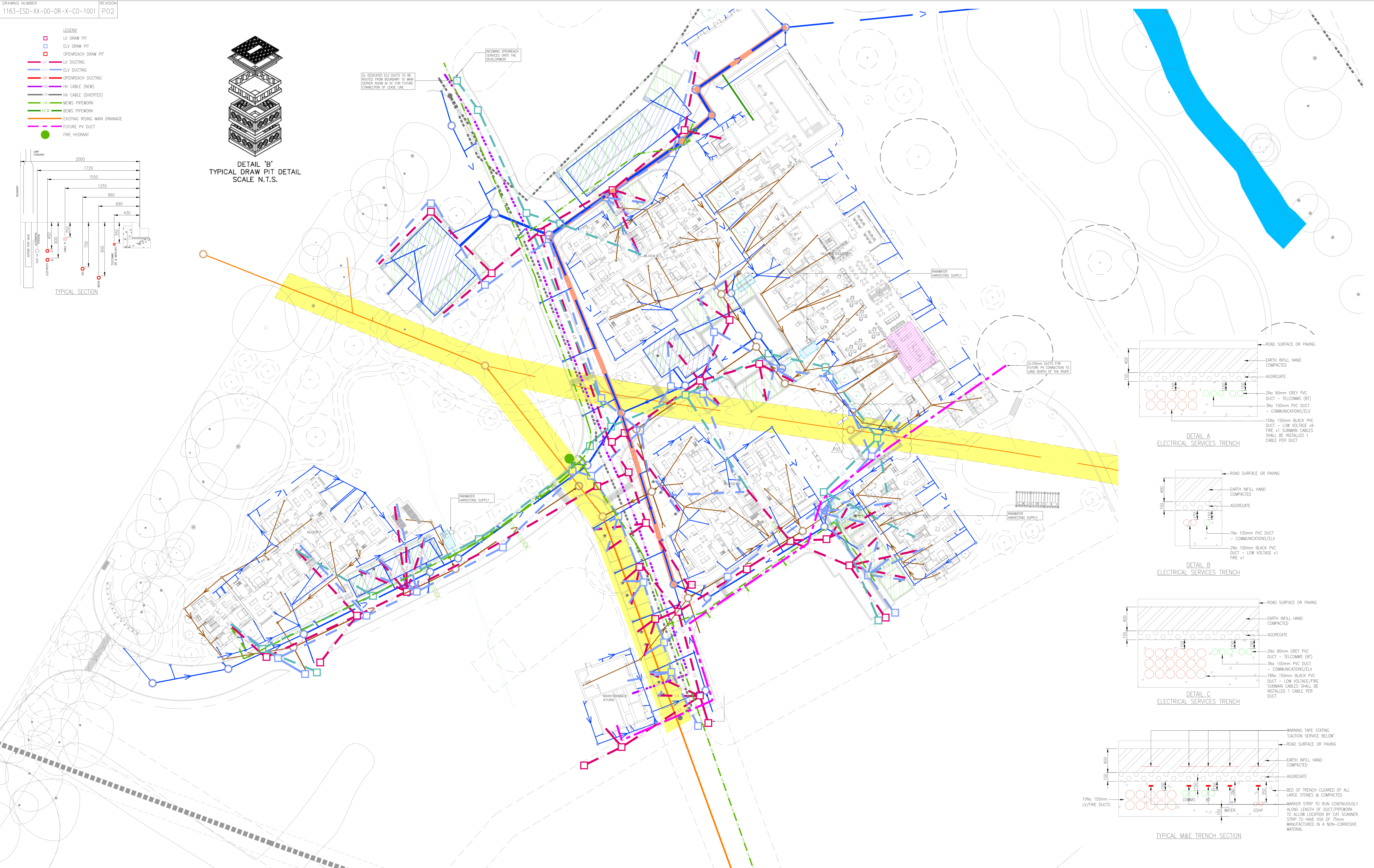




Copyright in this drawing is the property of Environmental Services Design. It must not be reproduced nor amended nor used for the execution of any works whether in connection with the proposed works for which it is prepared or otherwise without the express consent in writing of Environmental Services Design. All dimensions are in mm unless otherwise stated. For information only, DO NOT SCALE drawing. All works shall be carried out in accordance with the Specification. Contractor must verify all dimensions on site before commencing any work or shop drawings. For Environmental Services Design's standard symbols refer to the relevant Specification.		NOTES 1. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL, ARCHITECTURAL & M&E DRAWINGS & SPECIFICATIONS. 2. REFER TO FABRIK DRAWINGS FOR TOPOLOGY & BUILD UP. 3. REFER TO RIDGE DRAINAGE 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 DRAW ROPE & BURIED AT THE REAR OF EACH PARKING BAY. 5. THE UTILITIES SHOULD BE LAID AT A MINIMUM DEPTH WHEN CROSSING CARRIAGEWAYS AS FOLLOWS: TELECOMMUNICATIONS – 600mm GAS – 700mm WATER – 900mm ELECTRICITY – 600mm 6. ALL BT DUCTS/CHAMBERS SHALL BE INSTALLED IN LINE WITH BT OPENREACH BUILDERS GUIDE TO TELECOMMUNICATIONS INFRASTRUCTURE & INSTALLATION. THE CONTRACTOR SHALL LAISE WITH & MANAGE THE BT 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 CABLING SHALL BE INSTALLED WITHIN SEPARATE DUCTS ACROSS SITE. 10. ALL CABLE DUCTS SHALL BE COORDINATED WITH THE BUILDING STRUCTURE IN RISING POSITIONS & BE ARRANGED IN A NEAT SQUARE FORMATION BELOW 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 IS 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 CUBIS SYSTEMS (OR EQUAL & APPROVED), UTILISING GRP STACKABLE TWIN WALL ACCESS CHAMBERS. 14. ACCESS CHAMBERS WITHIN FOOTPATHS SHALL BE PEDESTRIAN QUALITY & BE COMPLETE WITH RECESSED COVERS TO ALLOW INFILL MATERIAL TO MATCH THAT OF THE FOOTPATH/SURROUNDING AREA. 15. ACCESS CHAMBERS WITHIN ROADWAYS SHALL BE VEHICULAR QUALITY (HEAVY DUTY) & BE COMPLETE WITH DUCTILE IRON FRAME & COVER TO BS EN 124. LOADING TO BE DETERMINED BY THE STRUCTURAL/CIVIL ENGINEER.		Environmental Services Design Environmental Services Design Limited Suite 405, Furness House, Furness Quay, Salford Quays, Manchester, M6H 3XZ www.esd-uk.com Tel: 0161 848 1260 Email: admin@esd-uk.com		TITLE MECHANICAL & ELECTRICAL SERVICES INGROUND SERVICES LAYOUT	
CLIENT INSPIRED VILLAGES		SCALE 1:250		ORIGINAL SIZE A0		DATE October 2022	
PROJECT WELLCROSS FARM BROADBRIDGE HEATH PHASE 1		DRAWN A.Gandy		DESIGNED S.Miller		CHECKED S.Miller	
DRAWING NUMBER 1163-ESD-XX-00-DR-XX-P1-1001		REVISION P02		INIT		INIT	