

PRIVATE DRAINAGE

All private drainage is to comply with Part H of the Building Regulations.
Where a drain run is to be excavated lower than the foundations of any building and the trench is within 1m of the foundation the trench is to be filled with concrete up to the lowest level of the foundation or where the trench is further than 1m from the building, the trench is filled with concrete to a level below the lowest level of the building equal to the distance from the building less 150mm (refer to diagram 8).

All private drainage to be 110mm Ø unless indicated otherwise. Dropout manhole sizes to be in accordance with table 11 & 12 in the above document.

Gradients
Foul water - 110mm, diam. - 1 in 80 minimum (min. of 1 W.C. connected)
Foul water - 150mm, diam. - 1 in 150 minimum (min. of 5 W.C.'s connected)
Surface water - 110mm, diam. - 1 in 100 minimum
Surface water - 150mm, diam. - 1 in 150 minimum
Surface water - 225mm, diam. - 1 in 225 minimum

Levels
(10.00) denotes a foul water invert level.
(10.00) denotes a surface water invert level.

UNIVERSAL ACCESS SYSTEM (Hepworth Building products)

- SDAC1/1 Mini Access Chamber (max.600mm deep by 300mm int.diameter)
(Inlet / Outlet diameters 100/110)
- SPIC6/1 Polypropylene Inspection Chamber PPIC (max.1200mm deep by 475mm int.diameter)
(Inlet diameters 100/110 Outlet 100/110)
- SPIC6/2 Polypropylene Inspection Chamber PPIC (max.1200mm deep by 475mm int.diameter)
(Inlet diameters 100/110/150/160 Outlet 150/160)
- SPIC1/1 Reduced access Telescopic PPIC (1.2m - 3.0m deep by 475mm int.diameter)
(Inlet diameters 100/110 Outlet 100/110)
- SPIC1/2 Reduced access Telescopic PPIC (1.2m - 3.0m deep by 475mm int.diameter)
(Inlet diameters 100/110/150/160 Outlet 150/160)

RE 10.00 Foul Water / Combined Water Drain (private)
Surface Water Drain (private)
Rodding Point

PLEASE REFER TO LATEST REVISION OF HOUSE TYPE WORKING DRAWINGS FOR EXACT LOCATIONS OF DRAINAGE PICK UP POINTS. PLEASE REPORT ANY DISCREPANCY TO REFA BEFORE COMMENCING CONSTRUCTION.

ALL MANHOLE COVERS AND FRAMES MUST COMPLY WITH BS EN124. COVERS IN ROAD TO BE GRADE D400 AND BE 150mm DEEP. MANHOLE COVERS IN CAR PARKING AREAS AND DRIVES TO BE GRADE B125. WHILST LANDSCAPED AREAS MAY BE GRADE A15. ALL TO BE SIZED IN ACCORDANCE WITH PART H OF THE BUILDING REGULATIONS 2002 TABLES 11 & 12

FOUNDATIONS TO BE DESIGNED / CONSTRUCTED TO TAKE INTO ACCOUNT THE PROXIMITY AND DEPTH OF ADJACENT SEWERS AND DRAINS IN ACCORDANCE WITH SFA 7TH EDITION PART B.

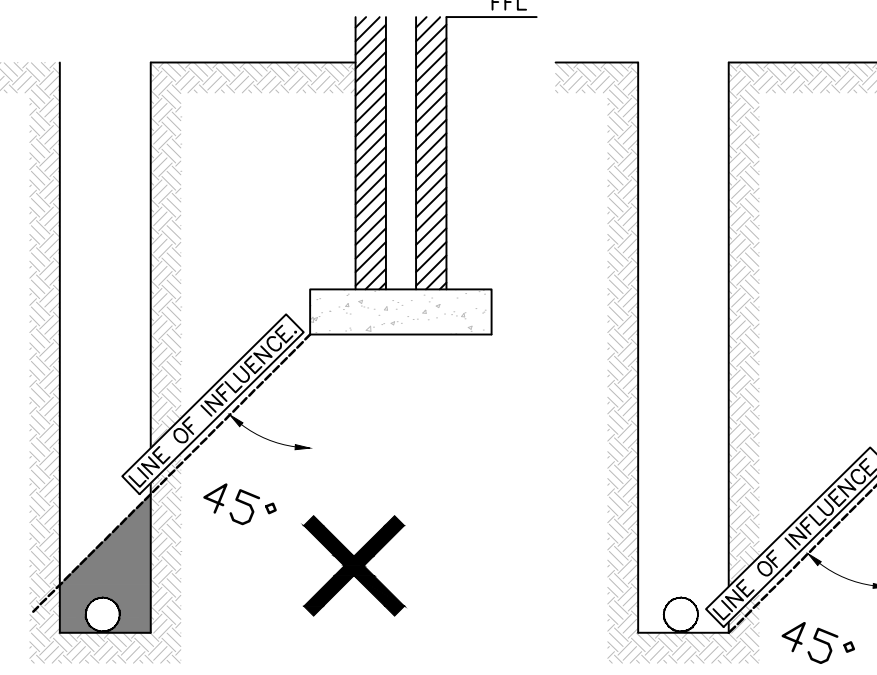
FOR LOCATION OF ACO DRAINS TO PRIVATE & SHARED DRIVEWAYS REFER TO EXTERNAL WORKS LAYOUT. ACO DRAINS TO CONNECT TO PRIVATE SURFACE WATER SYSTEM AT MOST CONVENIENT LOCATION.

ALL PIPES TO HAVE CLASS "S" BED AND SURROUND UNLESS SHOWN OTHERWISE. ALL CONCRETE PIPES TO BE CLASS 120 ALL CLAY PIPES TO BE EXTRA STRENGTH VITRIFIED CLAY ALL UPVC PIPES TO COMPLY WITH BS 4660:2000 & BS EN 1401-1 STRUCTURED WALL UPVC PIPES TO COMPLY WITH BS 4-35-01 MAX. PIPE LENGTH TO BE 3.0m

TO CATER FOR ANY DEVIATIONS IN THE AS CONSTRUCTED ROAD / FOOTPATH LEVELS IN RELATION TO THE DESIGN LEVELS, THE PROPOSED FLOOR LEVELS SHOWN MUST BE CHECKED ON SITE BY THE SITE AGENT OR ENGINEER IN RELATION TO AS BUILT ROAD LEVELS TO ENSURE COMPLIANCE WITH PART M OF THE BUILDING REGULATIONS

CONTRACTOR TO BE AWARE OF AND TAKE APPROPRIATE ACTION TO ENSURE DE-STABILISATION OF ANY EXISTING STRUCTURES, TREES, EMBANKMENTS OR OTHER FEATURES DOES NOT OCCUR AS A RESULT OF ANY EXCAVATIONS WORKS UNDERTAKEN IN ACCORDANCE WITH THE DESIGNS SHOWN ON THIS DRAWING IF CONTRACTOR IS UNSURE ABOUT ANY ASPECT OF THE ABOVE HE SHOULD SEEK ADVICE BEFORE COMMENCING EXCAVATION WORK.

IF THE CLIENT OR CONTRACTOR IDENTIFIES ANY DISCREPANCIES BETWEEN THE DRAWINGS PRODUCED BY REFA FOR THIS PROJECT THEN THEY SHOULD CONTACT REFA IMMEDIATELY AND BEFORE ANY WORKS COMMENCE OR PROCEED IF IN DOUBT ASK !!!



EXCAVATION AND DRAIN/SERVICE TRENCHES SHOULD BE ABOVE 45° LINE. 150mm CONCRETE BED AND SURROUND REQUIRED IF FOUNDATIONS DO NOT EXTEND BELOW INFLUENCE OF DRAIN.

CONTRACTOR TO ENSURE DRAINAGE EXCAVATIONS DO NOT EXCEED THE 45° LINE OF INFLUENCE. IF EXCAVATION IS BELOW INFLUENCE LINE THEN CONCRETE BED AND SURROUND WILL BE NEEDED, IF UNSURE STOP AND ASK.

THIS DRAWING IS BASED ON PLANNING LAYOUT PROVIDED BY CLIENT
DRAWING NUMBER:- KH006 A-100
REVISION:- M
CLIENT TO ENSURE THE ABOVE LAYOUT IS CURRENT BEFORE USING THIS DRAWING FOR CONSTRUCTION PURPOSES

PLEASE NOTE THAT THIS DRAWING IS ISSUED FOR INFORMATION/TENDER PURPOSES ONLY UNTIL TECHNICAL APPROVAL HAS BEEN GRANTED. ANY WORK UNDERTAKEN PRIOR TO TECHNICAL APPROVAL BEING GRANTED IS AT THE CLIENT'S RISK.

