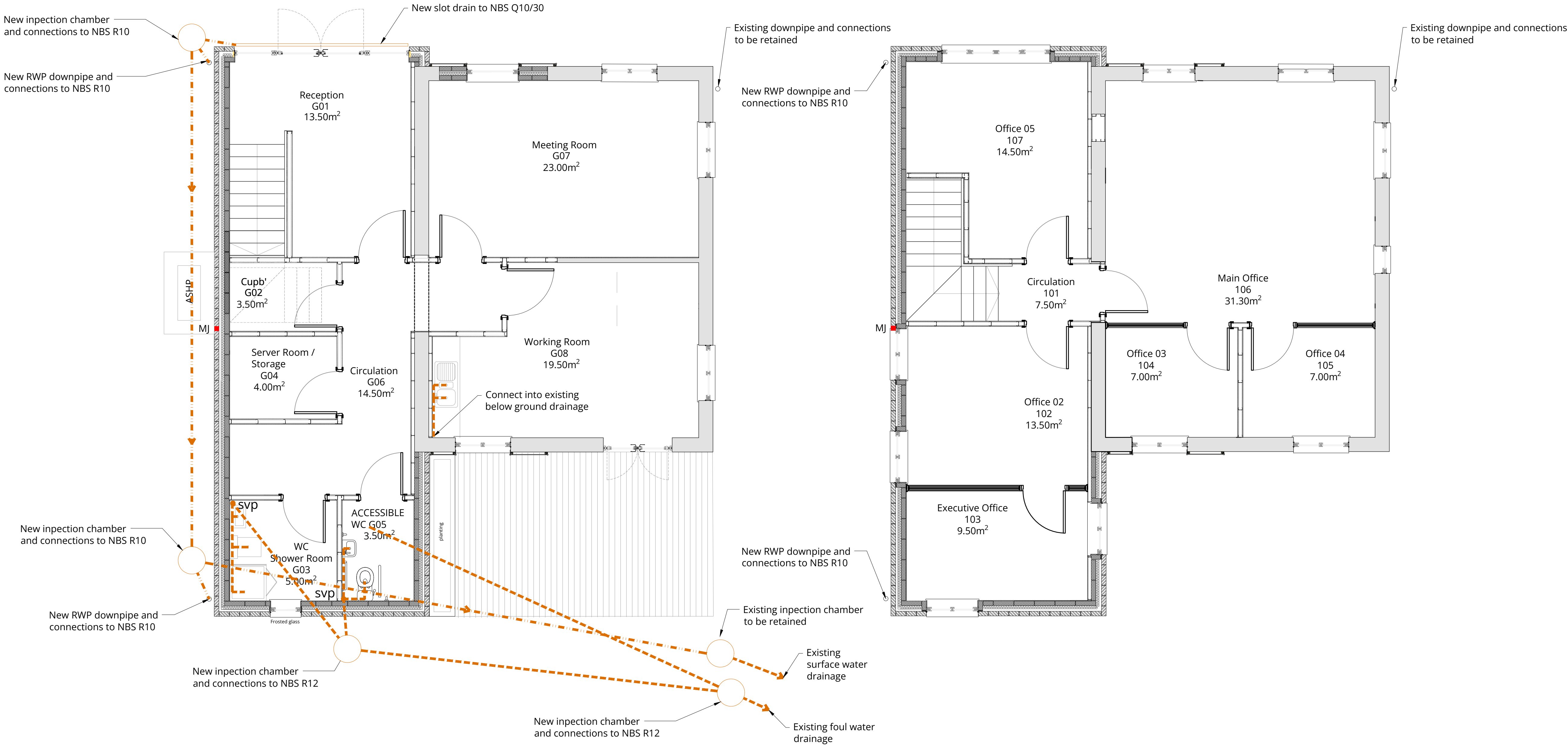




PROPOSED GROUND FLOOR PLAN \_ DRAINAGE  
SCALE 1:50

PROPOSED FIRST FLOOR PLAN \_ DRAINAGE  
SCALE 1:50

KEY LEGEND

- Foul water pipe (drainage below ground) and connections
- Surface water pipe and connections

DRAINAGE BELOW GROUND

/1 Before starting work, check invert levels and positions of existing drains, sewers, inspection chambers and manholes against drawings, report discrepancies, protect existing drains to be retained and maintain normal operation.

/2 Pipes bends and fittings generally to be proprietary plastics system to BS EN 1401-1, kitemark certified. Installation to be in complete accordance with BS EN 752, manufacturers instructions and recommendations. Exposed (external pipework) to be cast iron to BS 416.

/2 Drains generally to be 100 dia laid to a min fall of 1 in 40 for branches and 1 in 80 for main runs. Or 150mm dia laid to a fall of 1 in 60 for branches and 1 in 150 for main runs.

/3 Pipes generally to be laid at a min depth of 600mm and laid on 100mm depth and then surrounded with granular fill. Pipes at shallower depths to be bedded and surrounded in granular fill and spanned with a pre-cast concrete paving slab. Shallow pipes under building or roads and pathways to be surrounded in concrete.

/4 Pipes passing through walls to be spanned with 1 course PC lintel with 50mm clearance all round pipe, opening to be bridged with a rigid sheet material.

/5 New inspection chambers up to 1000mm deep to be proprietary 450 dia plastics chambers with preformed channels, bedded on concrete and surrounded in pea shingle to manufacturers instructions.

/6 New chambers in excess of 1000mm to be constructed of pre-cast concrete rings to BS 5911, 1000 diam to 1500 deep and 1200 diam up to 3000 Chambers to be built off an in-situ conc base 150mm thick. Channels to be formed of proprietary channel fittings set in weak concrete benching floated to a smooth finish falling to the channel. Provide metal step irons to all chambers in excess of 1000 Provide proprietary pre-cast concrete cover slab.

/7 Provide proprietary cast-iron access cover to all new chambers, strength to suit anticipated traffic loadings and type to accommodate finishes where set in paved areas.

/8 All of new rainwater to connect to existing drainage system.

/9 All of wastewater to discharge to existing foul water drainage system.

/10 New soakaways, where required, to be formed using a proprietary pre-cast concrete ring system to BS 5911-200 with perforated walls and geotextile membrane to manufacturer's recommendations. Installation to include pre-cast concrete cover and proprietary circular pattern iron cover to BS EN 124. Chambers to be 1.5 metre diameter and 1.5 metre depth or from excavated pit filled with clean rubble. Soakaway to be constructed at min. 5m distance from any part of the proposed or existing buildings. Contractor to allow for Percolation test to determine size of soakaway chamber designed in accordance with BS EN 752-4 or BRE digest 365 soak-away design.

/11 All drainage to be discussed, agreed and inspected on site with the Building Inspector.

SANITARY PIPEWORK

/1 All new sanitary ware and sinks to connect to existing drainage system. - Please refer to NBS R11

/2 Use PVC-U soil and WC branch pipes to BS 4514 and BS EN 1329. Use PVC-U branch pipes to BS 5255 Exposed (external pipework) to be cast iron to BS 416 and BS EN 877. Install pipes and fittings in accordance with BS 5572.

/3 Minimum trap sizes and seal depths to be in accordance Table 1 of the approved document H of the Building Regulations.

/4 Wash hand basin, sinks & WC branch connections sized in accordance with table 2 & Diagram 3 of approved document H, Section 1 Sanitary pipe work.

/5 Any sink or any sanitary appliance used for personal washing should discharge through a goring, a trap and a branch discharge pipe to an adequate system of drainage.

/6 Soil and vent pipes to be vented to at least 900mm above any opening. To be taken above existing eaves level, and finished with a perforated metal or wire bird cage.

/7 Connections should be made obliquely or in the direction of flow. Avoid crossflow.

/8 Workmanship to be in accordance with BS 8000 part 13. All pipes fitting and Joints should be capable of withstanding an air test of positive pressure of at least 38mm water gauge for at least 3 mins. The contractor to supply a wholesome water consumption calculation at the completion of the project.

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NOTES:  
ALL LEVELS, ANGLES AND DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL ENGINEERS AND MECHANICAL AND ELECTRICAL ENGINEERS DRAWINGS, DETAILS AND SPECIFICATIONS.

Drawing Status: **TENDER**

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|-----|-------------------|----------|----|
| T02 | ISSUED FOR TENDER | 27/11/24 | JM |
| T01 | ISSUED FOR TENDER | 23/09/24 | JM |

| Rev | Description | Date | By |
|-----|-------------|------|----|
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PROPOSED FLOOR PLANS  
DRAINAGE

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| TW | JM | 1:50 @ A1 | SEP.24 |
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**ARCHITECTURAL**

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