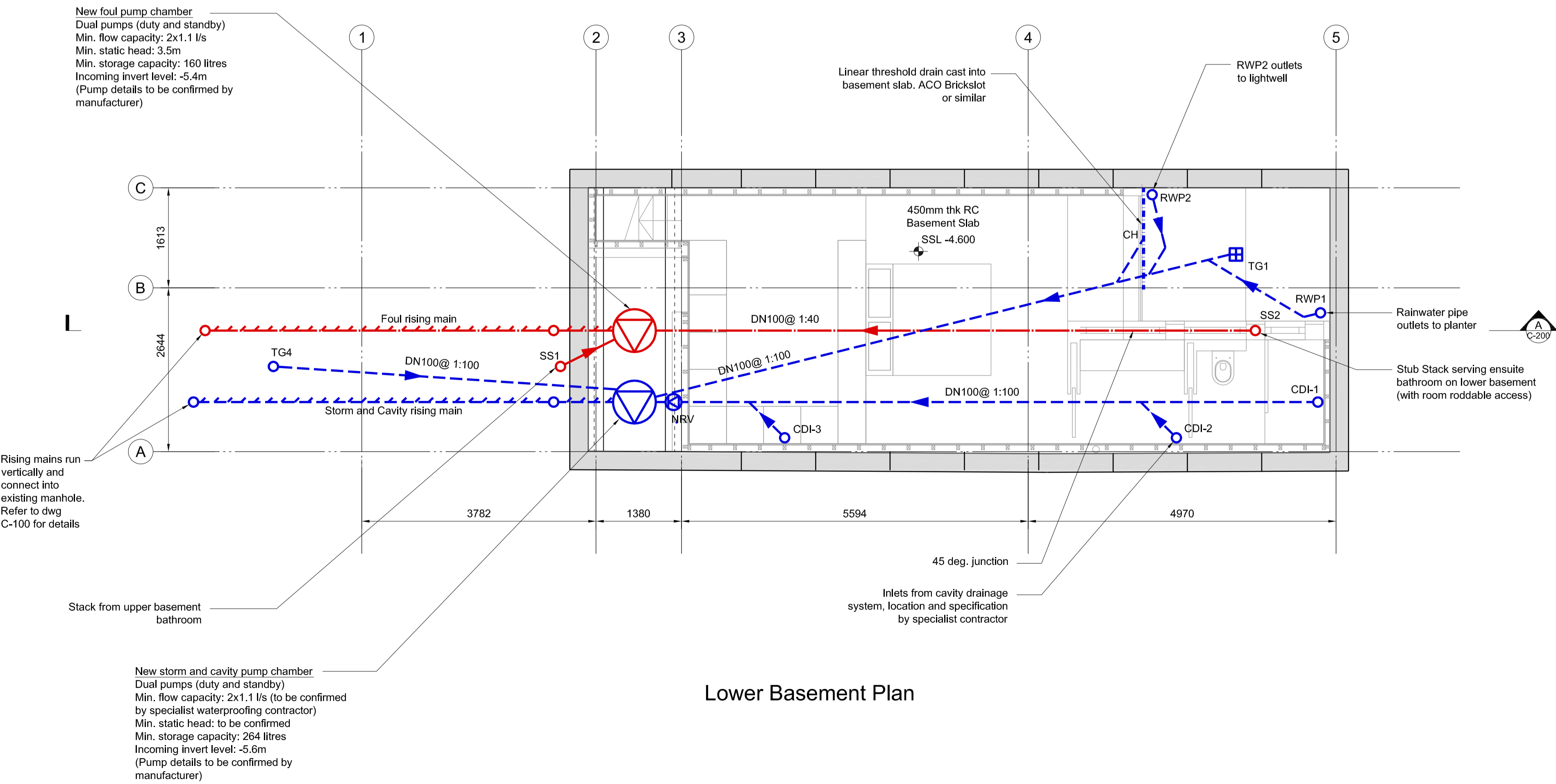
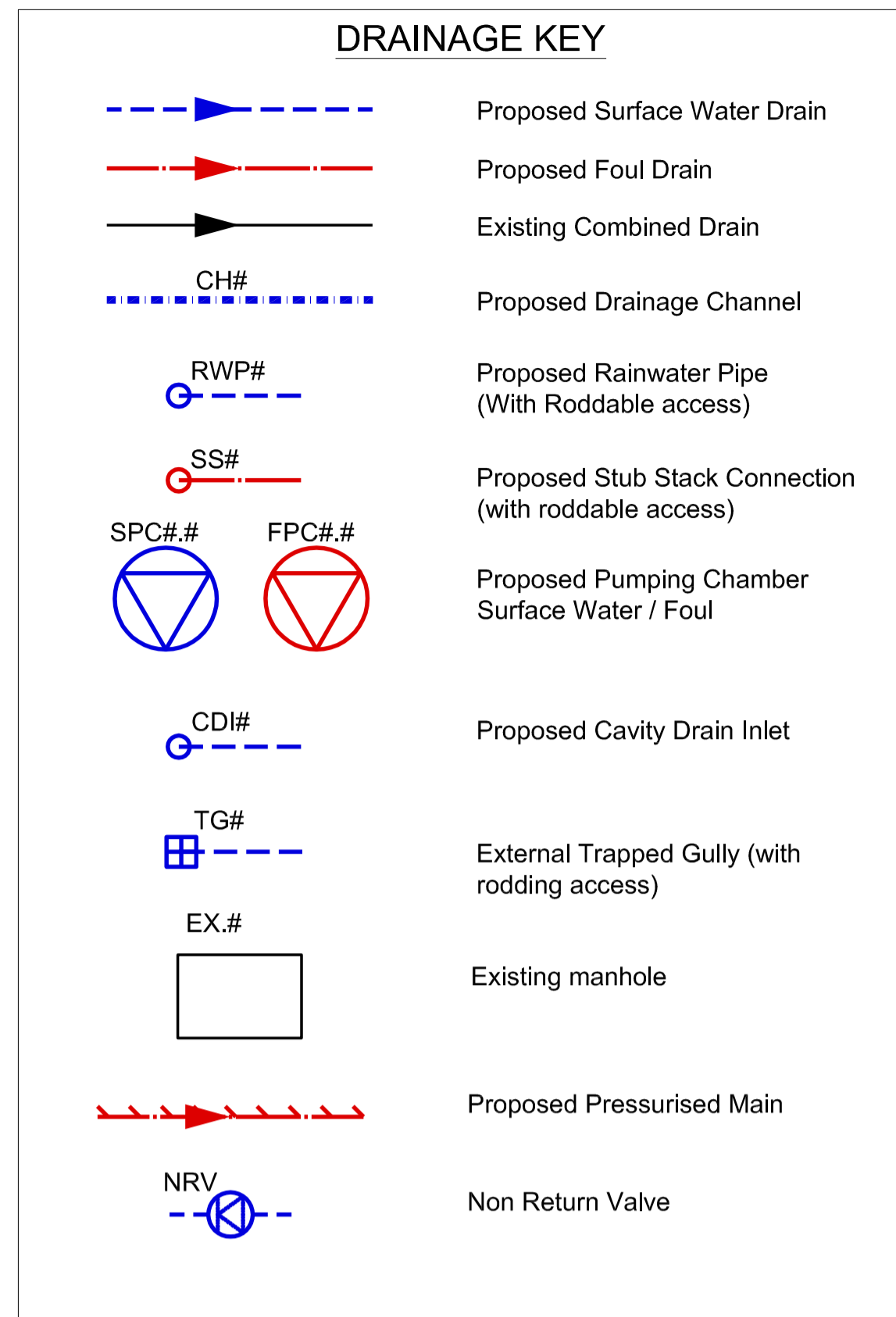


Basement Plan



Lower Basement Plan



General Notes to Drainage

1. All dimensions in mm UNO
2. Design and setting out of above ground drainage by Architect/M&E engineer. All soil pipes, rainwater downpipes, channels and gullies are shown indicatively.
3. Any part of the existing drainage system retained as part of the new scheme shall be cleaned and inspected. Any defects shall be reported to the Engineer.
4. Existing drainage connectivity & condition to be confirmed by Contractor. Before starting work, check invert levels & positions of existing drains, sewers, inspection chambers & manholes against drawings. Report discrepancies.
5. Any drains proposed to be removed, the Contractor is to confirm the drain is no longer live prior to removal/capping.
6. Existing drainage to be removed is to be broken out to bed level and void backfilled with granular material, compacted in layers not exceeding 250mm.
7. Private foul water and surface water drainage is to be constructed in accordance with the building regulations part H (2002), BS EN 12056-2:2002 (inside buildings), BS EN 752:2008 (outside buildings) and all relevant agreement certificates.
8. Any Statutory Authority (eg Section 106 Water Industry Act) connection approvals or new drain adoption approvals to be undertaken by Client / Contractor.
9. Drain connections to be soffit to soffit unless noted otherwise.
10. UNO Gravity drains are to be constructed using flexibly jointed vitrified clay pipes to BS EN 295-1:1995 (Hepworth "Superleve" or similar approved), drains bedded and back filled in accordance with the manufacturer's instructions, all tested in accordance with BS EN 1610:1998.
11. Where drains run at shallow depths under basements and foundations, allow for Cast Iron pipes to BS EN 877 (Saint-Gobain "Timesaver" or similar approved).
12. Pressurised rising mains - allow for ductile iron pipes.
13. All Foul Drains are DN100mm at 1:40 gradient UNO.
14. All Storm Drains are DN100mm at 1:100 gradient UNO.
15. Pipes with cover less than 1200mm under paved areas and 900mm under soft areas to be laid with concrete surround (Class Z or similar).
16. All pipes passing through foundations to be fitted with double rocker pipe connections on each side and/or sleeved through ground beams/walls subject to confirmation with structural engineer.
17. Surface water from private areas is not to be discharged onto public highway.
18. All internal manhole covers and rodding eyes shall be of 'double-seal' type. All external foul drainage manholes shall have double seal covers and all storm drainage manholes shall have single seal cover as a minimum.
19. Manhole covers and frames shall be BS EN 124 and shall be Kitemarked. In blocked/concrete paved areas covers shall be recessed fabricated steel. All recessed covers shall be in accordance with the FACTA association gradings and shall match the Architects finishes.
20. Cover levels are to be adjusted locally to suit finished ground levels.
21. Access panels are to be provided to all rainwater pipes, max 600 above finished ground level.
22. All drains to be tested before backfilling the trench and again after back filling - this may need to be witnessed by the local building control officer - contractor to confirm. Contractor to agree preferred method of testing (Water or Air test) with building control/engineer.
23. HEALTH AND SAFETY: The works shall be carried out by specialist competent and experienced contractors who are members of a recognised national organisation. Operatives shall have received full and appropriate training for the operations they are to undertake. All work shall be carried out in accordance with all pertinent Health and Safety Regulations.
24. HEALTH AND SAFETY: Care should be taken to locate services prior to any excavation.

P1	27.11.14	Preliminary Issue	FC	JA
Rev	Date	Description	Drm	App

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Project **4b Parkhill Road**

Drawing Title **Drainage Layout Basements**

Drawing Status **Preliminary**

Drawn by	Checked by	Sheet size	Scale
FC	JA	A1	1:50

Drawing Number	Revision
J2171-C-099	P1

CAVITY DRAINAGE SYSTEM DETAILS BY SPECIALIST WATERPROOFING CONTRACTOR

STACK LOCATIONS TO BE CONFIRMED BY ARCH./M&E ENGINEER