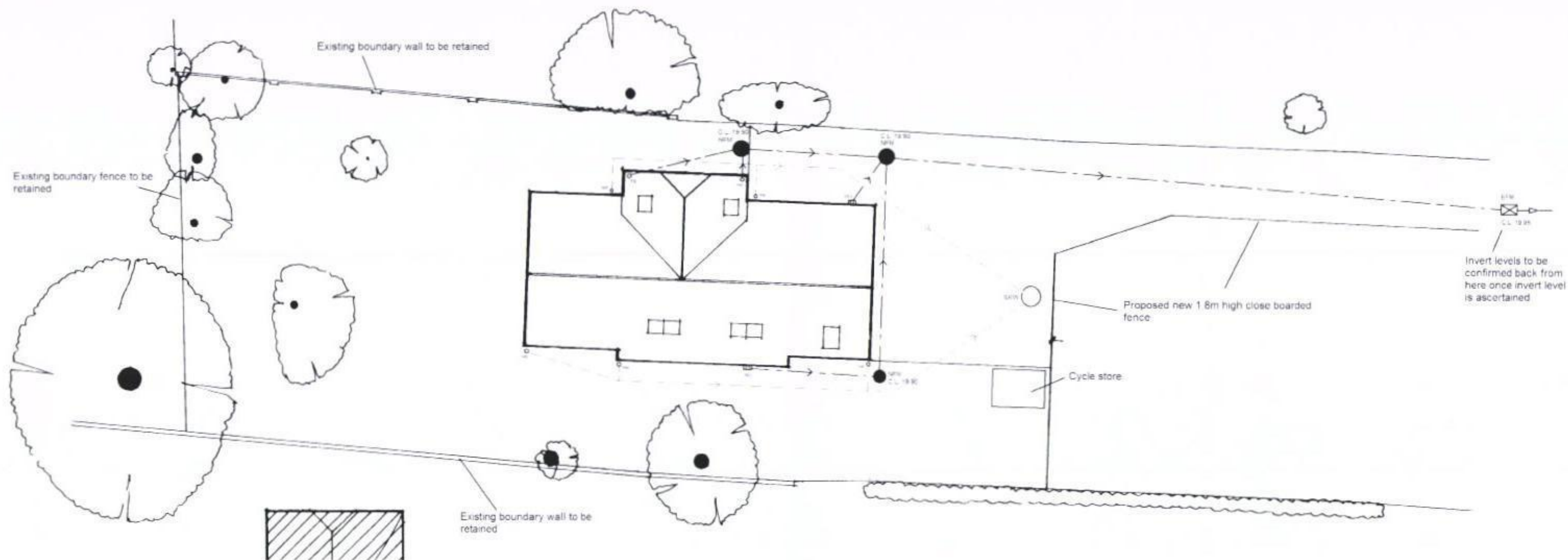




PROPOSED DRAINAGE LAYOUT

GENERAL DRAINAGE SPECIFICATION

ALL ABOVE AND BELOW GROUND DRAINAGE TO BE CARRIED OUT IN ACCORDANCE WITH APPROVED DOCUMENT H (2002) BUILDING REGULATIONS OR B.S. 5512 (1994) / B.S. 5501 (1995) AND TO THE SATISFACTION OF THE BUILDING CONTROL OFFICER.

BELOW GROUND

PIPES SHALL BE MINIMUM 100MM DIAMETER, U.P.V.C. OR CLAY WITH FLEXIBLE JOINTS. PIPEWORK TO BE LAID IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS BEDDING TO BE APPROPRIATE TO GROUND CONDITIONS AND AS REQUIRED BY MANUFACTURER. PIPE GRADIENTS TO BE GENERALLY 1:40 UNLESS DESIGNED TO BE LESS. NO FALL TO BE BELOW 1:80.

MANHOLES AND OTHER ACCESS POINTS TO BE OF SUITABLE SIZE AND CONSTRUCTION FOR DEPTH AND LOCATION.

SURFACE WATER DRAINAGE AS ABOVE CONNECTING TO APPROVED MAIN DRAIN OR SOAKAWAY. SOAKAWAY TO BE OF SIZE AND CONSTRUCTION APPROPRIATE TO THE GROUND CONDITIONS AND A MINIMUM OF 6 METRES AWAY FROM ANY BUILDINGS.

ABOVE GROUND

PIPEWORK FROM SANITARYWARE TO BE AS FOLLOWS:-

40MM MIN. FROM BATH, SINK AND SHOWER.

32MM MIN. FROM WASHBASIN.

TRAPS TO BE MINIMUM 75MM SEAL.

STACK VENTILATING PIPES TO FINISH A MINIMUM 900MM ABOVE ANY OPENING INTO THE BUILDING WITHIN 3 METRES AND TERMINATE WITH A WIRE CAGE OR SIMILAR. RAINWATER GUTTERS TO BE SIZED ACCORDING TO ROOF AREA AND DRAINED WITH AN ADEQUATE NUMBER OF OUTLETS.

TESTING

UNDERGROUND DRAINAGE TO BE TESTED FOR WATER TIGHTNESS BEFORE AND AFTER BACKFILLING USING AN APPROVED METHOD.

SOIL STACKS TO BE SIMILARLY TESTED FOR AIR TIGHTNESS.

KEY

	REPRESENTS EXISTING FOUL SEWER RUN.
	REPRESENTS NEW 100mm DIAMETER FOUL DRAINAGE RUNS.
	REPRESENTS NEW 100mm DIAMETER STORM DRAINAGE RUNS.
	REPRESENTS EXISTING FOUL MANHOLE.
	REPRESENTS PROPOSED LOCATION FOR SOAKAWAY.
	REPRESENTS NEW FOUL WATER MANHOLE.
	REPRESENTS SOIL VENT PIPE.
	REPRESENTS STUB SOIL VENT PIPE.
	REPRESENTS RAIN WATER PIPE.
	REPRESENTS RODDING EYE POINT.
	REPRESENTS BACK INLET GULLEY.
	REPRESENTS EXISTING TREES TO BE RETAINED.

ALTERATION NOTE

ANY ALTERATIONS TO THIS PLAN LAYOUT TO BE TO SATISFACTION OF BUILDING CONTROL OFFICER AND IN ACCORDANCE WITH BUILDING REGULATIONS.

PART M NOTES

DWELLING APPROACHES TO BE IN ACCORDANCE WITH PART M OF THE BUILDING REGULATIONS 1999.

RAMP INFORMATION PROVIDED TO BE CONFIRMED ON SITE.

RAMPED APPROACH INFORMATION FOR PART M COMPLIANCE

THE INTENTION IS TO PROVIDE A HARD SURFACED RAMPED APPROACH. IDEALLY THIS APPROACH RAMP WILL BE FORMED AS PART OF THE DRIVE WORKS AND WILL BE LAID TO RUN TO THE LEVEL THRESHOLD OF THE PRINCIPAL ENTRANCE DOOR. IF A SHINGLE OR SIMILAR DRIVE IS PREFERRED THE HARD SURFACED RAMP WILL BE PROVIDED TO COMPLEMENT THIS. AGREEMENT WILL BE REACHED WITH THE INSPECTING AUTHORITY AS TO THE LIKELIHOOD OF VISITORS ARRIVING EITHER ON FOOT, IN A WHEELCHAIR OR BY CAR. THIS WILL THEN DETERMINE WHETHER THE HARD SURFACED APPROACH RAMP IS PROVIDED FROM THE EDGE OF THE SITE OR FROM A POINT AT WHICH A CAR IS PARKED WITHIN THE PLOT. THE RAMP IS TO BE A MINIMUM OF 900mm WIDE WITH CROSSFALLS NO GREATER THAN 1:40. THERE WILL BE A 1.2M LONG FLAT LANDING AT THE TOP AND BOTTOM OF THE RAMP EXCLUSIVE OF ANY DOOR OR GATE SWING. FOR RAMPS UP TO 3M LONG THE MAXIMUM GRADIENT WILL BE 1 IN 12. FOR RAMPS UP TO 10M LONG THE MAXIMUM GRADIENT WILL BE 1 IN 15.

NOTE - PIPE POSITIONS SHOWN AT THERE LOCATIONS ON THE GROUND FLOOR SLAB / WALLS, LOCATIONS AT FIRST FLOOR MAY VARY. THIS DRAWING TO BE READ IN CONJUNCTION WITH SITE SURVEY AND SITE PLAN, FINAL LEVELS TO BE DETERMINED FROM SITE.

Client: Mr & Mrs Stepien

Site: Land at rear of 1A Beach Road, Emsworth, Hampshire. PO10 7JS

Scale: 1:200

Drawing No: 15-037/DL1

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