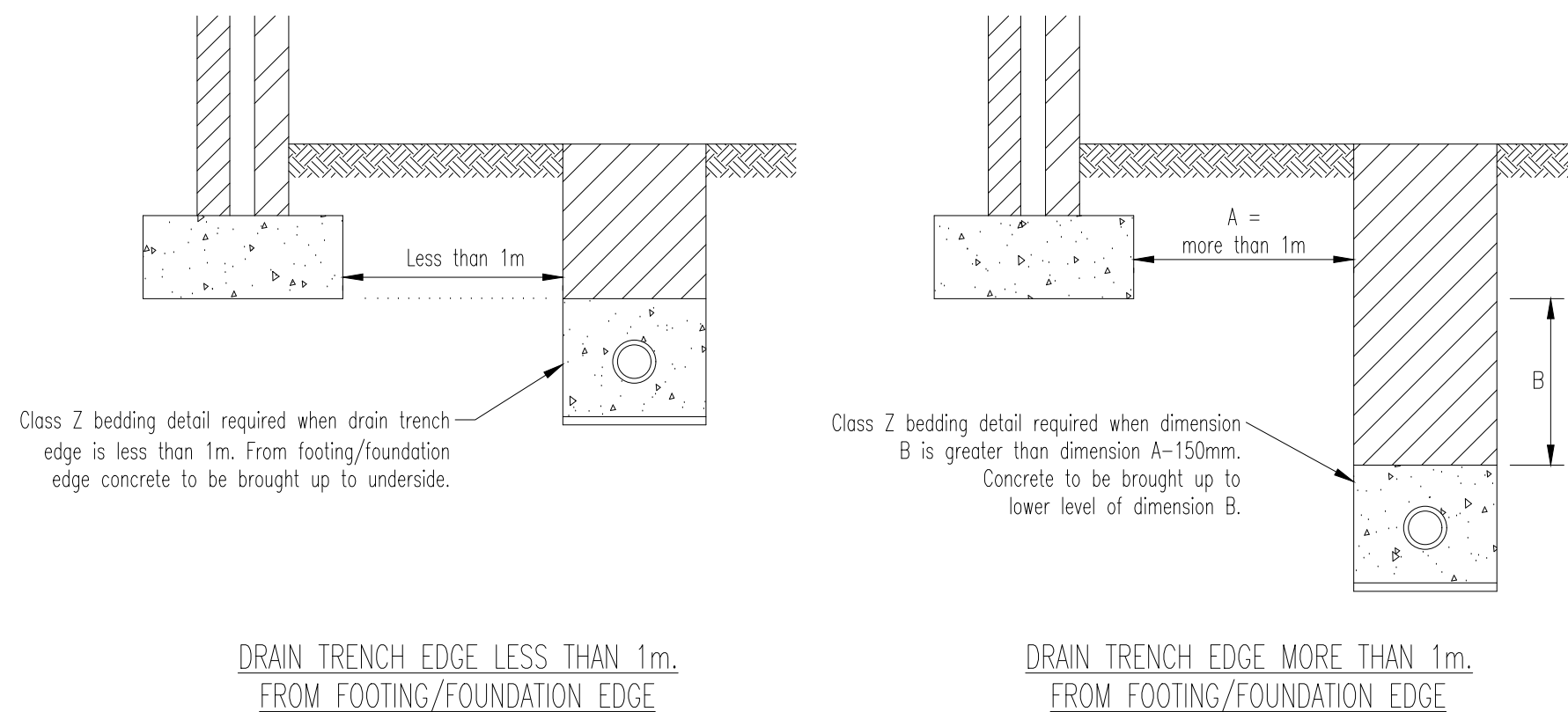


1:3 CEMENT MORTAR BED & HAUNCH TO
COVER & FRAME SAT ON CLASS B ENG.
BRICKWORK.
(MIN 2 COURSES-MAX 4 COURSES).



BEDDING DETAIL IN VICINITY OF FOOTINGS/FOUNDATIONS
NOTE:- THIS IS A TYPICAL DETAIL TO BE CROSS
REFERENCED WITH STRUCTURAL DRAWINGS
(1:20)



1. Position, size, depth, capacity, condition & status of existing drainage systems are not known. The design of the foul and surface water drainage assumed that no pumping, storage, modification, diversion, abandoning or improvement works are required on the existing systems.
2. Surface water drainage is subject to the approval of all regulatory bodies.
3. Design assumes that all works are not to be adopted.
4. All works are assumed to be within the land owners lands & no works are required on third party land owners property.
5. All drainage connections onto adoptable drainage systems shall be carried out to the water authority's approval.
6. The contractor must allow for any fee's required for road and sewer opening permits, sewer connections and make the appropriate applications.
7. All in-situ and precast concrete products shall comply with class DSI requirements for sulphate exposure in accordance with the BRE Special Digest 1, Concrete in Aggressive Ground (2001) Part 1: Table 2.
8. Manhole covers and frames shall comply with the relevant provisions of BSEN 124, have 600x600mm clear openings and be of a non-rocking design without cushion inserts and be kitemarked. Load class D400 in trafficked areas and load class B125 in footways, landscaped and pedestrian areas. Where required, covers shall be recessed to receive the Architects specified finish.
9. All u-PVC pipes and fittings shall comply with WIS 4-35-01 and shall be kitemarked.
10. Pipes to be laid in Class "S" bedding (150mm granular bed and surround). Where depth of cover to the pipe barrel is less than 1.2m under vehicular trafficked areas and 0.9m under footways/gardens then Class "Z" bedding should be provided.
11. Plastic channel sections in manholes are not acceptable and clayware is to be used. Plastic channels are difficult to set in concrete and a satisfactory finish cannot be obtained on the benching.
12. The strength of vitrified clay pipes (if used) to be 40kN/m for 1000, 450kN/m for 1500, 450kN/m for 2250 and 72kN/m for 3000. All concrete products to be Class 120 to EN 1916/BS 5911-1:2002.
13. Yorkshire Water is not obliged to accept filter drain/land drainage runoff into the public sewer network or adoptable drainage system (directly or in-directly). An alternative method of disposal of the land drainage runoff will therefore be required and liaison with the Land Drainage Authority with regard to the disposal of the filter drain/land drainage runoff is required.

2. All drainage works shall be carried out in accordance with the relevant parts of BS EN 752 'Drains and Sewer Systems Outside Buildings', the current Building Regulations and the Local Authority Building Control specifications and requirements.
3. The location, size and depth of all existing drains/sewers and services shall be established by the contractor prior to commencement of work on site. Any discrepancies from the information indicated on these drawings shall immediately be brought to the attention of the engineers.
4. All levels and dimensions shall be verified on site prior to commencement of any works. Any discrepancies shall immediately be brought to the attention of the engineers.
5. All pipes shall be laid with soffits level unless shown otherwise. All manhole/inspection chamber invert levels shown are for the outlet pipe (unless specified otherwise). All pipe runs shall be laid to the levels indicated.
6. All private foul and surface water pipes to be 100mm Ø unless stated otherwise.
7. All gravity connections to public sewers to be a minimum of 150mm Ø.
8. All private manholes with drives to have B125 covers with concrete collar, all others to be A15.
9. 450mmØ chambers for depths greater than 1.2m, restricted access opening to 350mm opening required for safety reasons.
10. All RWP's & SVP's connections to be 100mm dia (unless specified otherwise by the Architect).
11. All RWP's, SVP's & connections are shown indicatively or to the latest Architects drawings. Position of down pipes must be confirmed from Architects drawing before laying underground pipework. All down pipes should be provided with a roddable access point above the FFL.
12. All private drainage laid within 1m from tree canopies and hedges to have concrete bed and surround.
13. Filled ground or soft spots must be excavated, backfilled and consolidated before any drainage works are carried out.
14. All excavations in areas of high water tables and granular materials with high sand/silt contents shall be wrapped with a suitable geotextile filter membrane to prevent migration of sands/silts. Full height clay stacks across trenches and/or at manhole locations at 25m intervals to restrict water movement along the excavation shall be provided.
15. No water shall be allowed to discharge from any private drives onto the adoptable highways. All private gullies and channel drainage positions shown may vary to suit on site working conditions.
16. Do not scale from this drawing.

SUBJECT TO THE
APPROVAL OF
ALL RELEVANT
AUTHORITIES

Rev	Amendment	Drawn	Date	Checked
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PRELIMINARY
DRAWING

Client	Ariya Neuro Care LLP
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Project Title	70 Vernon Road Worsbrough, Barnsley
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Drawing Title	Private Drainage Typical Details
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Scale	As Shown	Drawn By	LM
Drawing Size	A1	Checked By	PJM
Date	08.07.19	Approved By	PJM
	Drawing Number	Rev	
	11030/500/003		—