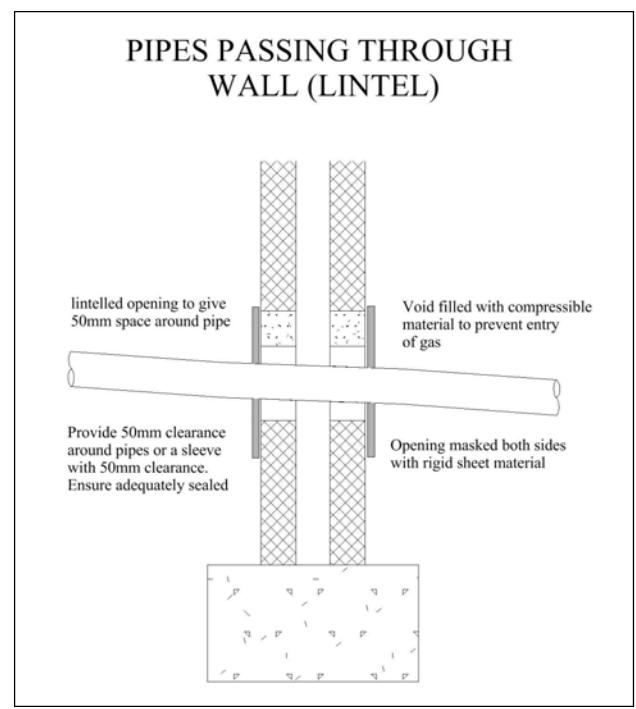


1 Ground Floor Plan  
1 : 50



**INSPECTION CHAMBERS**

Underground quality proprietary UPVC 450mm diameter inspection chambers to be provided at all changes of level, direction, connections and every 45m in straight runs. Inspection chambers to have bolt down double sealed covers in buildings and be adequate for vehicle loads in driveways.

**UNDERGROUND FOUL DRAINAGE**

Underground drainage to consist of 100mm diameter UPVC proprietary pipe work to give a 1:40 fall. Surround pipes in 100mm pea shingle. Provide 600mm suitable cover (900mm under drives). Shallow pipes to be covered with 100mm reinforced concrete slab over compressible material. Provide rodding access at all changes of direction and junctions. All below ground drainage to comply with BS EN 1401-1.

**PIPES PASSING THROUGH WALLS**

Walls above pipes passing through substructure walls to be supported on suitable lintel on semi-engineering bricks. Pipe to be provided with a 50mm clearance all round, opening to be masked with granular backfill (pea shingle) around pipe. DPC to be provided as required by BCO. Alternatively Where new pipework passes through external walls the pipe work is to be provided with 'rocker pipes' at a distance of 150mm either side of the wall face. The 'rocker pipes' must have flexible joints and be a maximum length of 600mm.

**ABOVE GROUND DRAINAGE**

All new above ground drainage and plumbing to comply with BS EN 12056-2 for sanitary pipework. All drainage to be in accordance with Part H of the Building Regulations. Wastes to have 75mm deep anti vac bottle traps and rodding eyes to be provided at changes of direction.

Size of wastes pipes and max length of branch connections (if max length is exceeded then anti vacuum traps to be used)  
Wash basin - 1.7m for 32mm pipe 3m for 40mm pipe  
Bath/shower - 3m for 40mm pipe 4m for 50mm pipe  
W/c - 6m for 100mm pipe for single WC  
All branch pipes to connect to 110mm soil and vent pipe terminating min 900mm above any openings within 3m  
Or to 110mm upvc soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that the outlet is above the trap of the highest fitting.  
Waste pipes not to connect on to SVP within 200mm of the WC connection.  
Supply hot and cold water to all fittings as appropriate.

Notes:

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Dimensions and conditions shall be verified on site. Any discrepancies between this drawing and the site conditions shall be raised prior to placing orders or construction. Contractor to check and verify all dimensions before commencing any work.

This drawing should not be scaled.

All work to comply with building regulations and all statutory authorities requirements.

All internal fittings and finishes to be confirmed by the builder in conjunction with clients requirements.

It is the contractors responsibility to ascertain the location of all services prior to the commencement of works.

All structural works to be confirmed by a structural engineer.

Scale bar:


1:50  
0 1m 2m 3m

1:100  
0 2m 4m 6m

1:200  
0 4m 8m 12m

Key:

A	PRELIMINARY	YM	20.06.21
REV	DESCRIPTION	BY	DATE
STATUS	PRELIMINARY		



DESIGN:PLANNING:CONSTRUCTION

CLIENT:

Henry and Talya Ozorewor

PROJECT:

Proposed Single Story Rear Extension

SITE:

48 Gayhurst Drive, Sittingbourne, Kent ME10 1UD

TITLE:

PROPOSED DRAINAGE LAYOUT

SCALE/ATAS:	DATE:	DRAWN:	CHECKED:
1 : 50	08/07/21	YM	JC
PROJECT NO:	DRAWING NO:	REVISION	
094 OC-BR-FF-DR-01 A			