

INSPECTION CHAMBER TO BE FORMED WHERE NEW SOIL STACK FROM ENSUITE CONNECTS INTO EXISTING FOUL/COMBINED DRAIN, AS SHOWN.

EXISTING RAINWATER DOWNPIPE TO REAR OF UTILITY TO BE DISCONNECTED, WITH DRAIN EITHER REMOVED FULLY DURING EXCAVATION WORKS OR CAPPED BELOW GROUND LEVEL WITH REMAINING DRAIN ABANDONED.

ESTIMATED LINE OF EXISTING FOUL/COMBINED DRAIN SERVING PROPERTY. DRAIN TAKEN TO MAINS DRAIN ASSUMED TO BE LOCATED WITHIN ORCHARD TERRACE.

ALL RELEVANT CHECKS TO BE CARRIED OUT ON SITE TO IDENTIFY EXACT ROUTE OF DRAINAGE, AND ENSURE IT CONNECTS TO MAIN FOUL DRAIN WITHIN ROAD.

Proposed Drainage Layout

EXISTING DRAINAGE DETAILS

FEW VISIBLE IDENTIFICATIONS OF EXISTING DRAINAGE ROUTES ON SITE, SO LAYOUTS SHOWN SHOULD BE CONSIDERED AS APPROXIMATE, WITH ALL INVESTIGATION WORK CARRIED OUT DURING SITE CLEARANCE AND FOUNDATION WORKS.

ALL EXISTING DRAINAGE RUNS TO BE CHECKED AND IDENTIFIED ON SITE PRIOR TO COMMENCEMENT OF NEW DRAINAGE WORKS. SHOULD DRAINAGE ROUTE DIFFER FROM THOSE SHOWN, ADDITIONAL ADVICE SHOULD BE SOUGHT IF IT AFFECTS THE PROPOSED DRAINAGE PROVISION.

DRAIN SERVING PROPERTY DEEMED TO BE COMBINED WITH RAIN/SURFACE WATER ASSUMED TO CONNECT INTO THE FOUL DRAIN PRIOR TO DISCHARGE TO MAIN SEWER. PROPOSED EXTENSION DOES NOT INCREASE OR ALTER RAINWATER DISCHARGE FROM EXISTING FLAT ROOF.

DRAINAGE SPECIFICATION

ALL DIMENSIONS IN MILLIMETRES UNLESS STATED OTHERWISE.

ANY NEW HOUSE DRAINAGE TO BE LAID IN 100mm DIA. REINFORCED STRUCTURED POLYPROPYLENE PIPEWORK (HEPWORTH PLASTIDRAIN) WITH FLEXIBLE JOINTS TO BS EN 13476-1:2018. ALL PIPEWORK TO BE BEDDED AND JOINTED AS MANUFACTURER'S INSTRUCTIONS/DETAILS.

COVER TO PIPES IS DEFINED AS DEPTH FROM FINISHED GROUND LEVEL TO THE TOP SURFACE OF THE PIPE BARREL.

TYPE A SELECTED GRANULAR BEDDING MATERIAL SHALL COMPRISE BROKEN STONE OR GRAVEL GRADED WITHIN THE LIMITS DETAILED ON THE FOLLOWING TABLE:-

BS Sieve size	% by weight passing
20mm	95 - 100
10mm	67 - 80
5mm	33 - 55
600um	3 - 20
150um	0

TYPE B SELECTED BACKFILL MATERIAL TO THE HEIGHTS SHOWN SHALL COMPRISE READILY COMPACTABLE MATERIAL FREE FROM TREE ROOTS, VEGETABLE MATTER, BUILDING RUBBISH AND FROZEN SOIL, AND EXCLUDE CLAY LUMPS IN EXCESS OF 75mm AND STONES IN EXCESS OF 25mm. (TYPE 1 BACKFILL REQUIRED UNDER ROAD CONSTRUCTION.)

ANY NEW PIPES MUST BE LAID TRUE TO A MINIMUM 1 IN 70 GRADIENT (EXACT LEVELS TO BE ESTABLISHED ON SITE). BONING RODS AND STRING LINES OR LASER SHALL BE USED FOR THIS PURPOSE.

EVERY EFFORT SHOULD BE MADE TO EXPOSE THE LINE OF THE EXISTING FOUL/COMBINED DRAIN. SHOULD DRAIN HAVE COVER OF LESS THAN 450mm OR WITHIN 1000mm OF FOUNDATIONS TO HAVE CLASS 'A' BEDDING. CONCRETE SURROUNDS TO BE FORMED USING STANDARD MIX ST4 (GRADE C20) CONCRETE TO TABLES 3, 4 AND 5 OF BS 5328: PART 2 (OR STRONGER). CONCRETE SURROUNDS SHALL BE DISCONTINUOUS AT EVERY PIPE JOINT AND SHALL BE SEPARATED BY 20mm THICK FIBREBOARD OR EQUIVALENT. BOARD TO BE FULL WIDTH AND HEIGHT OF CONCRETE SURROUND.

IN THE INTERESTS OF SAFETY ALL TRENCH EXCAVATIONS DEEPER THAN 1.2m MUST BE ADEQUATELY SHORED.

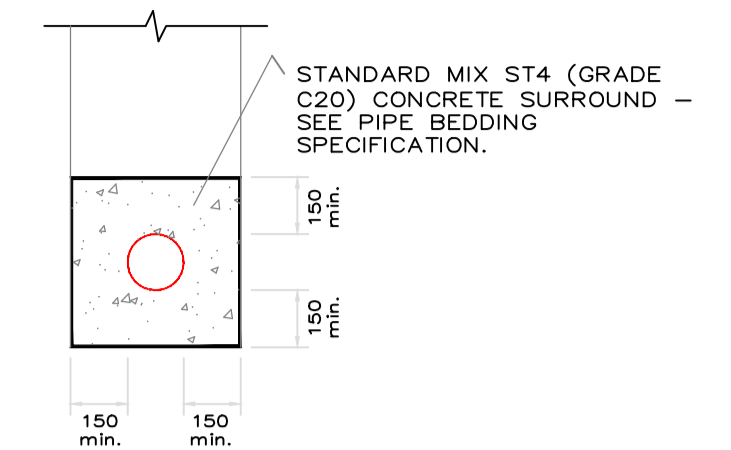
IF APPLICABLE, ANY NEW DRAINAGE WORKS TO BE TESTED BEFORE AND AFTER BACKFILLING TO THE SATISFACTION OF BUILDING CONTROL, AS APPROPRIATE.

INSPECTION CHAMBERS TO BE 500mm DIA. POLYPROPYLENE INSPECTION CHAMBERS (OR EQUIVALENT) WITH MAXIMUM 930mm TO INVERT.

ALL NEW RODDING EYES TO HAVE CONCRETE SURROUND/NECK SUPPORT.

DRAINAGE KEY -

- FOUL SEWER SHOWN THUS -
- SURFACE WATER SEWER SHOWN THUS -
- SVP - SOIL VENT PIPE
- RWP - RAINWATER DOWNPIPE
- IC - INSPECTION CHAMBER
- RE - RODDING EYE



Class 'A' Bedding
SCALE 1:20

ALL ROOF TRUSSES TO BE MADE WITH PRESERVATIVE TREATED TIMBERS, AND CERTIFIED BY THE SPECIALIST TRUSS MANUFACTURER.

NOTE - ROOF PITCH, SETTING OUT AND ALL OTHER ROOF DIMENSIONS TO BE CHECKED ON SITE PRIOR TO ORDERING ROOF TRUSSES.

ROOF/CEILING TO BE INSULATED BY LAYING 1no. LAYER 170mm THICK MINERAL WOOL BETWEEN CEILING TIES, AND 1no. LAYER 200mm THICK MINERAL WOOL OVER THE TOP OF CEILING TIES/FIRST LAYER.

ALL ROOF VENTILATION ACHIEVED THROUGH BREATHABLE ROOF MEMBRANE ON OPEN JOINTED SARKING.

NEW 112mm DIA. uPVC GUTTER, ON 20mm THICK TIMBER/uPVC FASCIA.

DOUBLE GLAZED uPVC WINDOWS & DOORS TO EXTENSION TO BE FITTED ALL ROUND NEW DOOR AND WINDOW OPENINGS.

PRE-CAST CILL TO ALL NEW WINDOW OPENINGS.

DPC FIXED TO UNDERSIDE OF WINDOW/DOOR FRAME, DOWN BEHIND CILL AND OVER 50x38mm CAVITY BARRIER.

IF NOT ALREADY PROVIDED, CAVITY CLOSER TO BE PROVIDED AT EXISTING WALLHEAD/GROUND FLOOR CEILING LEVEL. SEE PROJECT SPECIFICATION FOR FULL DETAILS.

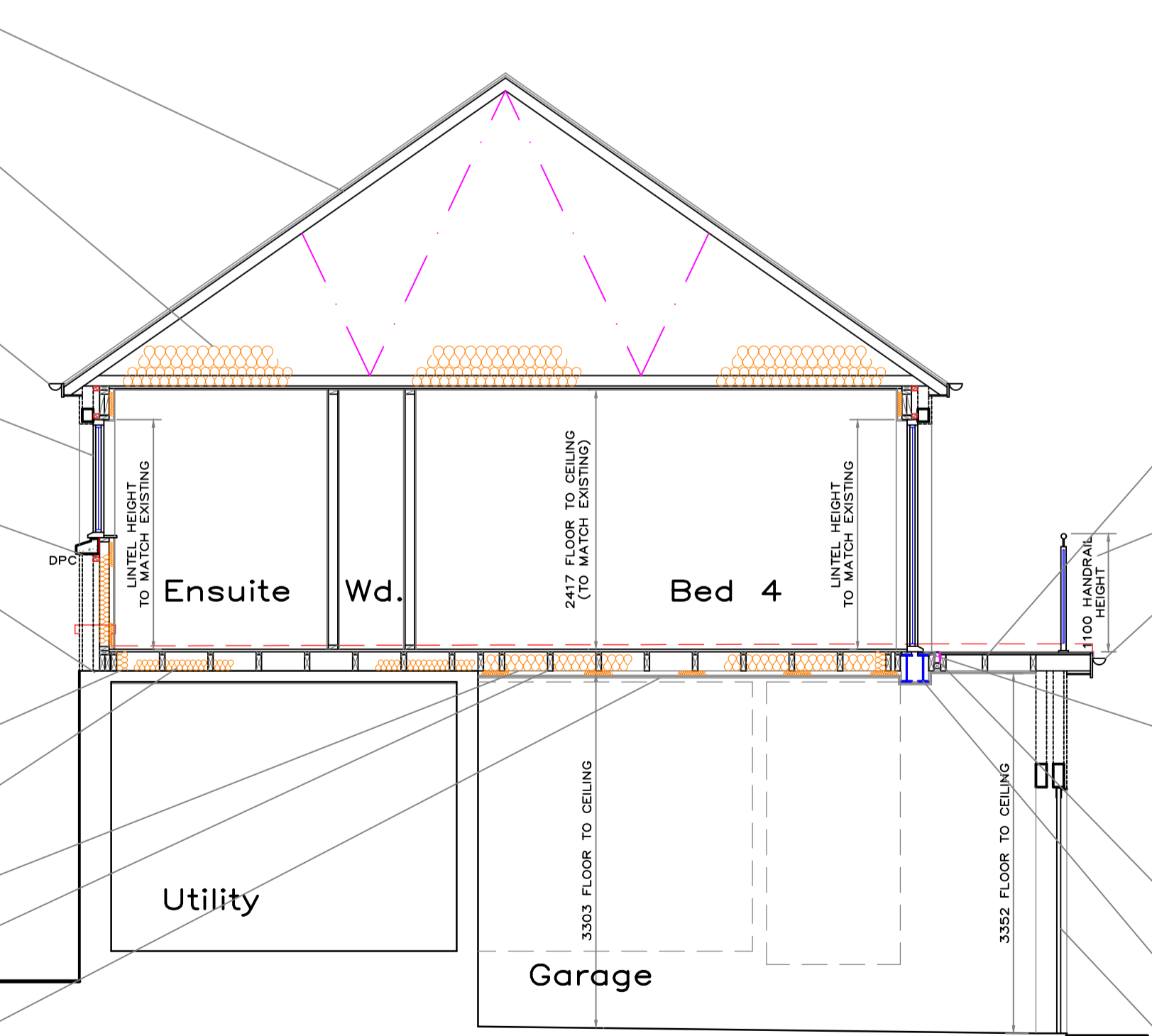
INSULATION PACKED INTO PERIMETER VOIDS WITHIN FIRST FLOOR JOISTS TO PREVENT COLD-BRIDGING BETWEEN GROUND AND FIRST FLOORS.

MINIMUM 100mm INSULATION ACROSS UTILITY CEILING FOR SOUND DEADENING, WITH ADDITIONAL LAYER 12.5mm THICK PLASTERBOARD SECURED TO UNDERSIDE OF EXISTING PLASTERBOARD CEILING TO UTILITY. SEE PROJECT SPECIFICATION FOR FULL DETAILS.

EXPOSED FIRST FLOOR OVER GARAGE TO BE INSULATED AND BOARDED IN ACCORDANCE WITH THE PROJECT SPECIFICATION

ALL FIRST FLOOR JOISTS FORMED WITH RETAINED FLAT ROOF JOISTS SPANNING ACROSS GARAGE/UTILITY. TOP OF JOISTS MAY WED PACKED UP (ESTIMATED 28mm) TO SUIT EXISTING FIRST FLOOR LEVEL OF MAIN HOUSE.

GARAGE CEILING TO BE LINED WITH WITH 1no. LAYER 12.5mm THICK GYPROC 'FIRELINE' PLASTERBOARD ON 1no. LAYER 12.5mm THICK 'DUPLEX' VAPOUR CHECK PLASTERBOARD, WITH STAGGERED JOINTS. SKIM COAT FINISH TO PROVIDE MINIMUM ONE HOUR FIRE RESISTANCE.



FLAT ROOF/VERANDA ACROSS FRONT OF GARAGE AND ENTRANCE CANOPY TO BE RETAINED, RE-DECKED IN ACCORDANCE WITH THE PROJECT SPECIFICATION, NO INSULATION REQUIRED BETWEEN EXPOSED JOISTS OVER GARAGE. WATERPROOF DECK TO VERANDA FORMED WITH GRP, OR EQUAL. SEE SPECIFICATION FOR FULL DETAILS.

1100mm HIGH PROTECTIVE BARRIER AROUND PERIMETER OF PATIO/DECK.

NEW 112mm DIA. uPVC GUTTER, ON 20mm THICK FASCIA.

WHERE THE NEW FLAT ROOF/VERANDA ABUTS THE NEW FIRST FLOOR WALL, A PROPRIETARY CAVITY TRAY SHOULD BE FITTED LAPPED OVER THE ROOF/VERANDA FLASHING. FLASHING TO HAVE MINIMUM 150mm UPSTAND (WHERE CLEAR OF DOOR CILL) MEASURED FROM THE ROOF INTERSECTION WITH THE WALL.

FLASHING TO BE LAPPED BELOW AND BEHIND DOOR CILL, WHERE REQUIRED.

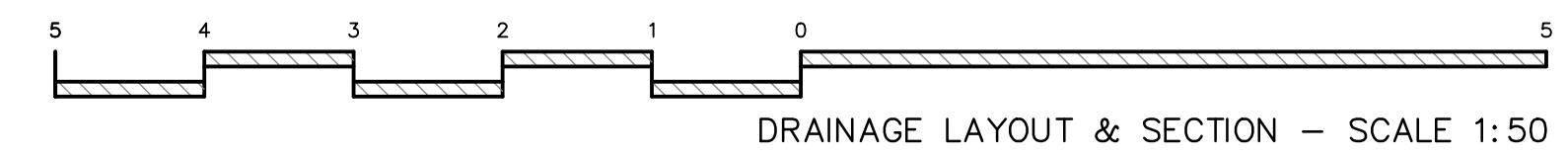
WEEPHOLES TO BE FITTED AT CAVITY TRAY LEVEL, POSITIONED AT 1200mm MAXIMUM HORIZONTAL CENTRES.

PROPRIETARY THRESHOLD CHANNEL DRAIN (ACO THRESHOLD DRAIN, OR EQUAL) TO BE PROVIDED ALONG FRONT OF NEW FRENCH DOORS TO DISPERSE EXCESS SURFACE WATER. DRAIN FORMED WITHIN DEPTH OF EXISTING FLOOR JOISTS.

NEW SUPPORT BEAMS ACROSS GARAGE TO SUPPORT FRONT WALL TO FIRST FLOOR EXTENSION. SEE PROPOSED FLOOR LAYOUT PLAN AND PROJECT SPECIFICATION FOR FURTHER DETAILS.

EXISTING ROLLER SHUTTER DOOR TO GARAGE TO BE RETAINED, UNAFFECTED BY PROPOSED WORKS.

Proposed Cross Section (typical)



DRAINAGE LAYOUT & SECTION - SCALE 1:50

DATE	REVISION	INDEX
22/3/24	DRAWINGS UPDATED TO CURRENT BUILDING STANDARDS. CHANNEL DRAIN ADDED TO VERANDA.	A

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CLIENT	Mr & Mrs S. McDonnell
PROJECT	PROPOSED EXTENSION & ALTERATION AT RANFORDE, 84 ORCHARD TERRACE, HAWICK.
DRAWING TITLE	DRAINAGE LAYOUT & SECTION
SCALES	DATE
1:50..	14/4/22
REVISION	/ A
DRAWING No.	22-754-3001