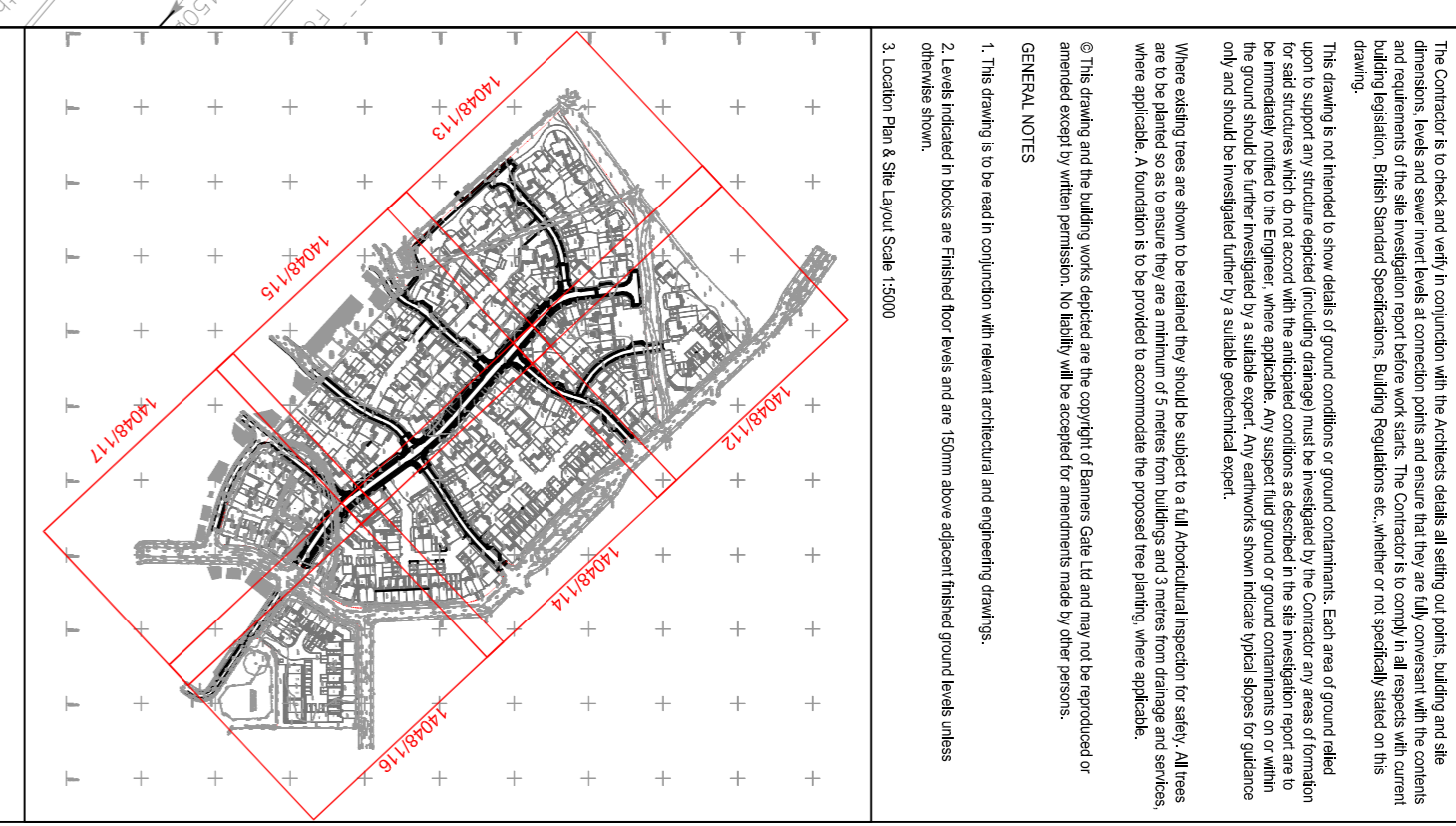
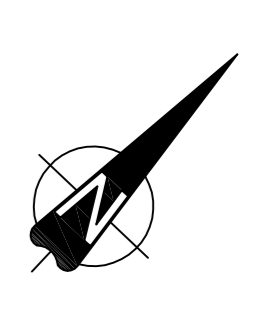
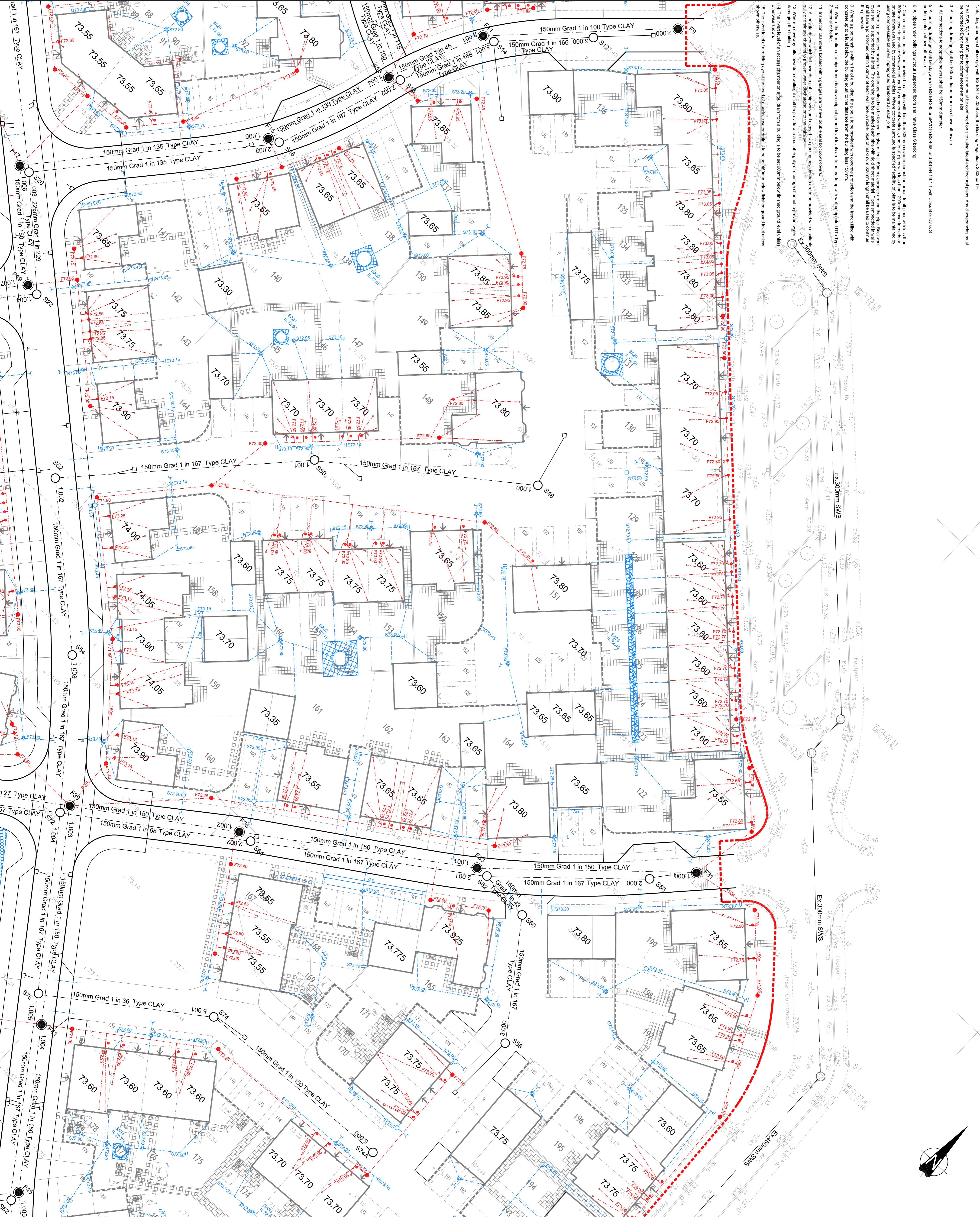


BUILDING DRAINAGE

1. Building drainage shall comply with BS EN 1252:2008 and the Building Regulations 2010 part 4.
2. All SWS, RWPs and BCS are indicated and must be confirmed on site using latest architectural plans. Any discrepancies must be reported to the Engineer prior to commencement on site.
3. All building drainage shall be 100mm diameter unless shown otherwise.
4. All building drainage shall be 150mm diameter unless shown otherwise.
5. All building drainage shall be 150mm diameter 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 150mm cover in vehicle areas and to all pipes with less than 75mm cover in private streets used by commercial vehicles. Where concrete is used, it shall be finished to match the surrounding area.
8. Where a pipe passes through a wall an opening is to be formed to give at least 50mm clearance around the pipe. Backfill cover shall be supported by a frame. The opening is to be sealed with rigid foam material. Pipes embedded in walls shall be protected with a minimum 25mm thick rigid foam sleeve. A cover pipe of minimum 50mm diameter shall be provided to the surface.
9. Where a pipe trench is within 1m of a building, the pipe is to be provided with concrete protection and the trench filled with concrete up to a level below the building equal to the distance from the building face 150mm.
10. Where the formation of a pipe trench is above original ground level it is to be made up with well compacted DT1 Type 2 material of better.
11. Inspection chambers located within garages are to have double wall down cover.
12. All pipe and chamber joints shall be made with a public highway and roadwork parking (90% area) and be provided with a suitable surface finish.
13. Where a driveway falls towards a channel it shall be provided with a suitable gully or drainage channel to prevent water.
14. The placement of an access channel or a field drain from a building is to be set 600mm below finished ground level unless otherwise indicated.
15. The placement of a roosting eye at the head of a surface water drain is to set 600mm below finished ground level unless otherwise indicated.



PRIVATE DRAINAGE DETAILS LEGEND

- Private Foot 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 Inspection Chamber 450mm Dia Max Depth 3.0m
- SWS Distributor Tank
- Private Storm Gully & Level
- Private Storm Roofing Gully & Level
- Dished Channel
- Also Drain

PROPOSED PRIVATE STORM SAKRAMANS
F1 Type 5 (See Note to Drawing 14048/114)

PRELIMINARY

To Be Formed

- Cellular Storage Sewerway
- Lined Sewerway
- Infiltration Trench Sewerway

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| Project | KMA & KMB Kingsmere Bicester | | |
| Client | Linden Homes | | |
| Revision | Description | Date | By |
| 1 | Issue for Tender | 09/07/15 | SD |
| 2 | Issue for Construction | 09/07/15 | SD |
| 3 | Issue for Construction | 09/07/15 | SD |
| 4 | Issue for Construction | 09/07/15 | SD |
| 5 | Issue for Construction | 09/07/15 | SD |
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| 100 | Issue for Construction | 09/07/15 | SD |

BANNERS GATE
PRIVATE DRAINAGE LAYOUT
Sheet 3 of 6

CIVIL, STRUCTURAL & ARCHITECTURAL DESIGN SERVICES
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Tel: 01290 411111
Email: info@bannersgate.com

Linden Homes
KMA & KMB Kingsmere
Bicester

Scale: 1:250 @ A1
Date: February 2015
File: 14048

Drawn: SD
Checked: SF
Drawing: 14048 / 114