DRAINAGE

Existing drains:-
Any existing drainage runs/directions have been assumed only & their exact location if any must be verified on site.

Drains Below Buildings:-
All drains passing below building to be encased in 150 conc.

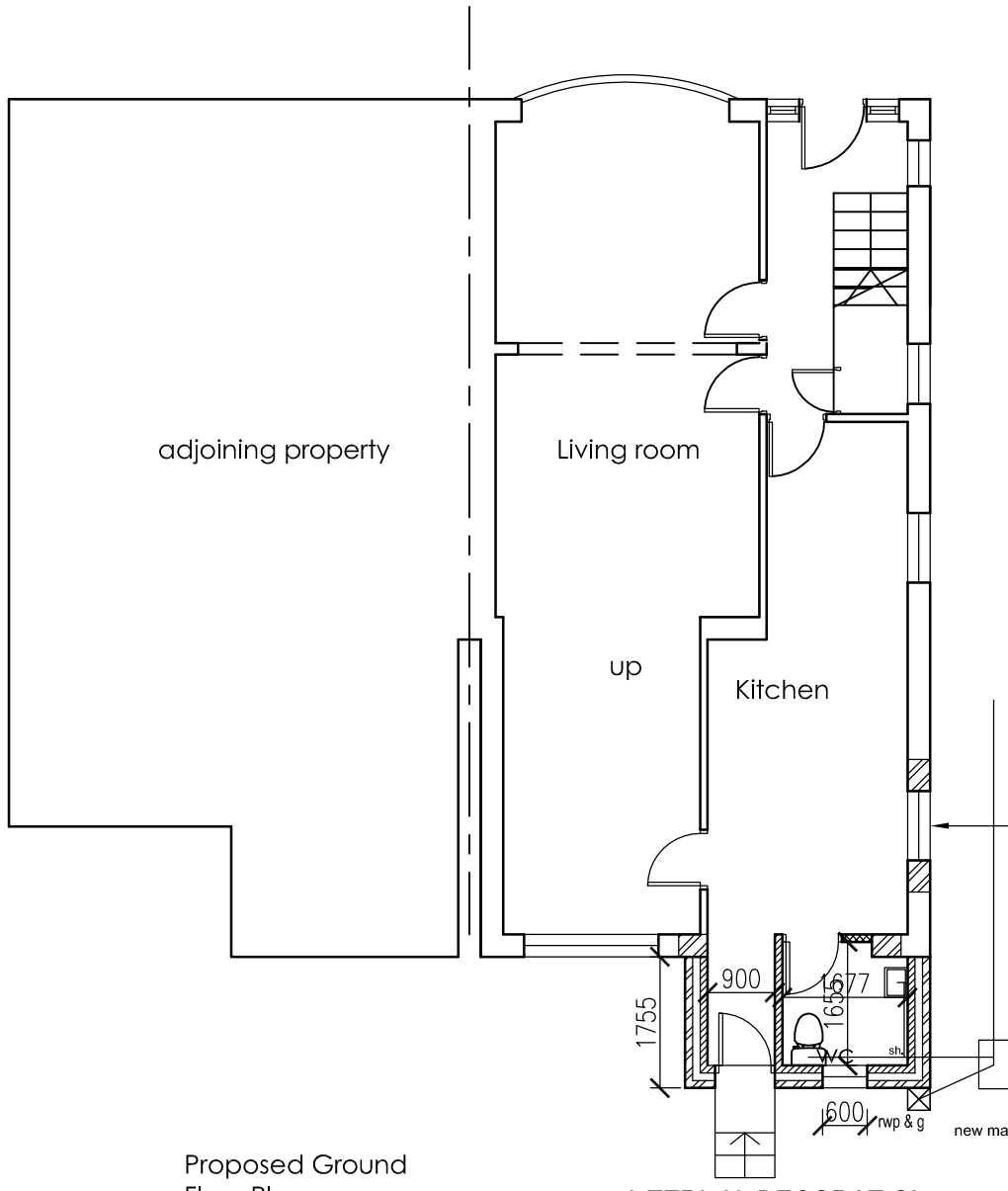
Foul Drainage:-
100Ø flexible joint drains laid at 1 in 40 generally to BRS 80. Locate & connect to exg system.

Surface Water Drainage:-
100Ø flexible joint drains laid at 1 in 40 generally. Locate & connect to exg. system.

Soakaways:-
Min 5.0m from any building or boundary.

Rodding Eye:-
Rodding eye at head of drain where necessary.

Manholes:-
225 engineering bricks on 150 conc base or preformed plastic inspection chambers installed in accordance with manufacturers instruction.
inspecton chambers @ max 12m interval as req'd. and to be ppic polypropylene 475mm dia hepworth where invert depth is less than 1m. where inverts are greater than 1m deep access chambers 1050mm dia to be incorporated.
where drains pass through walls below ground level pipes to have at least 30mm clearance with walls overhead supported by reinforced concrete lintels containing 2 number 10mm reinforcing bars. lintel size 215x100mm with minimum 150mm end bearings.
drains to be laid on type f bedding class min. of 100mm granular bed to bs 882 table 4 or bs 8301 appendix d with 150mm selected fill. fill to be compacted by hand to a depth of 300mm above drain and backfill to be compacted in layers of 300mm. drains passing below and within 1000mm laterally of a foundation trench are to be filled with lean mix concrete 1:10 ratio to u/s of foundation with flexible joints incorporated into the concrete to coincide with joints in the drains at nominal 2900mm centres. drains shall be protected from damage with a min. cover level of 500mm on type f bedding.
where pipes have less than the recommended cover above drains to be protected from damage by concrete encasement no less than 100mm thick around pipe and having movement joints formed with compressible boards at each socket or sleeve.
manholes to be formed in 215mm class b engineering brick with 1:3 mortar mix on 150mm thick 21n/sq.mm concrete slab to cp301 invert
of branches to be above the horizontal dia. of the main drain using half round standard bends. benching to be 1:3 mortar mix with gradient of 1:6 to 1:12 rounded off at drop to 25mm radius or brierkrete precast concrete inspection chambers laid to manufacturers instructions.
manholes to have removable non-ventilating covers, pedestrian areas medium duty cast iron, deeper than 900mm to have metal steps.



Proposed Ground Floor Plan

blockwork
studwork
brickwork

EXTERNAL WORKS

Site:-
Leave site tidy & clear of all rubbish (do not bury any waste) .
Make good perimeter of surfaces with materials to match existing

Land Drains:-
Any exg. land drains to be diverted away from building.

any gas heating work to be carried out by gas safe registered installer

Note :-
All cavities to be continuous
Note :-
All dpc's to be continuous
Note:-
Cavity closers to be insulated

new stud partitions to be 100 x 50 studs at 900crs vertically & 450crs horizontally & to be staggered .pl/bd & skim with scrim cloth joints to both sides (2 layers to bathrooms). 100mm rockwool sound insulation between studs

INTERNAL DECORATION :-

General :-
Generally prepare all surfaces

Walls :-
All walls to receive matt vinyl emulsion to give even colour to be determined by client

Ceilings :-
All walls to receive matt vinyl emulsion to give even colour to be determined by client

Woodwork :-
Doors ,windows ,architraves & skirtings ,windowboards etc. to receive primer ,undercoat & gloss to give even colour to be determined by client .(Do not paint hinges)

Radiators & exposed pipes :-
All to receive primer ,undercoat & gloss to give even colour .Colour to be deyermined by client .(Do not paint valves)

Making Good :-
Where existing walls are disturbed ,strip off any existing decorations .prepare wall & apply lining paper as necessary ensuring an even finish

contractor is responsible for locating existing drainage runs and consulting build. control officer for inspection.

Internal Manholes:-
To have double sealed air tight screw down cover.

Deep Seal Traps:-
Bath, basin, shower & bidet to have deep seal traps.

SVP:-
Box in 100Ø SVP. Flash through roof to external air & provide birdcage.

Waste Pipes:- (Dependant on branch connection length)
wash basin & bidet waste min 32Ø. Sink, bath & shower waste min 40Ø.

Notes :-
Do not scale from this drawing .

All dimensions to be checked on site prior to the commencement of works.

All work & drainage to be to the entire satisfaction of the local authority , statutory undertakings & in accordance with the current building regulations.

Any drains passing under building to be exposed & encased in 150mm conc.

All structural timber is to be stress graded

Rev.		By	Date

pha ARCHITECTS
Chartered Architects & Interior Designers
1 Cranleigh Avenue
Stockport
SK4 3 PZ
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Site
11A Shireoak Road
Withington
Manchester

Title
Proposed Plans

Project Manager/ Checked	Drawn By	Scale	Date
		1:100 @ A3	0516
Arch./Des.	Drawing Number	F01//MK/02	Rev. A