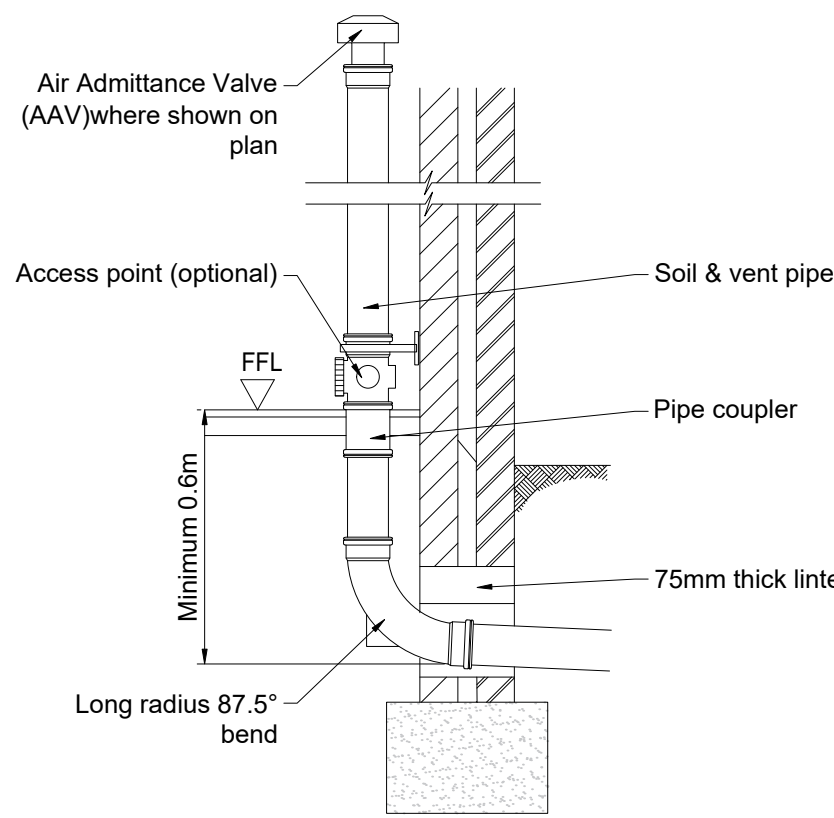
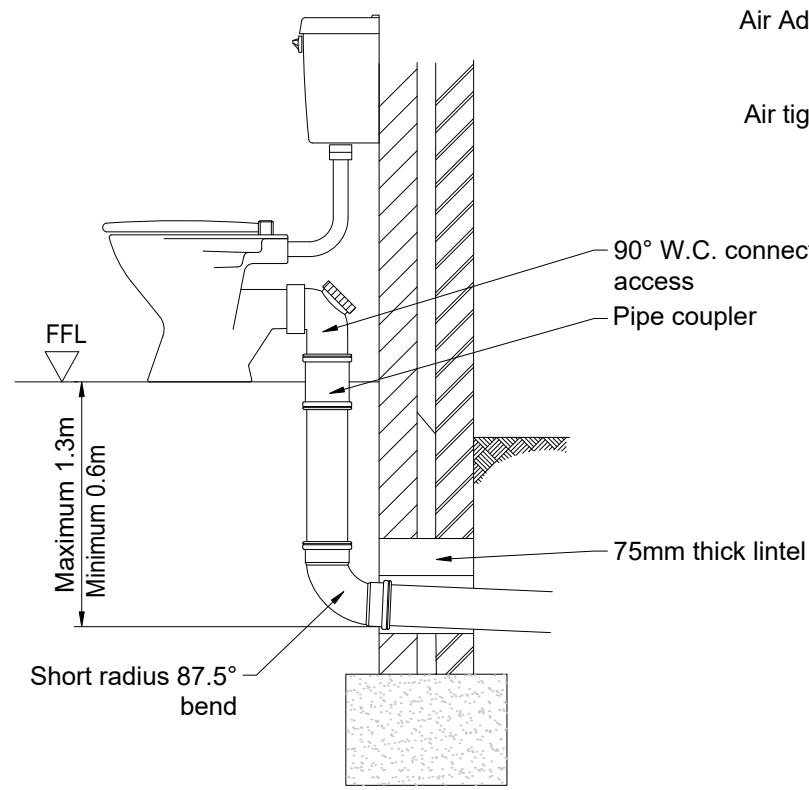




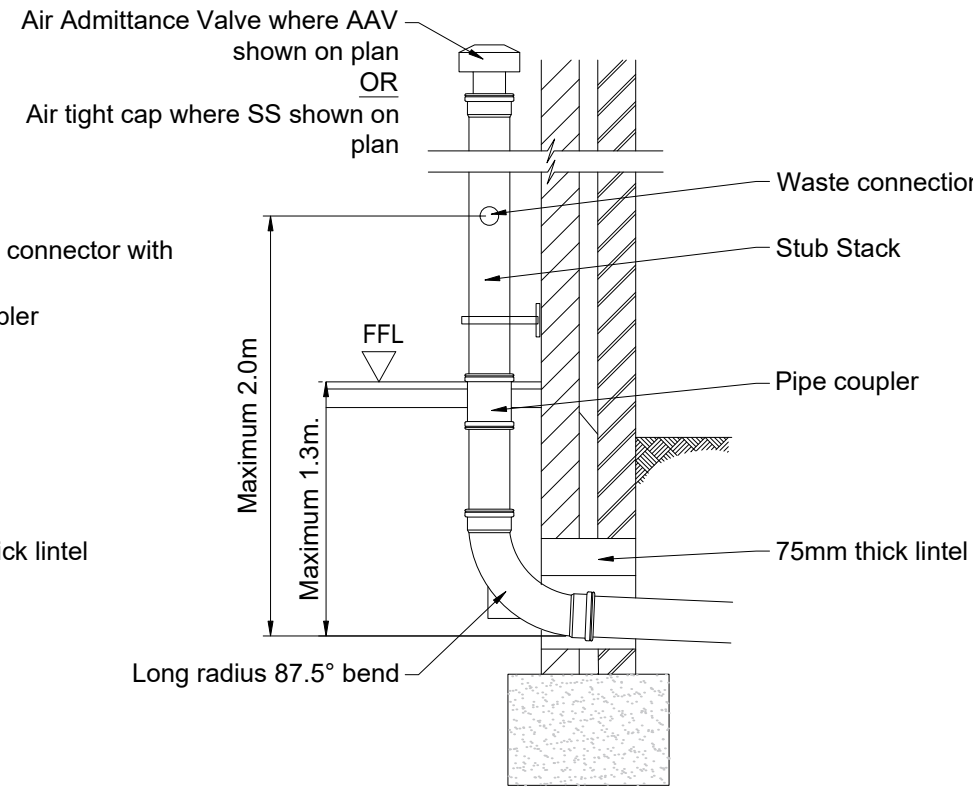
SVP to drain

Scale: 1:20



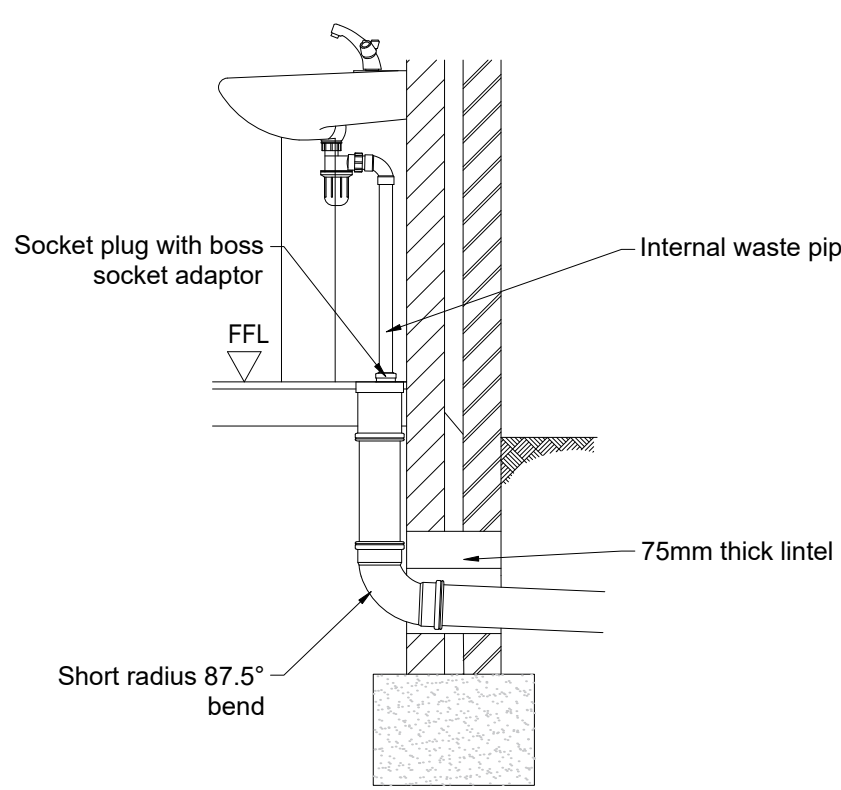
W.C. Direct to drain

Scale: 1:20



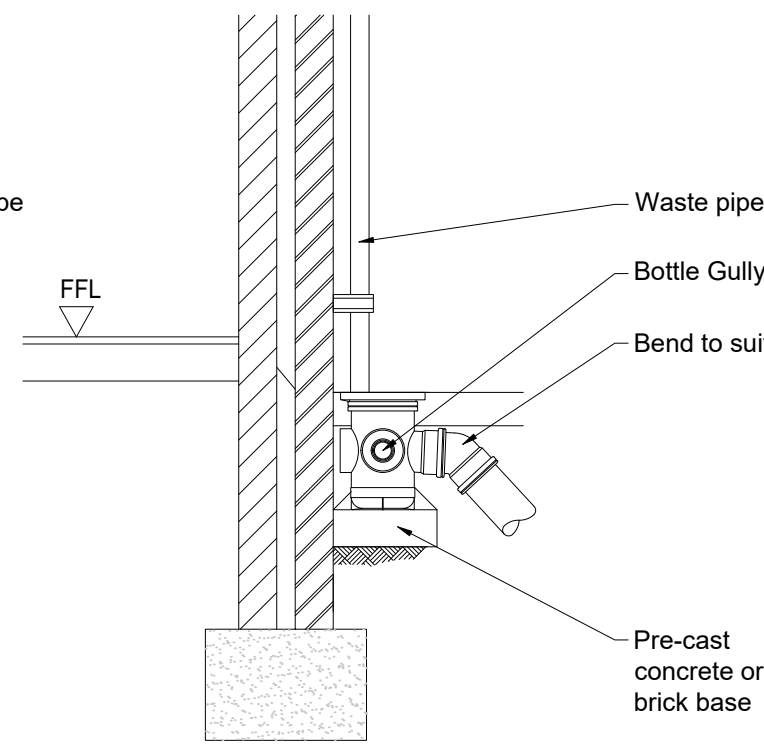
SS to drain

Scale: 1:20



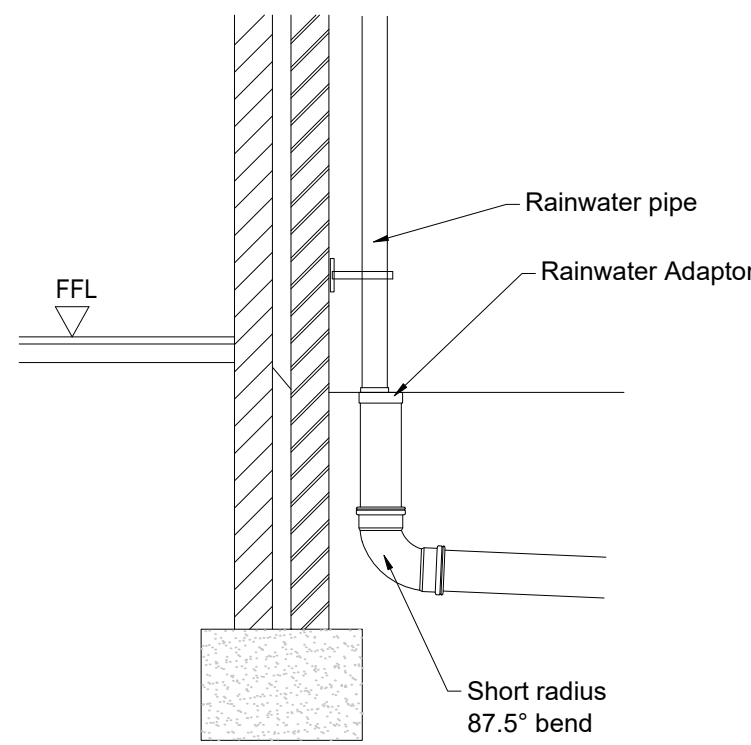
Internal Waste to drain

Scale: 1:20



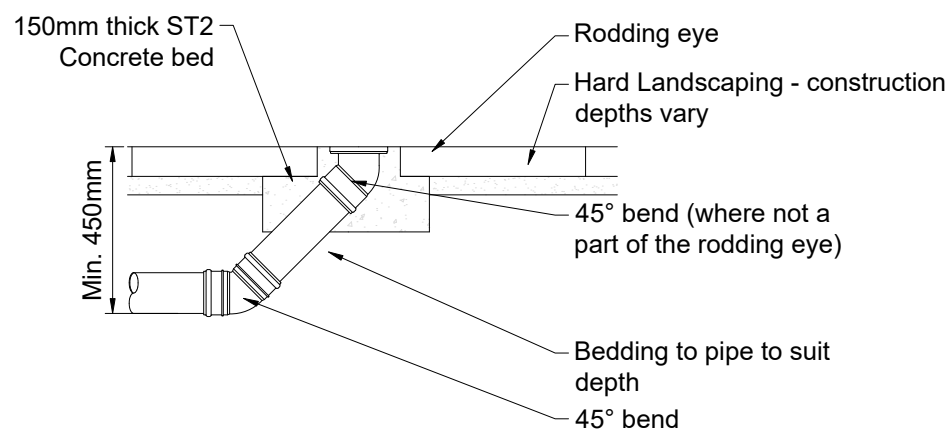
External Waste to Gully

Scale: 1:20



RWP to drain

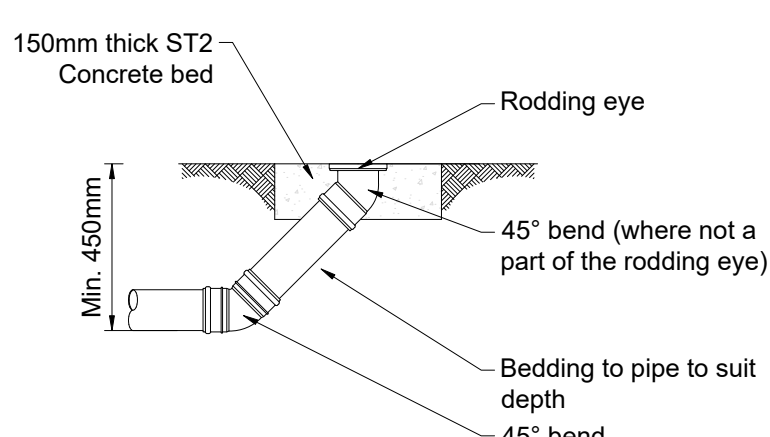
Scale: 1:20



Rodding Eye

Hard Landscaped Area

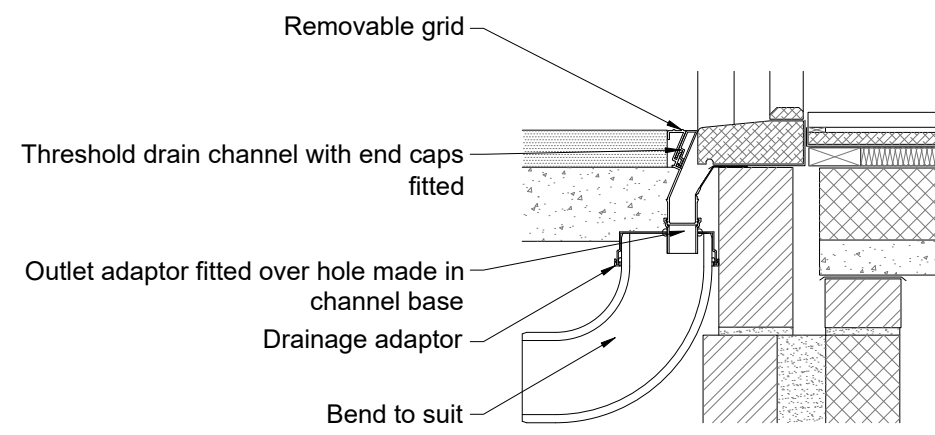
Scale: 1:20



Rodding Eye

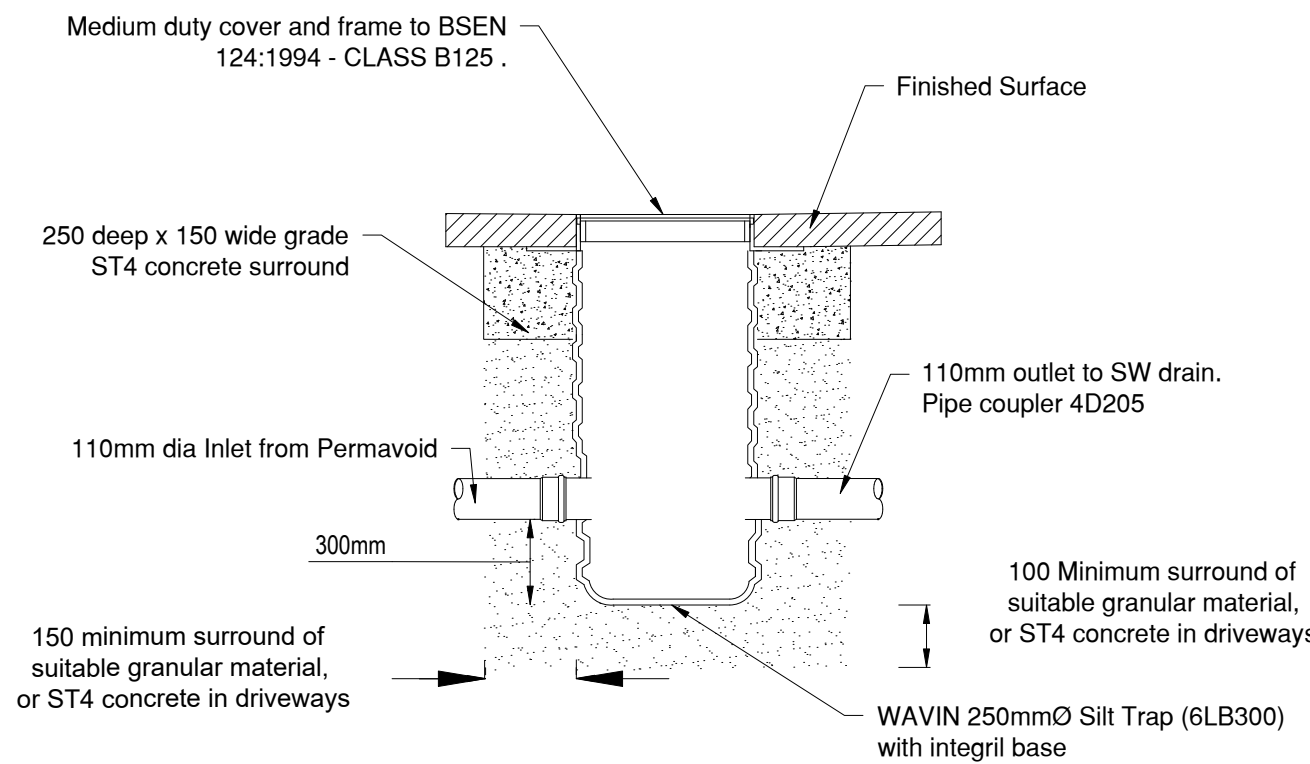
Soft Landscaped Area

Scale: 1:20



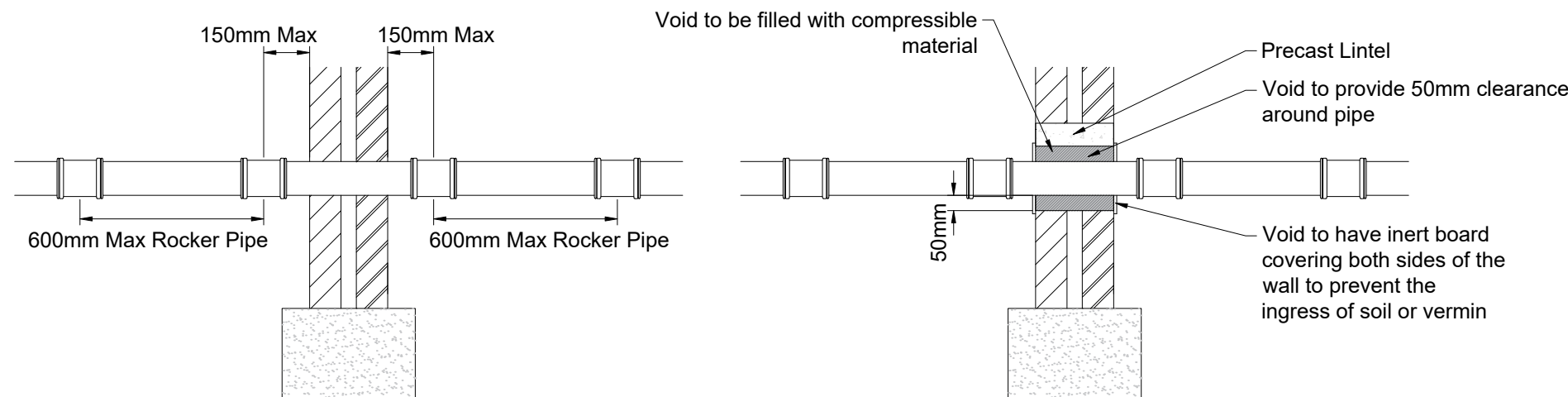
Threshold Drain Detail

Scale: 1:20



Silt Trap Detail (ST)

Scale: 1:20



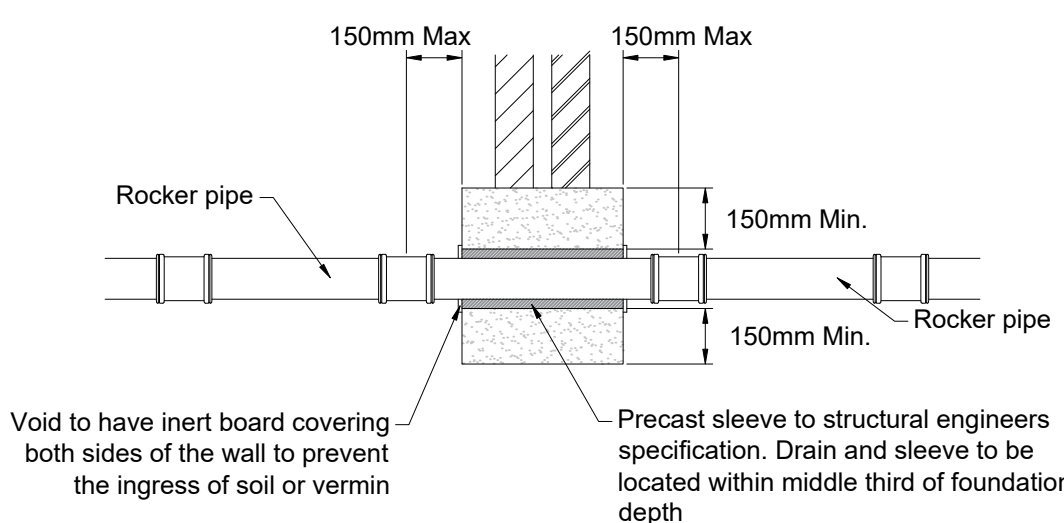
(A) Short length of pipe bedded in wall, joints formed within 150 of either wall face. adjacent rocker pipes of max. length 600mm with flexible joints.

(B) Arch or linteled opening to give 50 space all round the pipe.

Pipe Through Walls

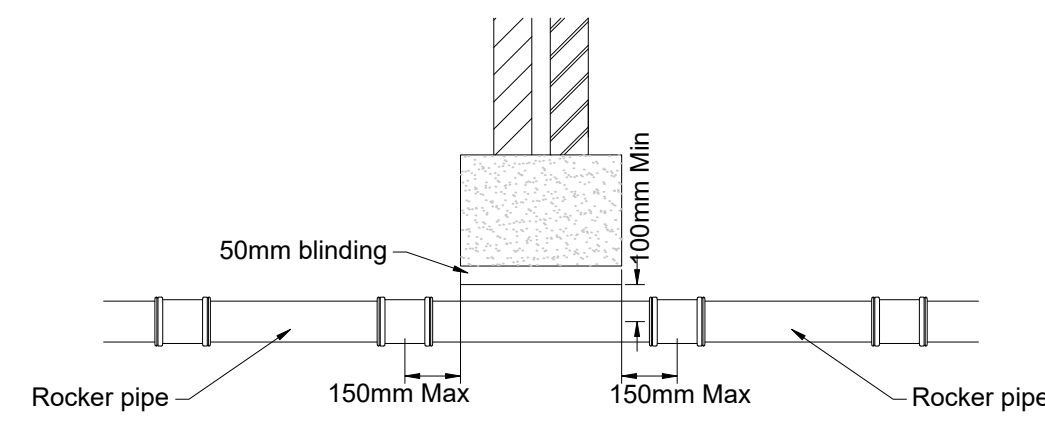
Building Regulations Part H Diagram 7

Scale: 1:20



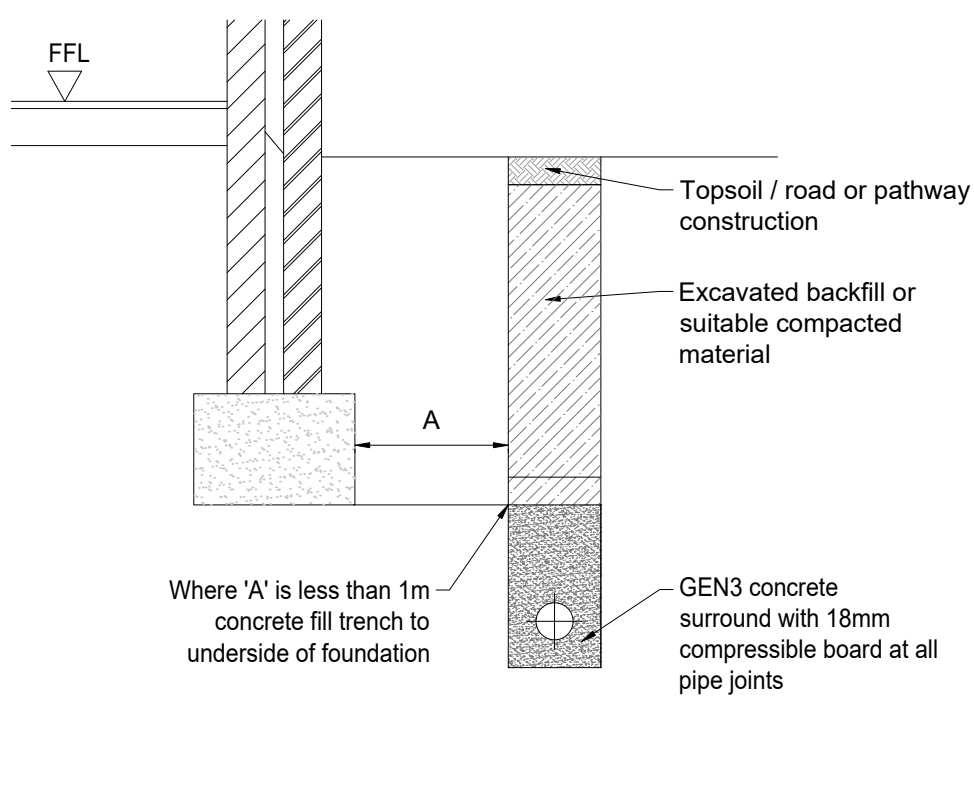
Pipe Through Strip Foundation

Scale: 1:20



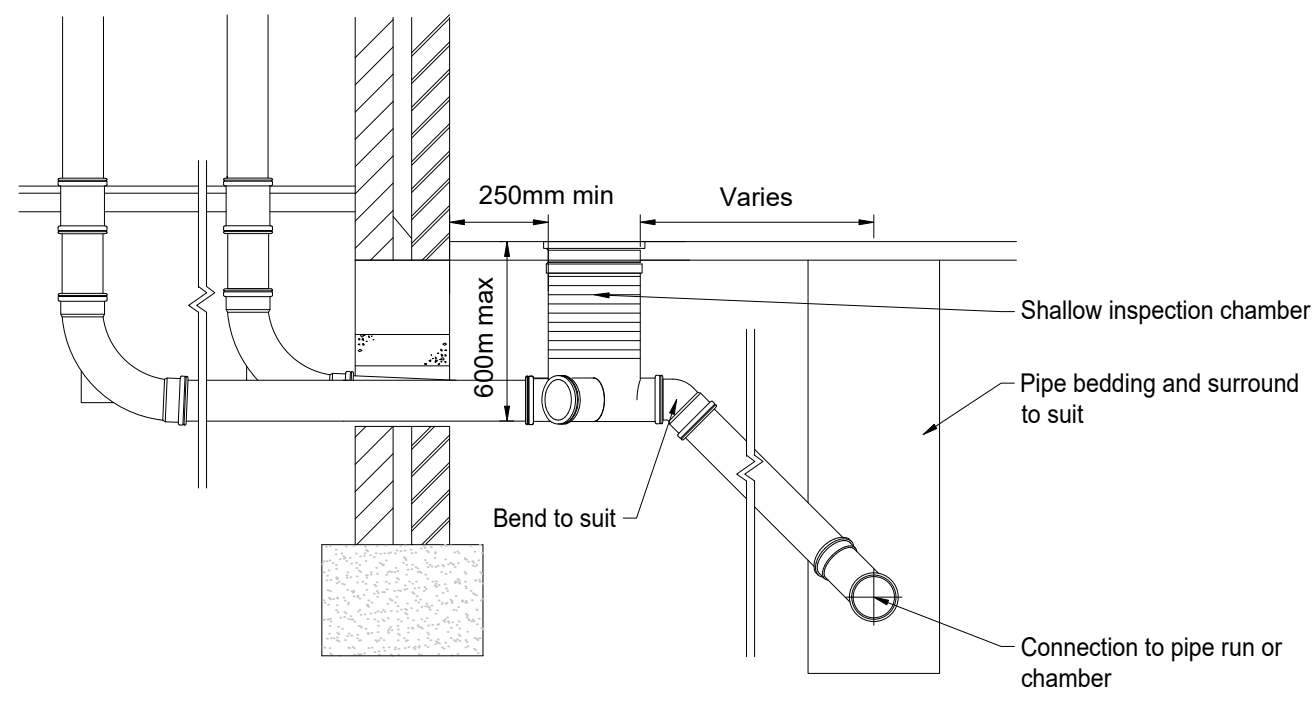
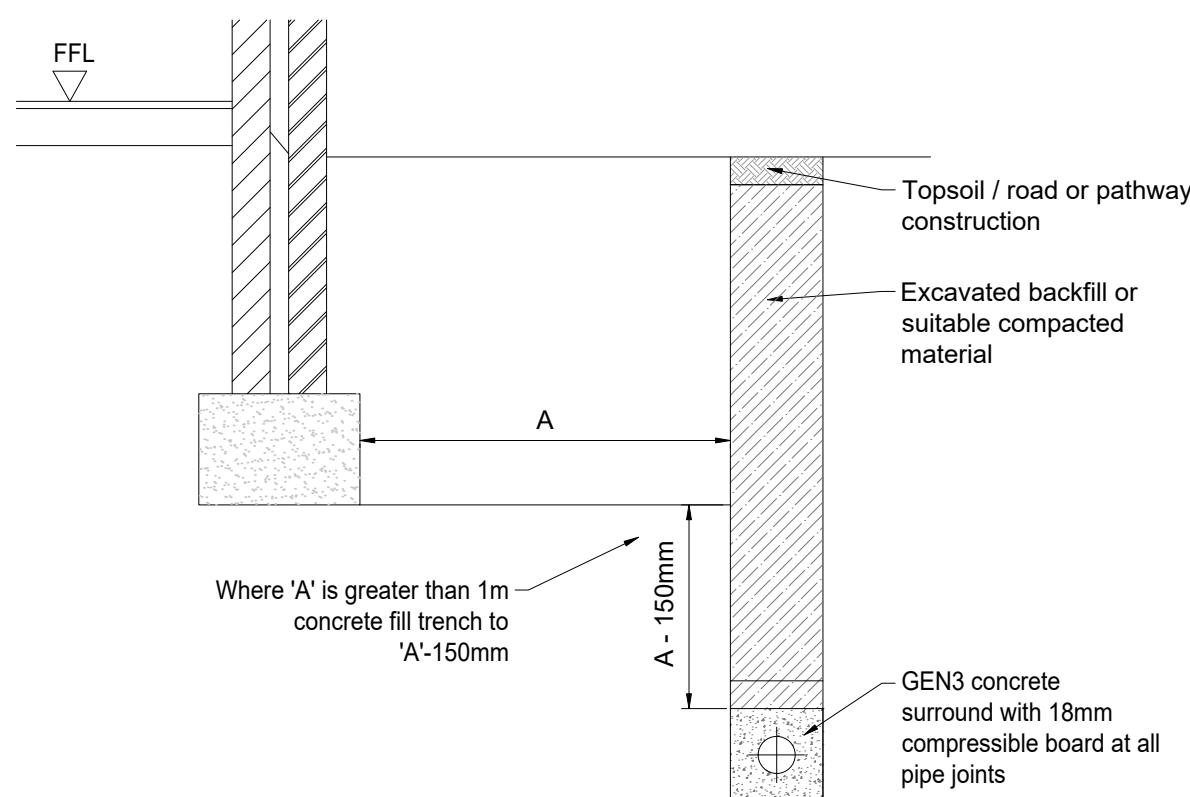
Pipe Under Foundation

Scale: 1:20



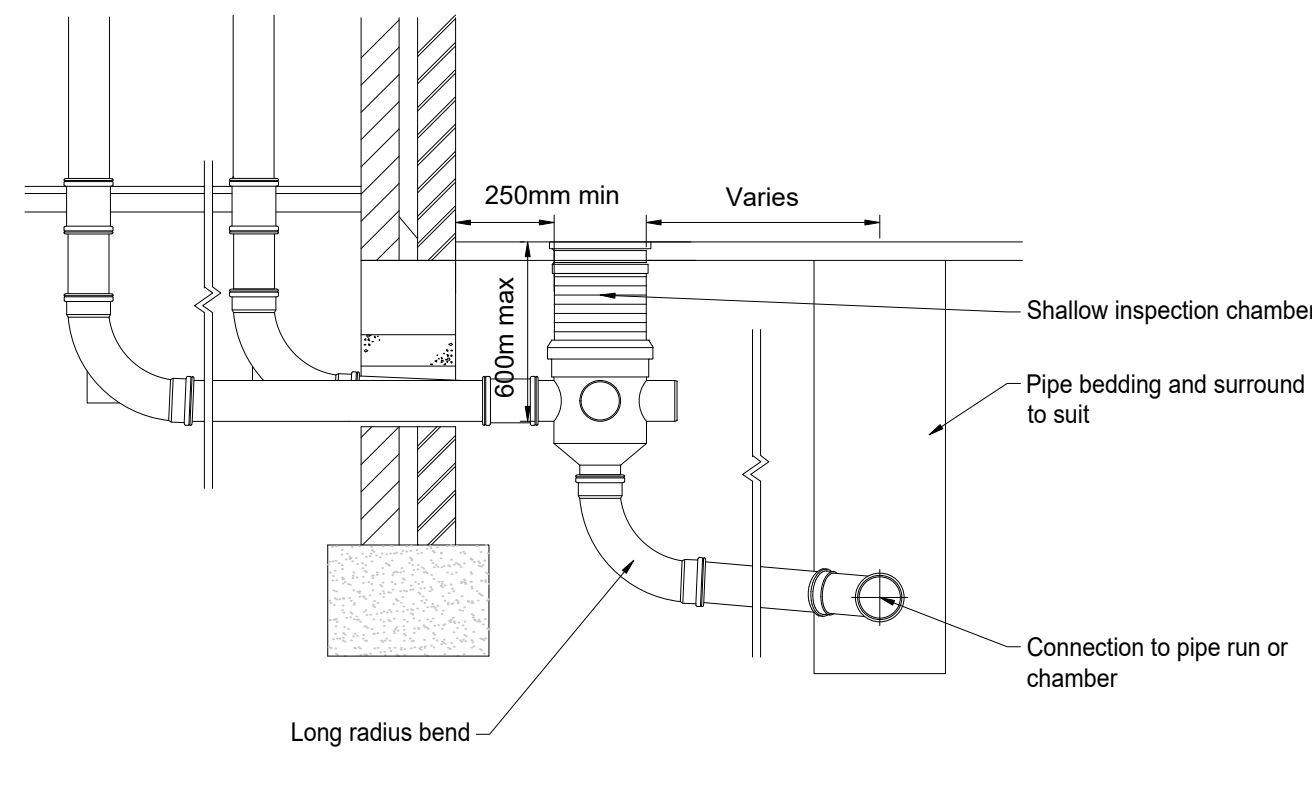
Pipe Runs Near Buildings

Scale: 1:20



SIC Connection to Main Drain Run

Scale: 1:20



250mm Ø Bottom Outlet Chamber to Main Drain Run

Scale: 1:20

The Contractor is to check and verify in conjunction with the Architects details all setting out points, building and site dimensions, levels and level invert levels at connection points and ensure that they are fully compliant with the contents and of requirements the site investigation report before work starts.

This drawing is not intended to show details of ground conditions or ground contaminants. Each area of ground relied upon to support any structure depicted (including drainage) must be investigated by the Contractor any areas of formation for said structures which do not accord with the anticipated conditions as described in the site investigation report are to be immediately notified to the Engineer, where applicable. Any suspect fluid ground or ground contaminants on or within the ground should be further investigated by a suitable expert. Any weaknesses shown indicate typical slopes for guidance only and should be investigated further by a suitable geotechnical expert.

Where existing trees are shown to be retained they should be subject to a full Arboricultural inspection for safety. All trees are to be planted as to ensure they are a minimum of 5 metres from buildings and 3 metres from drainage and services, where applicable. A foundation is to be provided to accommodate the proposed tree planting, where applicable.

© This drawing and the building works depicted are the copyright of Adema Consulting Limited and may not be reproduced or amended except by written permission. No liability will be accepted for amendments made by other persons.

NOTES:

- This drawing is to be read in conjunction with the relevant specification and all other related drawings issued by the engineer.
 - Do not scale from this drawing. Work from figured dimensions only.
 - All dimensions shown on this drawing are in millimetres unless otherwise stated.
 - All dimensions, levels and survey grid co-ordinates are to be checked on site and the engineer notified immediately of any discrepancies prior to the commencement of the works.
 - No deviation from the details shown on this drawing is permitted without prior permission from the engineer.
 - Prior to the commencement of works, the contractor must check the invert levels of the existing spurs and manhole chambers to which any connections are to be made. any discrepancies shall be reported to the engineer immediately.
 - All concrete and concrete products below ground level shall be class DS-1 and AC1 sulphate resistant in accordance with BRE special digest 1.
 - The setting out of the drainage works is to be agreed on-site with the engineer, prior to the commencement of works.
 - The contractor shall take all necessary precautions to protect the drainage works for the duration of the contract.
 - The contractor shall contact all of the appropriate statutory undertakers and establish the exact location of all services, prior to the commencement of the works, by hand dug trial pits.
 - All pipe connections shall be made soffit to soffit.
 - Stated cover levels are for guidance only and shall be set to the finish levels of the carriageway/footway/verge.
 - All pipe sizes stated are nominal internal diameters in millimeters.
 - All soft spots and voids shall be removed prior to construction and replaced with suitable fill material as agreed with the engineer.
 - Approved residual weed killer (which does not contain atrazine or simazine) must be applied to all formations.
- PLOT DRAINAGE
- Private foul water and surface water drainage is to be constructed in accordance with the building regulations, BS EN 752 and relevant agreement certificates.
 - Drains to be constructed using flexibly jointed vitrified clay pipes to BS 65 "super strength" specification or upvc building drainage system pipework to BS EN 1401, bedded and backfilled in accordance with the manufacturer's instructions and the specifications.
 - Backfilling of drain trenches adjacent to dwellings of other structures to be in accordance with the building regulations Part H, diagram 8.
 - All soil vent pipe, stub stacks, air admittance valves and rain water pipe locations are indicative only. For actual locations please refer to architects plans and elevations.
 - Surface water from private areas is not to be discharged onto the proposed highway.
 - Drains to be constructed under dwellings with suspended floor slabs should be either installed using a proprietary hanger system where "beam and pot" or similar construction is used, or should be cast into local slab thickening where reinforced concrete ground slabs are to be poured in situ.
 - Drains in areas of made ground to be constructed by first making up the area to approximately finished level and then excavate through the fill material into undisturbed ground. The drain trench is then to be backfilled to formation level using suitable granular fill material well compacted in layers not exceeding 225mm.

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION
PENDING APPROVAL

Rev.	Description	Dm	Ckd	Date

Client

HHD
HAMILTON HOUSING & DEVELOPMENT
www.hhd.co.uk

Project

Land adjacent Seftor School,
House, Seftor Road

Title

Private Drainage
Details - Sheet 2

ADAMA CONSULTING
Civil & Infrastructure Engineering Design
Unit 34, The Enterprise Centre, Cranborne Road, Potters Bar, EN6 3DQ
Tel: 01707 800 271 E-mail: info@adama-consulting.com
Web: www.adama-consulting.com

Scale	NTS @ A1	Drawn	MD
Date	March 2022	Checked	TL
File	PR21-023-Civils-dwgs-451	Drawing No	21-023-451
		Rev	-