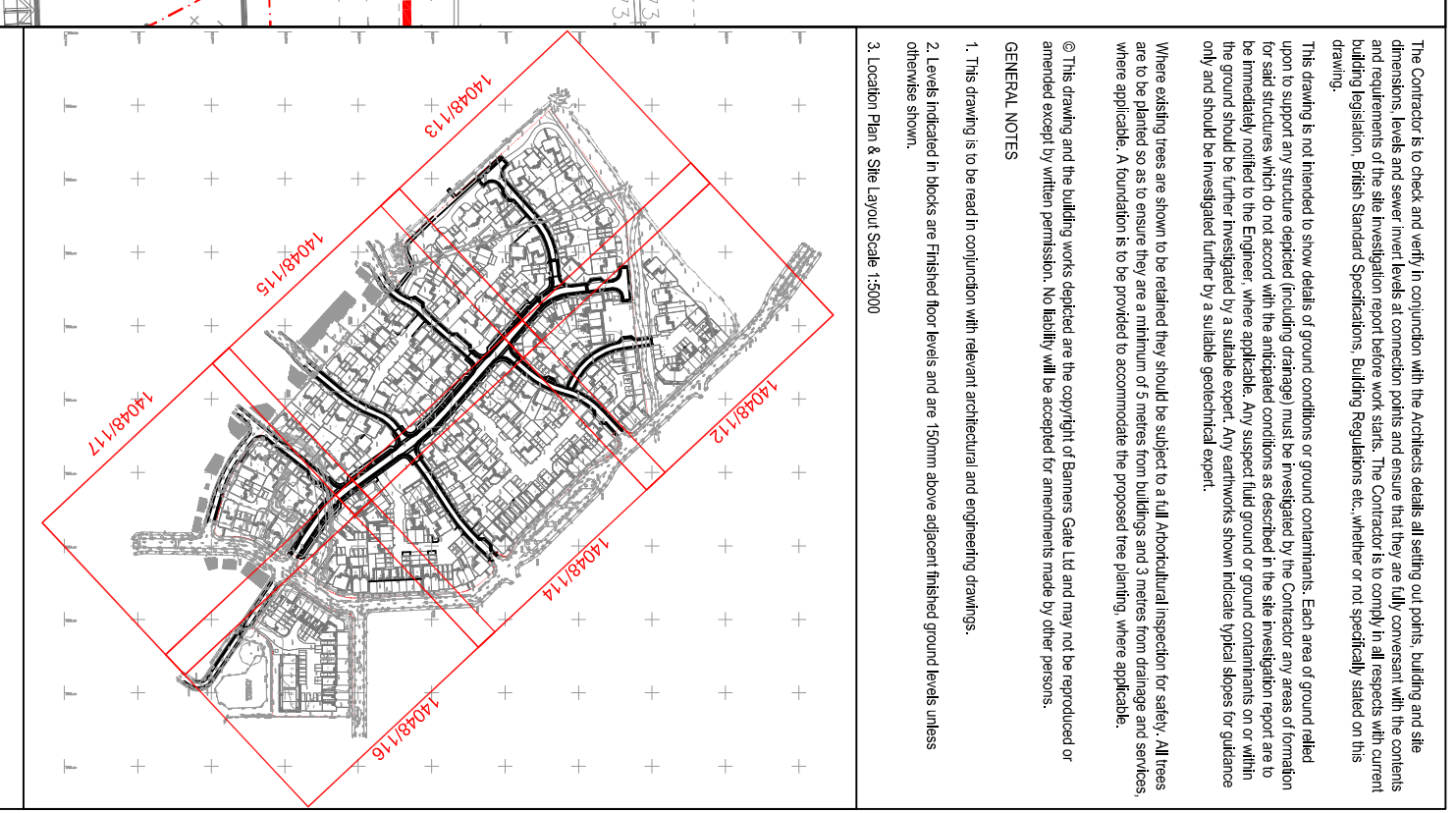


- BUILDING DRAINAGE**
1. Building drainage shall comply with BS EN 1252:2008 and the Building Regulations 2002 part H.
  2. All SWS, RWP and BIC are indicated and must be confirmed on site using latest information available.
  3. All building drainage shall be 150mm diameter unless shown otherwise.
  4. All connections to adoptable sewers shall be 150mm diameter.
  5. All building drainage shall be approved to BS EN 285 or A/C to BS 4600 and BS EN 14011 with Class B or Class S bedding unless shown otherwise.
  6. All pipes under buildings without suspended floors shall have Class B bedding.
  7. 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 and for commercial vehicles, and to all pipes with less than 200mm cover in roads or public areas.
  8. Where a pipe passes through a wall or opening it shall be supported by a solid structure.
  9. Where a pipe passes through a wall or opening it shall be supported by a solid structure.
  10. Where the formation of a pipe trench is above official ground level levels are to be made up and compacted to Type 3 standard of water.
  11. Inspection chambers located where gullies are to have double seal-off down.
  12. All private drains shall be laid towards a public highway and connect two parking bays in a row.
  13. Where a driveway falls towards a dwelling it shall be provided with a suitable gully or drainage channel to prevent water damaging the building.
  14. The invert level of an access chamber on a foot drain from a building is to be set 600mm below finished ground level unless otherwise shown.
  15. The invert level of a surface pipe at the head of a surface water drain is to be set 450mm below finished ground level unless otherwise shown.



- PRIVATE DRAINAGE DETAILS LEGEND**
- Private Foul Water Sewer
  - Private FWS Chamber 300mm Dia Max Depth 0.75m
  - Private FWS Inspection Chamber 450mm Dia Max Depth 3.0m
  - Private Storm Water Sewer
  - Private SWS Inspection Chamber 300mm Dia Max Depth 0.75m
  - Private SWS Inspection Chamber 450mm Dia Max Depth 3.0m
  - Private SWS Inspector Catchpit 450mm Dia Max Depth 3.0m
  - SWS Distributor Tank
  - Private Storm Gully & Level
  - Private Storm Roofing Gully & Level
  - Dished Channel
  - Aso Drain
  - Cellular Storage Sockaway
  - Lined Sockaway
  - Infiltration Trench Sockaway

**PRELIMINARY**

For Information

Rev	Description	Date	By	SD
0		09/07/15		

Client: **Linden HOMES**

Project: **KMA & KMB Kingsmere Bicester**

Sheet: **Private Drainage Layout Sheet 1 of 6**

Scale: **1:250 @ A1**

Date: **February 2015**

File: **14048**

Drawing: **14048 / 112**

**BANNERS GATE**

CIVIL, STRUCTURAL & ARCHITECTURAL DESIGN SERVICES

10-11 Birmingham Street, Watlington, West Midlands OX3 9NR

Tel: 01295 252525

Email: info@bannersgate.com

The Contractor to check and verify in consultation with the authorities stated all existing public, building and site drainage, levels and sewer flows at connector points and ensure that they are fully compliant with the current building regulations. It is the responsibility of the Contractor to ensure that the drainage system is installed in accordance with the current building regulations. It is the responsibility of the Contractor to ensure that the drainage system is installed in accordance with the current building regulations. It is the responsibility of the Contractor to ensure that the drainage system is installed in accordance with the current building regulations.

1. The drawings to be read in conjunction with other architectural and engineering drawings.

2. Levels indicated in blocks are Finished floor levels and are 500mm above adjacent finished ground levels unless otherwise stated.

3. London Plan & SWS Load Class: 15000