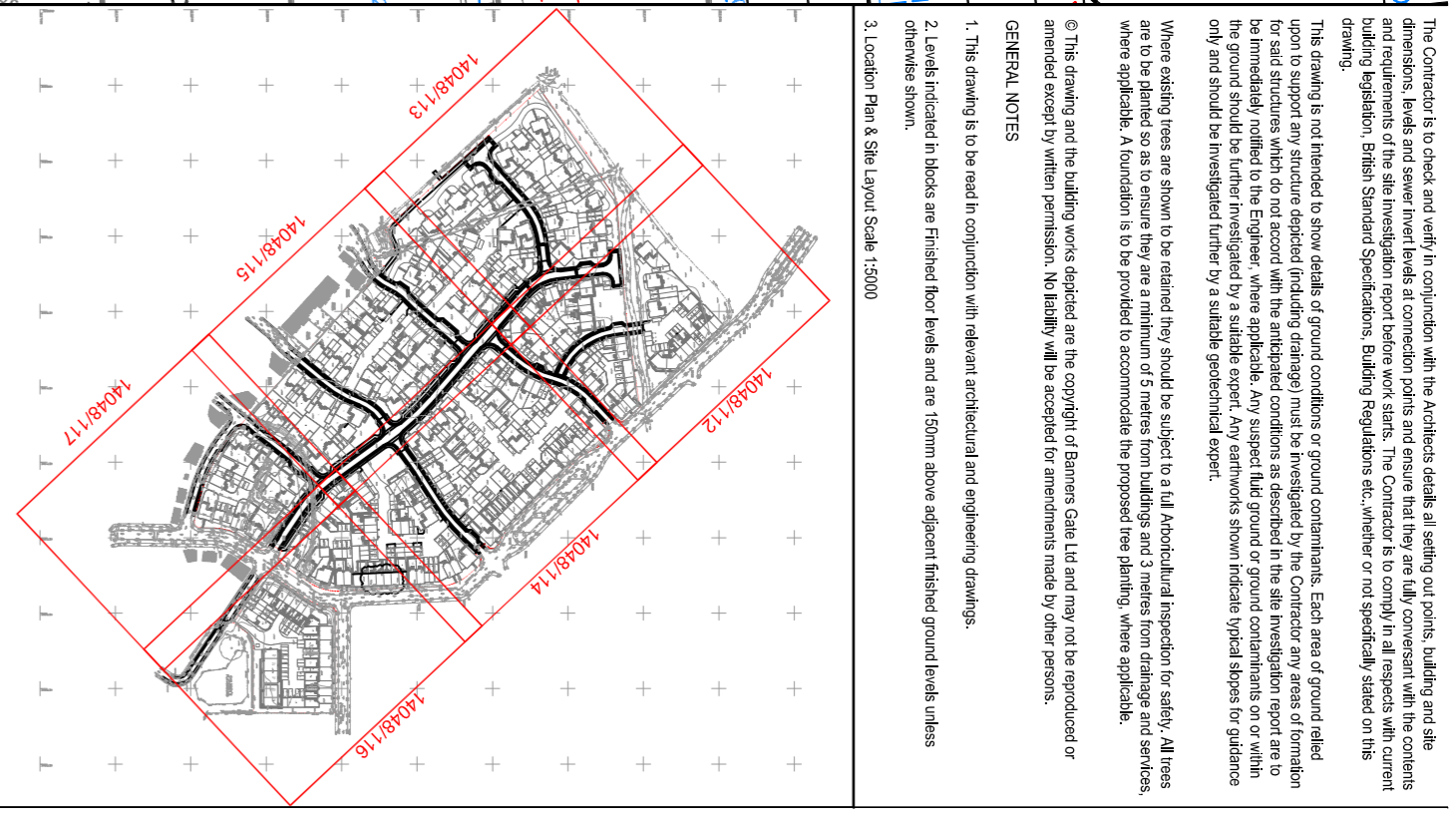
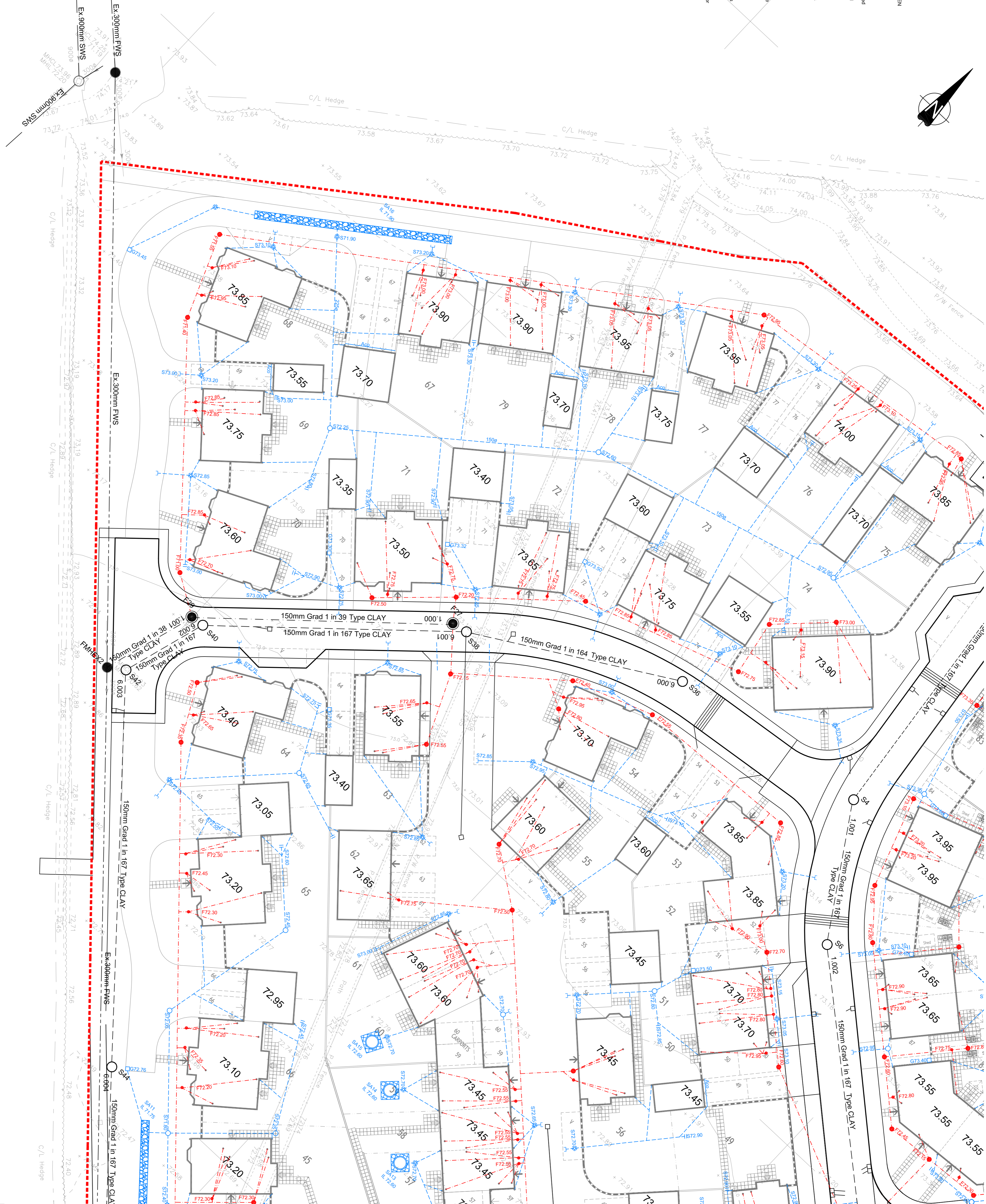
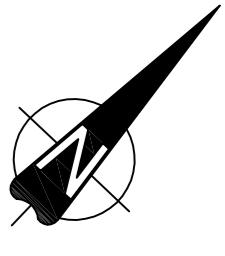


BUILDING DRAINAGE

1. Building drainage shall comply with BS EN 122208 and the Building Regulations 2010 Part F.
2. SVP, SWS and BIG are indicative and must be confirmed on site upon commencement of work.
3. All building drainage shall be 100mm diameter unless shown otherwise.
4. All connections to adaptable sewers shall be 150mm diameter.
5. All building drainage shall be sewers to BS EN 356 or IP/C to BS 4600 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. Concrete gutters shall be provided to all floors with less than 50mm cover in pedestrian areas, to all pipes with less than 60mm cover in private drives and to all pipes with less than 120mm cover in roads or public areas. The depth of the gutter shall be 15mm. A second pipe of minimum 60mm diameter shall be provided to all pipes with less than 120mm cover in roads or public areas to be maintained by using compressible bitumen impregnated fibreglass 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. Brickwork over shall be supported by a lintel. The lintel shall be a joint formed within 150mm of each wall face. A second pipe of minimum 60mm diameter shall be used to continue the sewer.
9. Where a pipe trench is within 1m of a building, the pipe is to be protected with concrete protection and the trench filled with concrete up to a level below the building equal to the distance from the building less 150mm.
10. Where the formation of a pipe trench is above original ground level, it is to be made up with well compacted CP 15/25 material or better.
11. Inspection chambers located within garages are to have double wall ball cover covers.
12. All private drives which fall towards a public highway and exceed two parking bays are to be provided with a storm drain with a standard gully or drainage channel to prevent water from running onto the highway.
13. Where a storm drain flows towards a gully it shall be provided with a standard gully or drainage channel to prevent water from running onto the highway.
14. The lowest level of an access chamber on a road side from a building is to be set 600mm above the finished ground level which shall be shown dimensioned.
15. The lowest level of a road side gully at the head of a surface water drain is to be set 600mm above the finished ground level which shall be shown dimensioned.



PRIVATE DRAINAGE DETAILS LEGEND

- Private Fall 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 Rooding Eye & Level
- Drain Channel
- Agd Drain
- Infiltration Trench Soakaway
- Lineal Soakaway
- Cellular Storage Soakaway

Rev	Description	Date	By
A	Issued for construction	03/03/15	SD
B	Revised to reflect latest survey data & engineering amendments to all	05/03/15	SD

Client: Linden Homes

Project: KMA & KMB Kingsmere Biceaster

Title: Private Drainage Layout Sheet 2 of 6

BANNERS GATE

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Date: February 2015

File: 14048

Drawn: SD

Checked: SF

Drawn: 14048 / 113 A