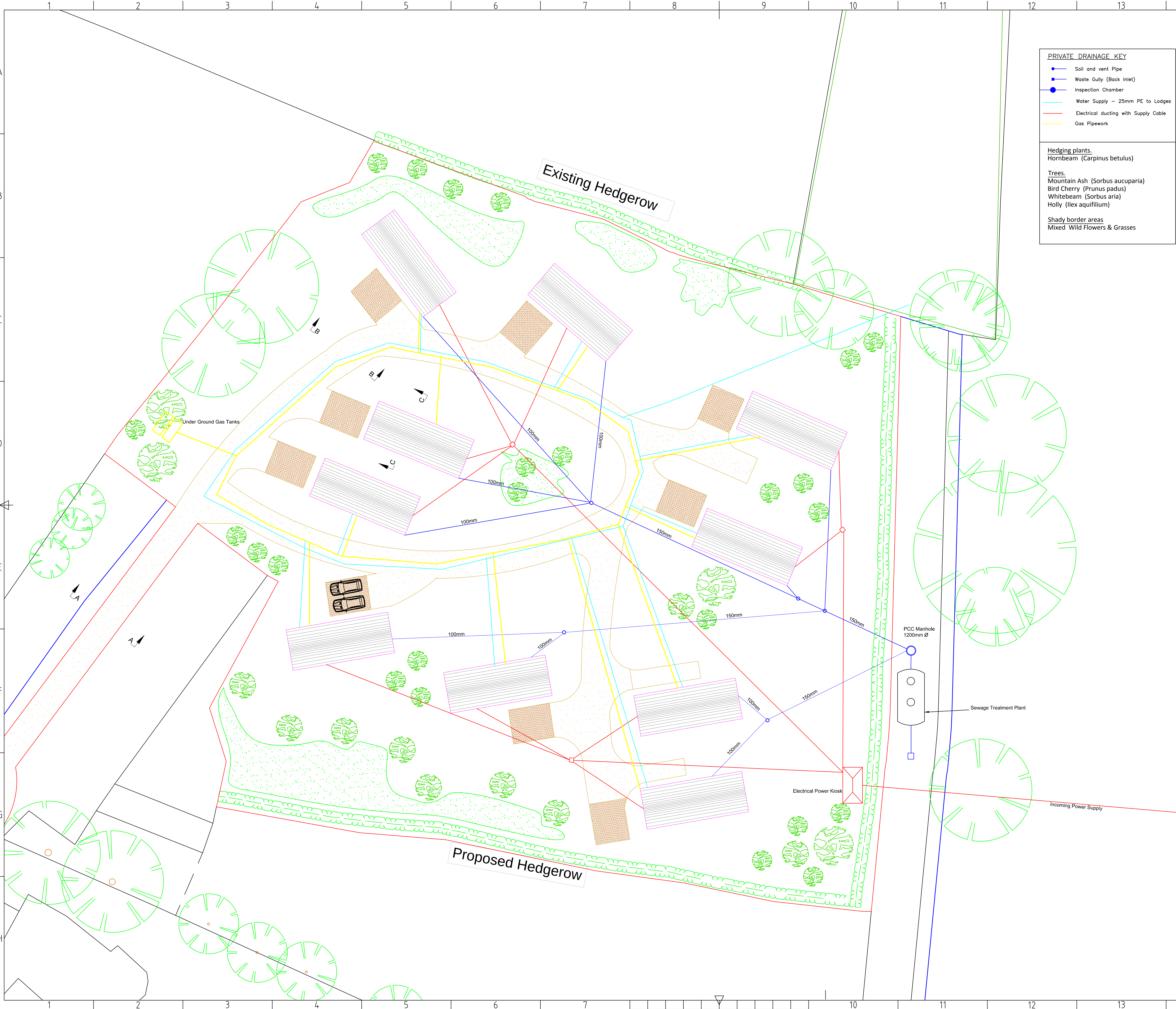




PRIVATE DRAINAGE KEY

- Soil and vent Pipe
- Waste Gully (Back Inlet)
- Inspection Chamber
- Water Supply – 25mm PE to Lodges
- Electrical ducting with Supply Cable
- Gas Pipework

Hedging plants.
Hornbeam (Carpinus betulus)

Trees.
Mountain Ash (Sorbus aucuparia)
Bird Cherry (Prunus padus)
Whitebeam (Sorbus aria)
Holly (Ilex aquifolium)

Shady border areas
Mixed Wild Flowers & Grasses

NOTES

Below ground drainage:
Drainage to comply with Approved Document part 'H' of the Building Regulations and local authority requirements. Materials, sizes, gradients, and direction all as shown on the drainage layout. drainage pipework to be a proprietary system (Hepworth 'Supersleeve' or other equal approved system). Drains to be in pea gravel bed and surround. Plastic manholes not to be used deeper than 900mm. Ground floor W.C. and S&VP's to discharge directly into inspection chamber via 110mm diameter resbend. Relieving lintels to be used where pipes pass through walls.

Services:
All work and installations to comply with the regulations and recommendations of the respective 'board' or 'authority' or the satisfaction of the Building Inspector. Where service entry ducts pass through internal or external walls, an opening is to be formed with precast concrete lintel over. 50mm minimum clearance to be provided around the duct or pipe to allow for movement, sealed with self-expanding foam filler.

Plumbing:
W.C.'s at ground floor level to have 110mm diameter waste, with direct connection to the existing foul drains via 100mm diameter rest bend and inspection chamber, ventilated by stub stack with automatic air-admittance valve, all in accordance with Diagram '5' of Approved Document part 'H' of the Building Regulations. Elsewhere W.C.'s to have direct connection to soil pipe as shown on the plans. All new soil pipes and accessories to comply with B.S. 4514. Wash basins to have 32mm waste pipes with 75mm deep seal traps. Sinks, baths and showers to have 40mm diameter waste pipes with 75mm deep seal traps. Where more than one appliance is connected in series, 50mm waste pipes may be utilised, providing the appliances are fitted with anti-siphonic traps. All waste pipes to be connected either to svp or back inlet gully as shown on the plans. Wastes to incorporate proprietary waste adapter with access for cleansing

All house drains to be 100mm dia (Fn=28kN/m) to BS EN 295 aid to a minimum gradient of 1:60 unless shown otherwise.

All pipes laid on type "A" granular bedding.

All rainwater downspouts to discharge to trapped gullies. All foul gullies to be trapped back inlet type.

Should the contractor wish to use a plastic drainage system (This to be checked if acceptable) it is to be installed in accordance with manufacturer's recommendations and in compliance with the latest Building Regulations.

Inspection chambers in driveways to have Class B125 covers

100mm Dia minimum gradient 1:80 (Min of 1 WC) maximum

150mm Dia minimum gradient 1:150 (Min of 5 WCs).

All Gas Pipework to be laid with minimum 650mm cover

All electrical ducting/cabling to minimum 550mm cover

All water pipeworks to be minimum 500mm cover

A		Issued	RTT	Ms	
REV	DATE	DESCRIPTION	BY	CHK	APP
WILLIAM PYE LIMITED WILLIAM PYE LIMITED CIVIL ENGINEERING TEL:01772 782447 FAX:01772 784632 EMAIL:office@williampye.co.uk					
Client					
Mr & Mrs Cockburn					
Contract Title /Number					
The Beeches, Gt Mitton, Lancashire					
Drawing Title					
Services Layout & Details					
SCALE	DRAWING SIZE	FILE NAME / REFERENCE			
1:50	A1				
DRAWING NUMBER					REVISION
WPL/14989-1001					A