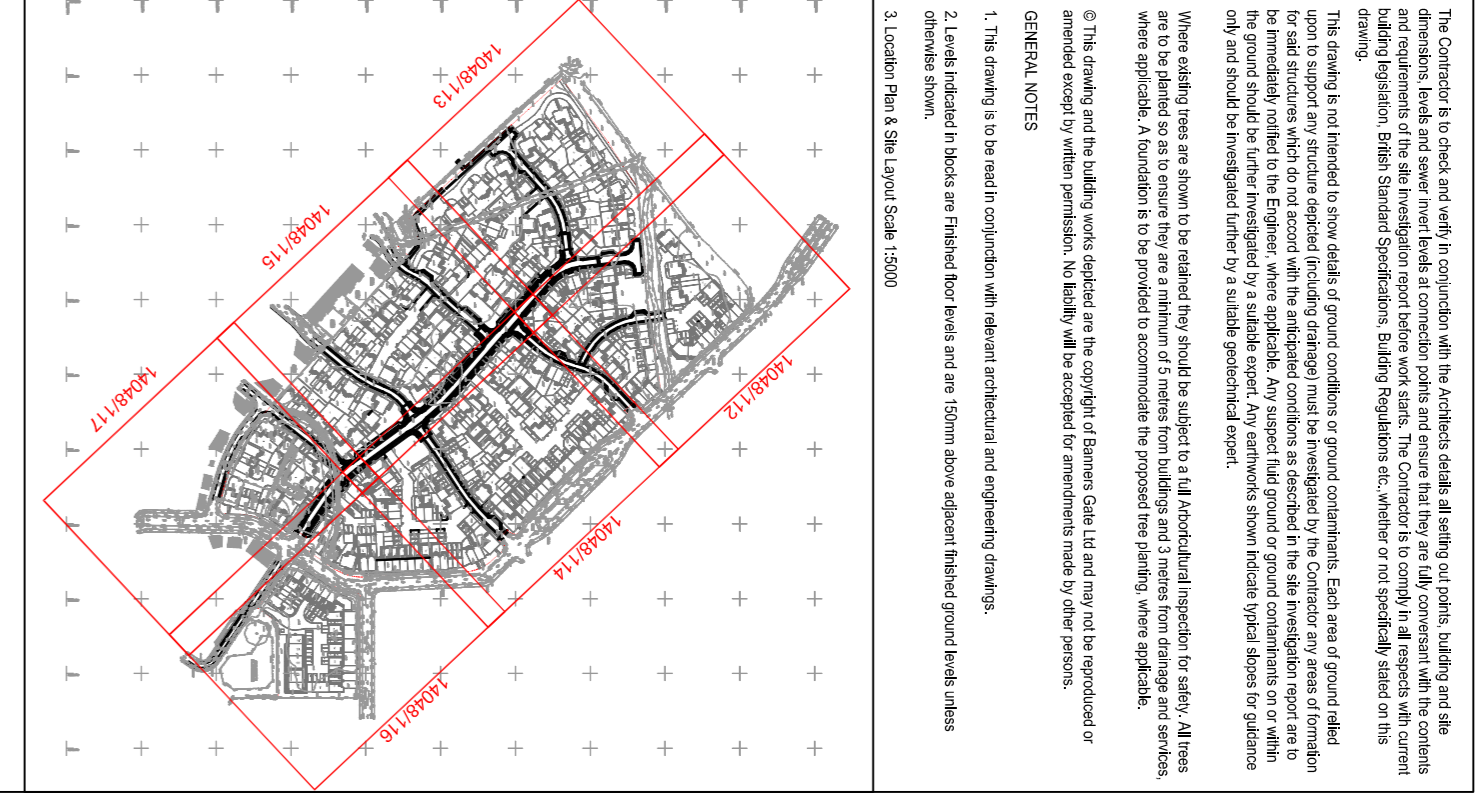
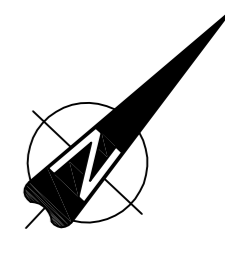


BUILDING DRAINAGE

1. Building drainage shall comply with BS EN 12526 and the Building Regulations 2010 Part H.
2. All SFP, RFP and BFC are indicated and must be confirmed on site using bleed test prior to construction. All SFP, RFP and BFC are to be confirmed on site using bleed test prior to construction.
3. All building drainage shall be 100mm diameter unless shown otherwise.
4. All connections to adjacent sewers shall be 150mm diameter.
5. All building drainage shall be Class B or Class S bedding unless shown otherwise.
6. All pipes under buildings without suspended floors shall have Class S bedding.
7. Concrete protection shall be provided to all pipes with less than 30mm cover in pedestrian areas, to all pipes with less than 100mm cover in road or driveway areas, to all pipes with less than 150mm cover in road or driveway areas and to all pipes with less than 200mm cover in road or driveway areas. All pipes shall be protected with concrete or equivalent material. The flexibility of pipes is to be maintained by using compressible bedding impregnated with bitumen at each joint.
8. Where a pipe passes through a wall an opening is to be formed to give at least 50mm clearance around the pipe. Backwork cover shall be supported by a steel plate. The plate shall be secured to the wall with a minimum of 2 x 10mm diameter bolts. The plate shall be formed within 150mm of each wall face. A rod of minimum 600mm length shall be used to continue the pipework.
9. Where a pipe trench is within 1m of a building, the pipe is to be protected with concrete protection and the trench bed to be concrete up to a level below the building.
10. Where the formation of a pipe trench is above the ground level, the pipe is to be protected with concrete protection and the trench bed to be concrete up to a level below the building.
11. Inspection chambers located where gullies are to have double seal-off down pipes shall be protected with concrete up to a level below the building.
12. All paths shall be laid out towards a gully, driveway and around low parking bays in order to prevent water from running down the path or driveway. All paths shall be laid out towards a gully, driveway and around low parking bays in order to prevent water from running down the path or driveway.
13. Where a driveway leads towards a gully, a drainage gully shall be provided with a suitable gully or drainage channel to prevent water damaging the building.
14. This level of an access chamber on a foul drain from a building is to be set 600mm below finished ground level unless otherwise shown.
15. This level of a roadway or at the head of a surface water drain is to be set 450mm below finished ground level unless otherwise shown.



The Contractor to check and verify in consultation with the architect, all existing site buildings and site drainage, levels and sewer and water connections and ensure that they are all compliant with the current Building Regulations. The Contractor to check and verify in consultation with the architect, all existing site buildings and site drainage, levels and sewer and water connections and ensure that they are all compliant with the current Building Regulations. The Contractor to check and verify in consultation with the architect, all existing site buildings and site drainage, levels and sewer and water connections and ensure that they are all compliant with the current Building Regulations.

- 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 Eye & Level
 - Dished Channel
 - Also Drain
 - PROPOSED PRIVATE STORM SINKHOLE
 - PROPOSED PRIVATE STORM SINKHOLE
 - Infiltration Trench Sewerway
 - Lined Sewerway
 - Cellular Storage Sewerway

PRELIMINARY

Rev	Description	Date	By
01	Issue for Information	09/02/15	SD

Client: Linden Homes

Project: KMA & KMB Kingsmere Bicester

Sheet: Private Drainage Layout Sheet 2 of 6

BANNERS GATE

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