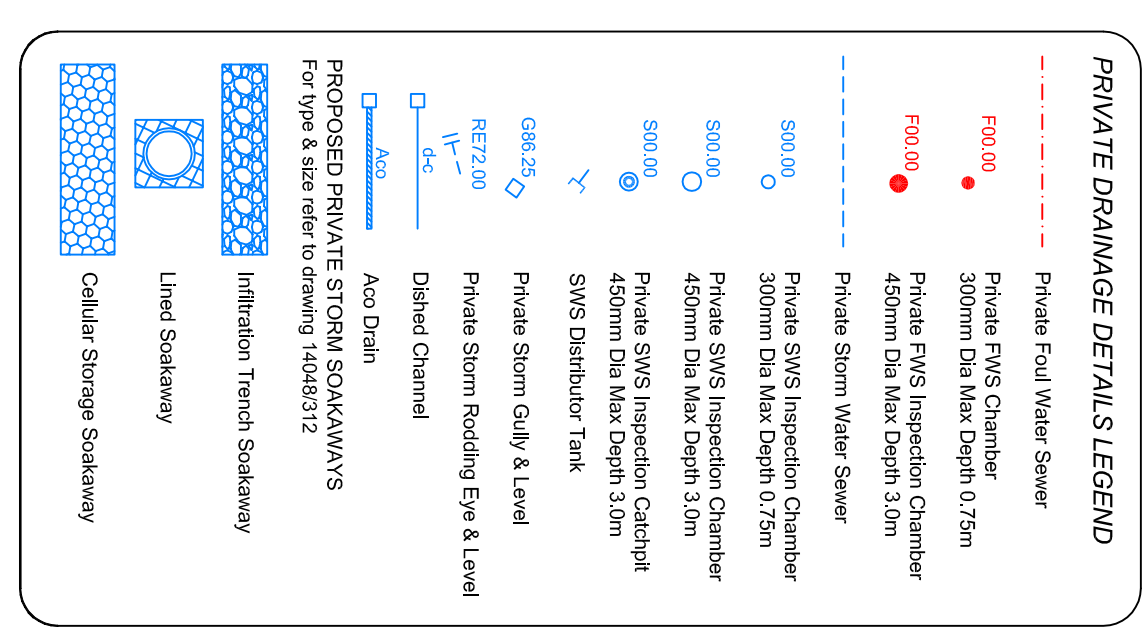
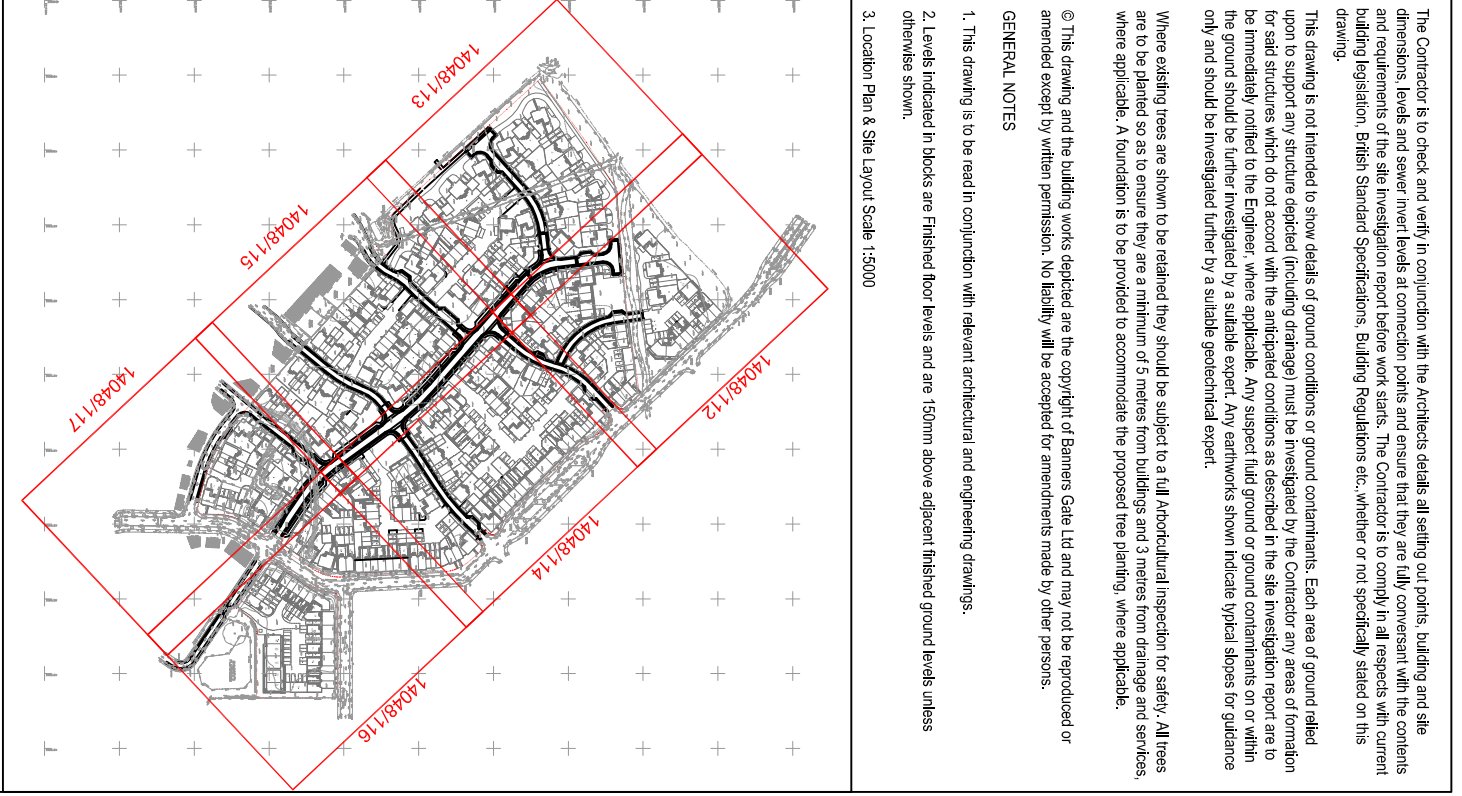


BUILDING DRAINAGE

1. Building drainage shall comply with BS EN 752:2008 and the Building Regulations 2002 part 10.
2. All S/P, R/P and B/G are indicative and must be confirmed on site using direct measurements. Any discrepancies must be reported to Engineer prior to commencement on site.
3. All building drainages shall be 100mm diameter unless shown otherwise.
4. All connections to adoptable sewers shall be 150mm diameter.
5. All building drainage shall be cast iron to BS EN 256 or uPVC to BS 4660 and BS EN 1401-1 with Class B or Class S bedding unless shown otherwise.
6. All pipes under buildings without suspended floors shall have Class S bedding.
7. Grating 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 used by commercial vehicles, and to all pipes with less than 1200mm cover in roads or public areas. Grating shall be cast iron to BS EN 256 or uPVC to BS 4660 and BS EN 1401-1 with Class B or Class S bedding unless shown otherwise.
8. Where a pipe passes through a wall an opening is to be formed to give at least 50mm clearance around the pipe. Blockwork cover shall be supported by a brick. The cover shall have a flat formed upper surface 150mm of each wall face. A rubber pipe of maximum 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 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 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.
11. Inspector chambers located within garages are to have double sealed ball down covers.
12. All private drains which fall towards a road highway and contain two parking bays shall have a 1500mm x 1500mm x 150mm concrete cover with a 150mm x 150mm x 150mm grate. Where a driveway, light trench or channel is to be provided with a suitable gully or drainage channel to prevent water damage to the building.
13. Where a driveway, light trench or channel is to be provided with a suitable gully or drainage channel to prevent water damage to the building.
14. The 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 level of a nodding pipe at the head of a surface water drain is to be set 450mm below finished ground level unless otherwise shown.



PRELIMINARY

To Be Modified

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 SNS Inspection Chamber
- 300mm Dia Max Depth 0.75m
- Private SNS Inspection Chamber
- 450mm Dia Max Depth 3.0m
- Private SNS Inspector Catchpit
- 450mm Dia Max Depth 3.0m
- SNS Distributor Tank
- Private Storm Gully & Level
- Private Storm Roofing Gully & Level
- Dished Channel
- Asso Drain
- Cellular Storage Sockaway
- Lined Sockaway
- Infiltration Trench Sockaway

PROPOSED PRIVATE STORM SOCKAWAYS
 For Type 1 See Note to Drawing 14048/116

Client: Linden Homes

Project: KMA & KMB Kingsmere
 Bicester

Title: Private Drainage Layout
 Sheet 5 of 6

Scale: 1:250 @ A1

Date: February 2015

File: 14048

Drawn: SD

Checked: SF

Drawing: 14048 / 116

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