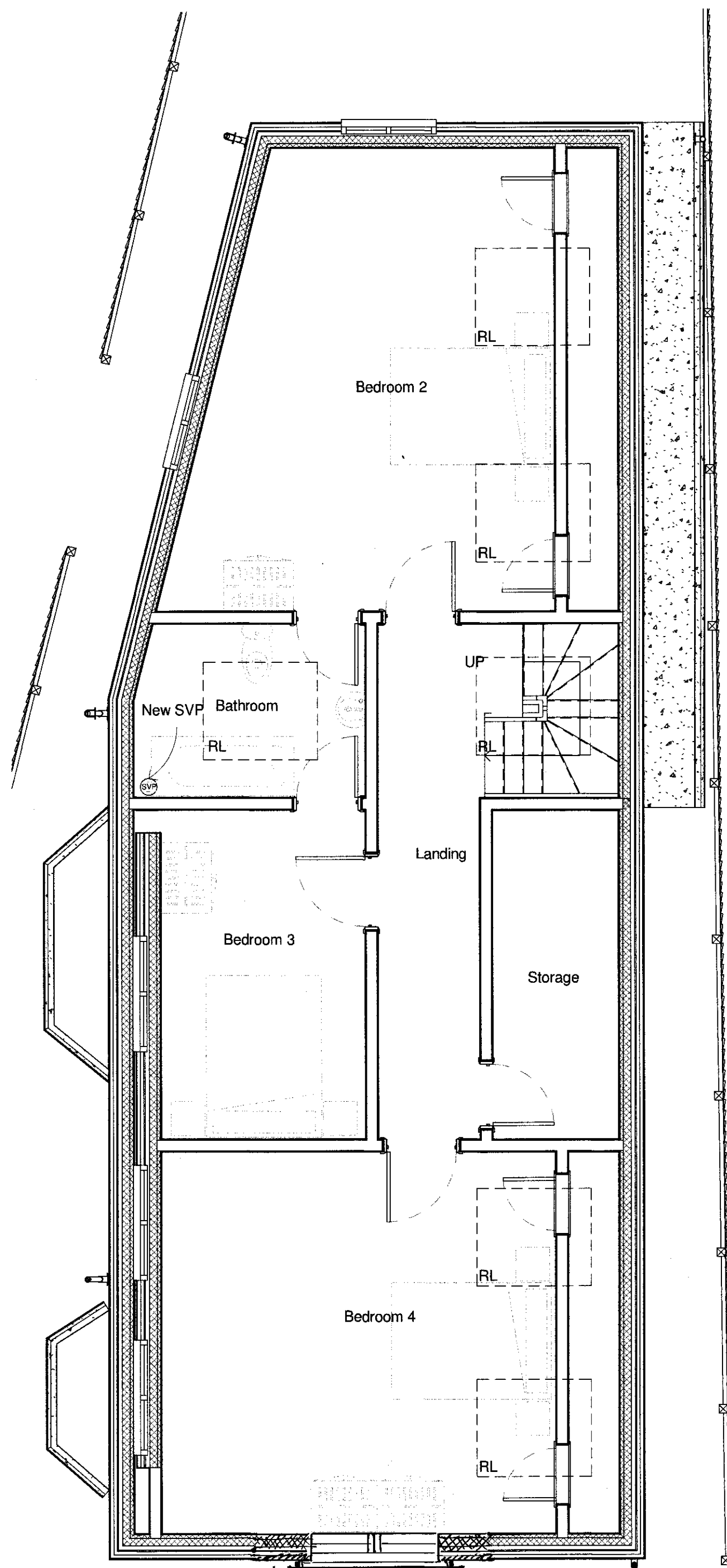
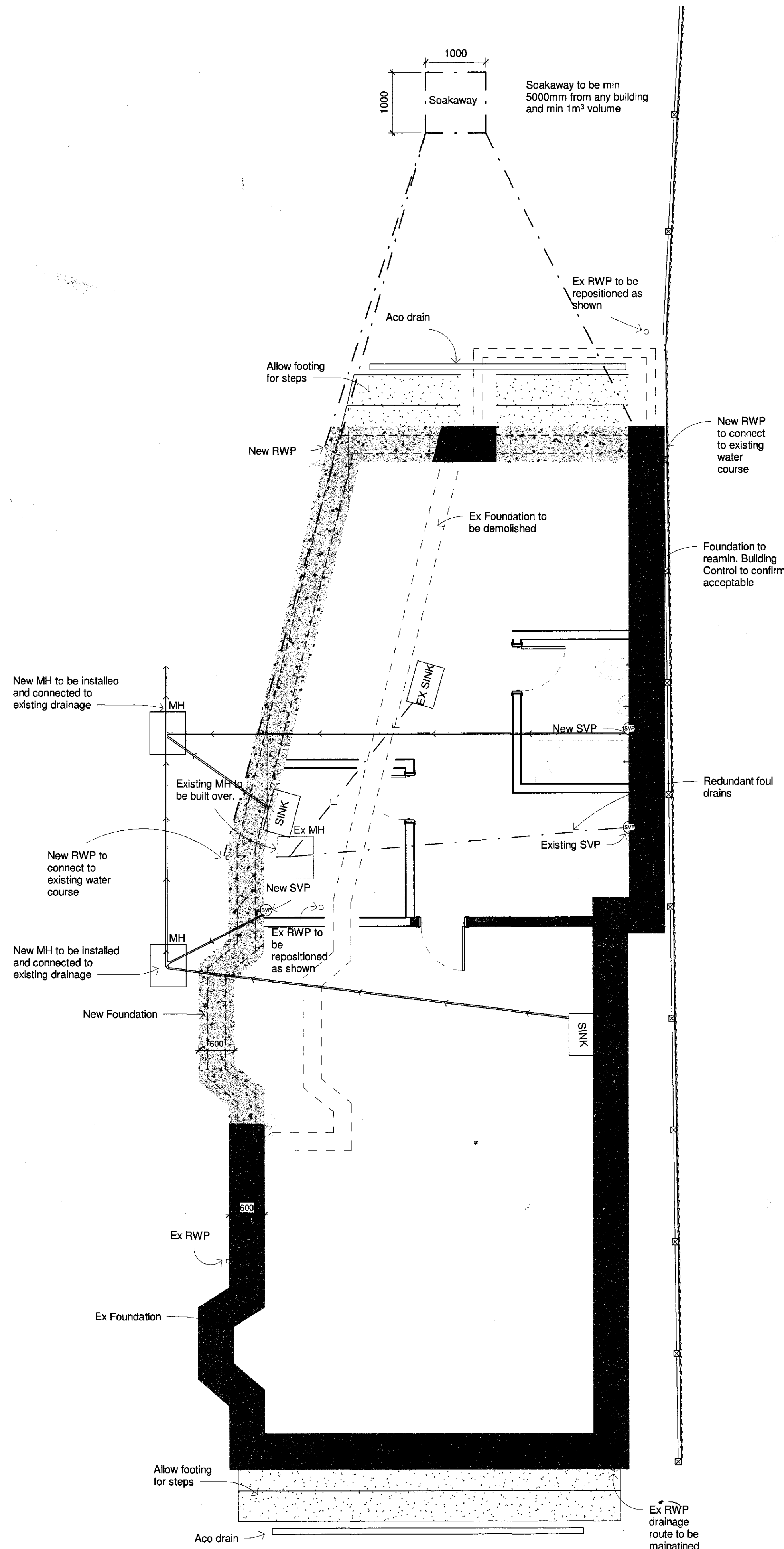




2 First Floor - Drainage
1 : 50



1 Foundation and Drainage plan
1 : 50

PIPEWORK
ALL PIPEWORK WITHIN CUPBOARDS, DUCTS AND FLOOR DUCTS IS TO BE INSULATED WITH 'ARMAFLEX' OR EQUAL AND APPROVED. INSULATION TO BE HELD IN PLACE WITH SELF ADHESIVE TAPE OR ADHESIVE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. ALL PIPES TO BE LABELLED. PIPEWORK WHICH PASSES THROUGH PARTITIONS FORMING A PROTECTED LOBBY TO BE APPROPRIATELY FIRE STOPPED IN ACCORDANCE WITH APPROVED DOCUMENT B1 SECTION 2.17. INSTALL UPVC SERVICE DUCT (WHICH SERVICES CAN BE FED THROUGH) WRAPPED IN ASTROFLAME INTUMESCENT DUCT WRAP OR SIMILAR APPROVED TO BS 476 PT20 AND EN 1366-3 NHBC APPROVED. ALTERNATIVELY SLEEVE THE DUCTING MIN 1000MM EITHER SIDE OF THE PARTITION IN A NON-COMBUSTABLE PIPE.

SOAKAWAY
SOAKAWAY TO BE MIN 5000mm FROM ANY BUILDINGS AND MIN. 1m³ VOLUME

SURFACE WATER DRAINAGE
TO BE 100MM UNDERGROUND QUALITY P.V.C. PIPES ALL TO FALL MIN. 1:80 DRAIN LAID ON MIN. 100MM PEA SHINGLE BED TO B.S. 882: 1973, 10MM NOM. SHINGLE SIZE TAKEN UP HALF PIPE WITH MIN. 300MM BACKFILL OF SELECTED EXCAVATED MATERIAL FREE FROM LARGE STONES, COMPACTED BY HAND OR LIGHT PLATE VIBRATOR IN MAX. 100MM LAYERS.

FOUL WATER DRAINAGE
FOUL WATER DRAINAGE TO BE 100MM UNDERGROUND QUALITY P.V.C. PIPES ALL TO FALL MIN. 1:40 DRAIN LAID ON MIN. 100MM PEA SHINGLE BED TO B.S. 882: 1973, 10MM NOM. SHINGLE SIZE TAKEN UP HALF PIPE WITH MIN. 300MM BACKFILL OF SELECTED EXCAVATED MATERIAL FREE FROM LARGE STONES, COMPACTED BY HAND OR LIGHT PLATE VIBRATOR IN MAX. 100MM LAYERS.

FOUL DRAINAGE SYSTEM
EXISTING DRAINAGE TO BE MAINTAINED WHERE NOTED. NEW FOUL WATER TO CONNECT TO EXISTING WHERE INDICATED.

FOUL DRAINAGE SYSTEM
EXISTING MANHOLE TO BE MODIFIED TO TAKE NEW FOUL DRAIN.

EXISTING DRAINAGE
EXISTING DRAINAGE NOTED IS ASSUMED AND MUST BE CONFIRMED ON SITE BY BUILDING CONTRACTOR BEFORE BUILDING WORKS COMMENCES.

EXISTING DRAINAGE
ASSUMED ROUTE OF DRAINAGE. TBC ON SITE

NEW DRAINAGE CONNECTION
EXISTING MAN HOLE TO BE BUILT OVER. NEW FOUL WATER DRAINAGE TO BE INCORPORATED INTO EXISTING NETWORK.

RODDING EYE
NEW RODDING EYE TO BE BUILT UNDER SINK WITH UNOBSTRUCTED ACCESS.

BUILD OVER
BUILD OVER OF EXISTING DRAINS. PIPES TO BE REROUTED OR MAINTAINED WHERE POSSIBLE. RODDING EYES TO BE INCORPORATED WHERE APPROPRIATE.

BUILD OVER
BUILD OVER OF EXISTING FOUL DRAINS TO BE CONFIRMED AND AGREED PRIOR TO WORKS BEGINNING ON SITE. PROVIDE 140X100 RI LINKS TO SPAN OPENING. PIPES TO BE REROUTED OR MAINTAINED WHERE POSSIBLE. RODDING EYES TO BE INCORPORATED WHERE APPROPRIATE.

FOUL DRAINAGE TO MAIN SEWER
PROVIDE WEEP HOLES ABOVE DPC

INTERNAL PLUMBING
ALL PLUMBING TO B.S. GENERALLY TO BE P.V.C SIZES TO BE 40MM DIA. TO BASINS AND 50MM DIA. TO SINKS. ALL TO CONNECT INTO S.V.P. SUB STACKS OR BACK INLET GULLIES AS APPLICABLE. ALL TRAPS TO BE 76MM DEEP SEAL. ALL ABOVE GROUND DRAINAGE TO BE PROVIDED WITH RODDING ACCESS AT CHANGES OF DIRECTION.

PLUMBING
ALL PLUMBING TO B.S. GENERALLY TO BE P.V.C SIZES TO BE 50MM DIA. TO SINK TO CONNECT INTO EXISTING GULLY. ALL TRAPS TO BE 76MM DEEP SEAL. ALL ABOVE GROUND DRAINAGE TO BE PROVIDED WITH RODDING ACCESS AT CHANGES OF DIRECTION.

RAINWATER GOODS
110X75MM BLACK UPVC MARLEY DEEPFLOW HALF ROUND GUTTER FIXED TO FASCIA BOARD IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS TO DRAIN VIA 98MM UPVC ROUND DOWN PIPE TO DRAIN INTO NEW SURFACE WATER SYSTEM.

SURFACE WATER (SW)
NEW DRAIN TO BE CONNECTED TO EXISTING DRAINAGE SYSTEM, INVERTS, POSITIONS, SIZING, FALLS, MATERIALS AND BEDDING AS SHOWN ON STRUCTURAL ENGINEER'S DRAWING AND TO BE IN ACCORDANCE WITH THEIR SPECIFICATION. ALL DRAINAGE WORK SHOULD BE CARRIED OUT IN ACCORDANCE WITH THE APPROPRIATE GUIDANCE WHICH IS GIVEN IN APPROVED DOCUMENT H. FURTHER INFORMATION IS GIVEN IN BS 8301 AND BS5572.

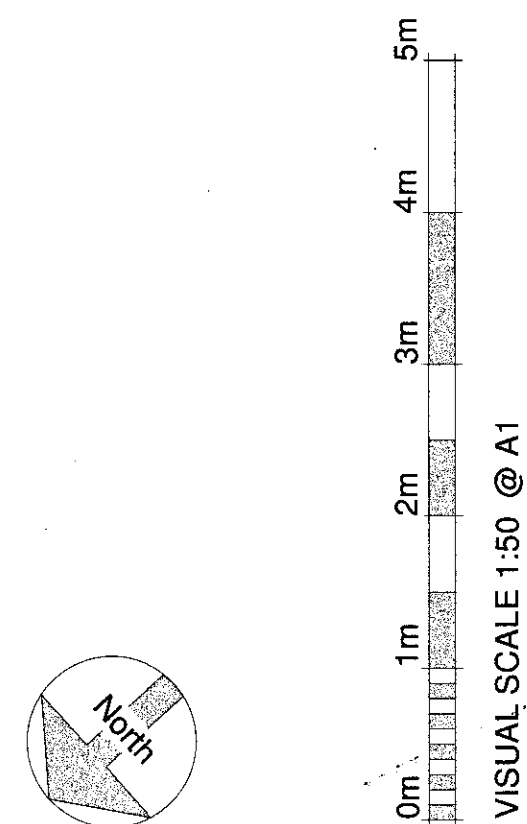
DRAINAGE
(CONTRACTOR TO PROVIDE DRAINAGE DESIGN)
ALL UNDERGROUND DRAINAGE TO BE CONNECTED TO MAINS SEWER, INVERTS, POSITIONS, SIZING, FALLS, MATERIALS AND BEDDING AS SHOWN ON STRUCTURAL ENGINEER'S DRAWING AND TO BE IN ACCORDANCE WITH THEIR SPECIFICATION. ALL PIPES THAT PASS INTO GROUND FLOOR UNITS TO BE IN CAST IRON. DRAINS PASSING BELOW STRUCTURE TO BE BRIDGED WITH RC LINTELS AND INFILLED WITH GRANULAR FILL PEA SHINGLE. ALL DRAINAGE WORK SHOULD BE CARRIED OUT IN ACCORDANCE WITH THE APPROPRIATE GUIDANCE WHICH IS GIVEN IN APPROVED DOCUMENT H. FURTHER INFORMATION IS GIVEN IN BS 8301 AND BS5572.

FOUL WATER DRAINS (FW)
ALL DRAINAGE WORK SHOULD BE CARRIED OUT IN ACCORDANCE WITH THE APPROPRIATE GUIDANCE WHICH IS GIVEN IN APPROVED DOCUMENT H. FURTHER INFORMATION IS GIVEN IN BS 8301 AND BS5572. ALL EXTERNAL SOIL VENT PIPES TO EXTEND MIN 900MM BEYOND EXTERNAL OPENINGS WHICH ARE WITHIN 3M.

INTERNAL DRAINAGE
ALL VERTICAL DROPS TO BE CASED INTERNALLY TO THE BUILDING. ALL VERTICAL DRAINS SHALL BE STRAP WRAPPED IN MINERAL WOOL (10-36KG/M3). ALL BOXING AROUND THE PIPE SHALL BE CONSTRUCTED USING 38X38 TIMBER STUDWORK LINED IN 2X15MM PLASTER BOARD. DRAINS PIPES PASSING THROUGH GROUND FLOORS SHALL BE TOTALLY SEALED.

EXTERNAL DRAINAGE
FOR ALL BELOW GROUND DRAINAGE REFER TO STRUCTURAL ENGINEER'S DRAWINGS.

DRAINAGE FROM APPLIANCES
TYPICALLY, ALL SANITARY FITTINGS TO HAVE 75MM DEEP SEAL 'P' TRAPS WITH RODDING ACCESS AT ALL CHANGES OF DIRECTION. SVP TO BE 110MM UPVC, WC 100MM WASTE, WH BASIN 32MM WASTE, BATH 40MM WASTE, SINK AND WASHMACHINE 40MM WASTE. 100MM DIAMETER UPVC SOIL VENT PIPE (SVP) TO BE WRAPPED IN MIN 25MM MINERAL WOOL WITH LONG RADIUS BEND AND BIRD GUARD TERMINAL. NO WASTE TO ENTER SVP WITHIN 200MM OF WC ENTRY, UNLESS OTHERWISE SPECIFIED BY THE M&E CONSULTANT. WASTE RUNS OVER 1.7M SHOULD BE INCREASED FROM 32MM TO 40MM DIAMETER, RUNS OVER 3M LENGTH TO BE 50MM DIAMETER OR PROVIDED WITH AN ANTI-SYMPHONIC TRAP. ALL DRAINAGE WORK SHOULD BE CARRIED OUT IN ACCORDANCE WITH THE APPROPRIATE GUIDANCE WHICH IS GIVEN IN APPROVED DOCUMENT H.



Revision Number	Revision Description	Revision Date	Issued by
	Revision		

Building Regulations

Status:
Dimensions, areas and levels where given are only approximate and subject to site survey.
All dimensions are to be checked on site. Figured dimensions only are to be taken from this drawing.
This drawing is to be read in conjunction with all relevant consultants and/or specialists drawings/documents and any discrepancies or variations are to be notified to the Architect before the affected work commences. This drawing is copyright and remains the property of the Architects.

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