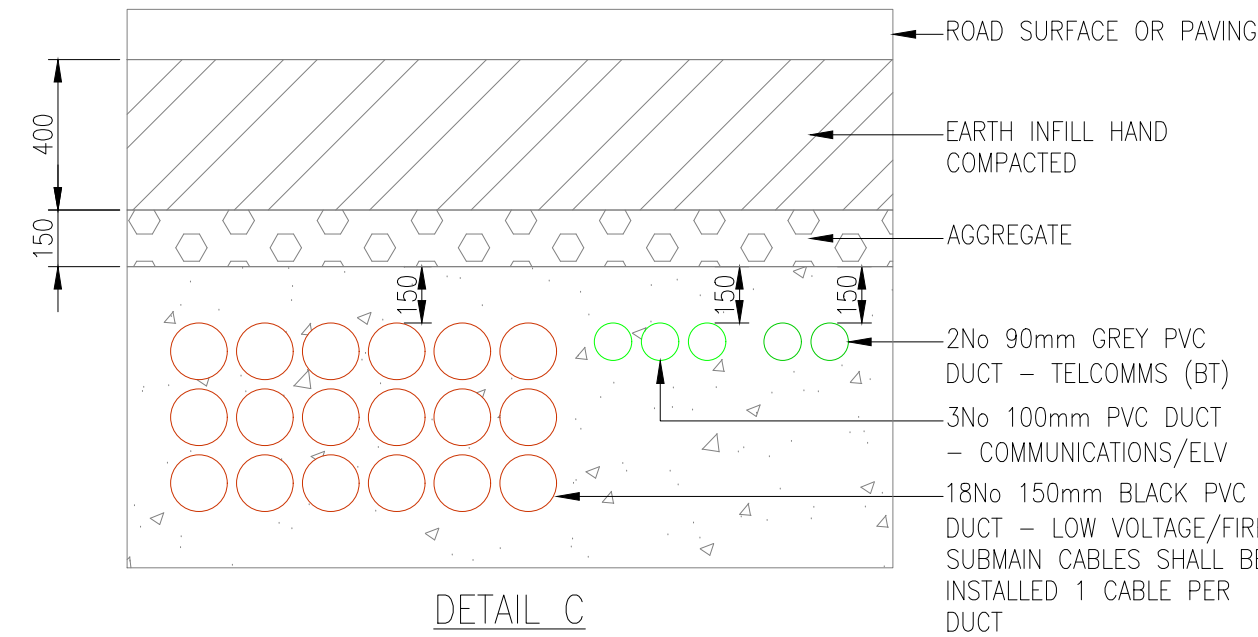
- ROOF
- LAMP STRUCTURE
- GLASS UNIT (1000mm x 1000mm)
- WALL
- ELECTRICAL
- CABLE TRAY
- DUCT
- WATER
- TELEPHONE
- WIRING & MECHANICAL



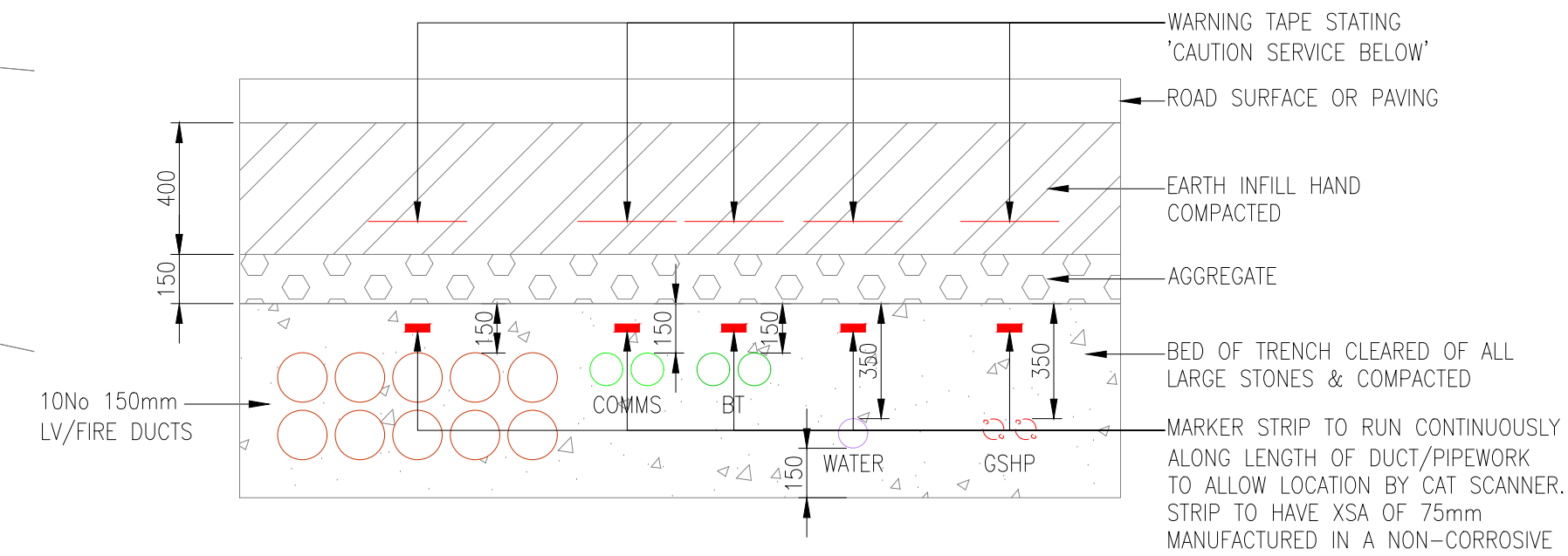
DETAIL A
ELECTRICAL SERVICES TRENCH



DETAIL B
ELECTRICAL SERVICES TRENCH



DETAIL C
ELECTRICAL SERVICES TRENCH



TYPICAL M&E TRENCH SECTION

NOTES

1. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL, ARCHITECTURAL & M&E DRAWINGS & SPECIFICATIONS.
2. REFER TO FABRIC DRAWINGS FOR TOPOLOGY & BUILD UP.
3. REFER TO REFERENCE DRAWING FOR FOUL WATER, RAINWATER & STORM DRAINING LOCATIONS.
4. SINGLE DUCTS TO PARKING BAYS SHALL BE 75mm PVC DUCT. DUCTS SHOW TO ALL PARKING BAYS FOR FUTURE USE. THE DUCTS SHALL BE INSTALLED WITH DRAIN ROPE & BURIED AT THE REAR OF EACH PARKING BAY.
5. THE UTILITIES SHOULD BE LAID AT A MINIMUM DEPTH WHEN CROSSING CARRIAGESWAYS AS FOLLOWS:

TELECOMMUNICATIONS	~ 600mm
GAS	~ 700mm
WATER	~ 900mm
ELECTRICITY	~ 600mm
6. ALL BT DUCTS/CHAMBERS SHALL BE INSTALLED IN LINE WITH BT OPENREACH BUILDING GUIDE TO TELECOMMUNICATIONS INFRASTRUCTURE & INSTALLATION. THE CONTRACTOR SHALL LAISE WITH & MANAGE THE OPENREACH INSTALLATION ACROSS SITE.
7. ALL SUBTERRANEAN SERVICES SHALL BE FULLY CO-ORDINATED & INSTALLED TO NATIONAL JOINT UTILITIES GROUP GUIDANCE.
8. ALL DIMENSIONS, DEPTHS & SETTING OUT OF SERVICES/TRENCHES ARE TO BE CONFIRMED BY THE PROJECT CIVIL ENGINEERS.
9. FIRE ALARM CABLEING SHALL BE INSTALLED WITH SEPARATE DUCTS ACROSS SITE.
10. ALL CABLE DUCTS SHALL BE COORDINATED WITH THE BUILDING STRUCTURE IN RISING POSITIONS & BE ARRANGED IN A NEAT SQUARE FORM. FOR THE NECESSARY CONTAINMENT SYSTEMS, THE DUCTS SHALL BE FITTED WITH CAP OFF TO PROTECT FROM VERMIN & BE COMPLETE WITH A NYLON DRAW ROPE SECURELY FASTENED.
11. DRAW PIT & ACCESS CHAMBER SIZES ARE INDICATIVE. THE FINAL SIZE TO BE DETERMINED BY THE CONTRACTOR, ALLOWING FOR INSTALLATION FUTURE MAINTENANCE.
12. THE CONTRACTOR SHALL INSTALL THE MINIMUM NUMBER OF CABLE DUCTS SHOWN ON THE LAYOUT. ANY ADDITIONAL DUCTS SHALL BE DETAILED & INCLUDED BY THE CONTRACTOR. THE SITE WIDE INFRASTRUCTURE SHALL BE COMPLETE ON HANDOVER WITH 30% SPARE CAPACITY.
13. CABLE DUCTS, DRAW PITS & ACCESS CHAMBERS SHALL BE MANUFACTURED BY CLIBS SYSTEMS (OR EQUAL & APPROVED), UTILISING GRP STACKABLE TWIN WALL ACCESS CHAMBERS.
14. ACCESS CHAMBERS WITH FOOTPATHS SHALL BE PEDESTRIAN QUALITY TO BE COMPLETE WITH RECESSED COVERS TO ALLOW INFILL MATERIAL TO MATCH THAT OF THE FOOTPATH/SURROUNDING AREA.
15. ACCESS CHAMBERS WITH ROADWAYS SHALL BE VEHICULAR QUALITY (HEAVY DUTY) & BE COMPLETE WITH DUCTILE IRON FRAME & COVER BUILT TO ROAD LOADING TO BE DETERMINED BY THE STRUCTURAL/CIVIL ENGINEER.

P02	ISSUED FOR COMMENT	SM	SM	26.03.
P01	ISSUED FOR COMMENT	SM	SM	05.12.
REV	DESCRIPTION	DESN	CHKD	DATE

 **Environmental Services Design**

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CLIENT
INSPIRED VILLAGES

PROJECT
WELLCROSS FARM
BROADBRIDGE HEATH
PHASE 3

TITLE	ELECTRICAL & ELECTRICAL SERVICES INGROUND SERVICES LAYOUT
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SCALE 1:250	ORIGINAL SIZE A0	DATE November 2025	
DRAWN T.Butterfield	DESIGNED S.Miller	INIT	CHECKED S.Miller
DRAWING NUMBER 1163-FSD-XX-00-DR-XX-P3-1001			REVISION PO