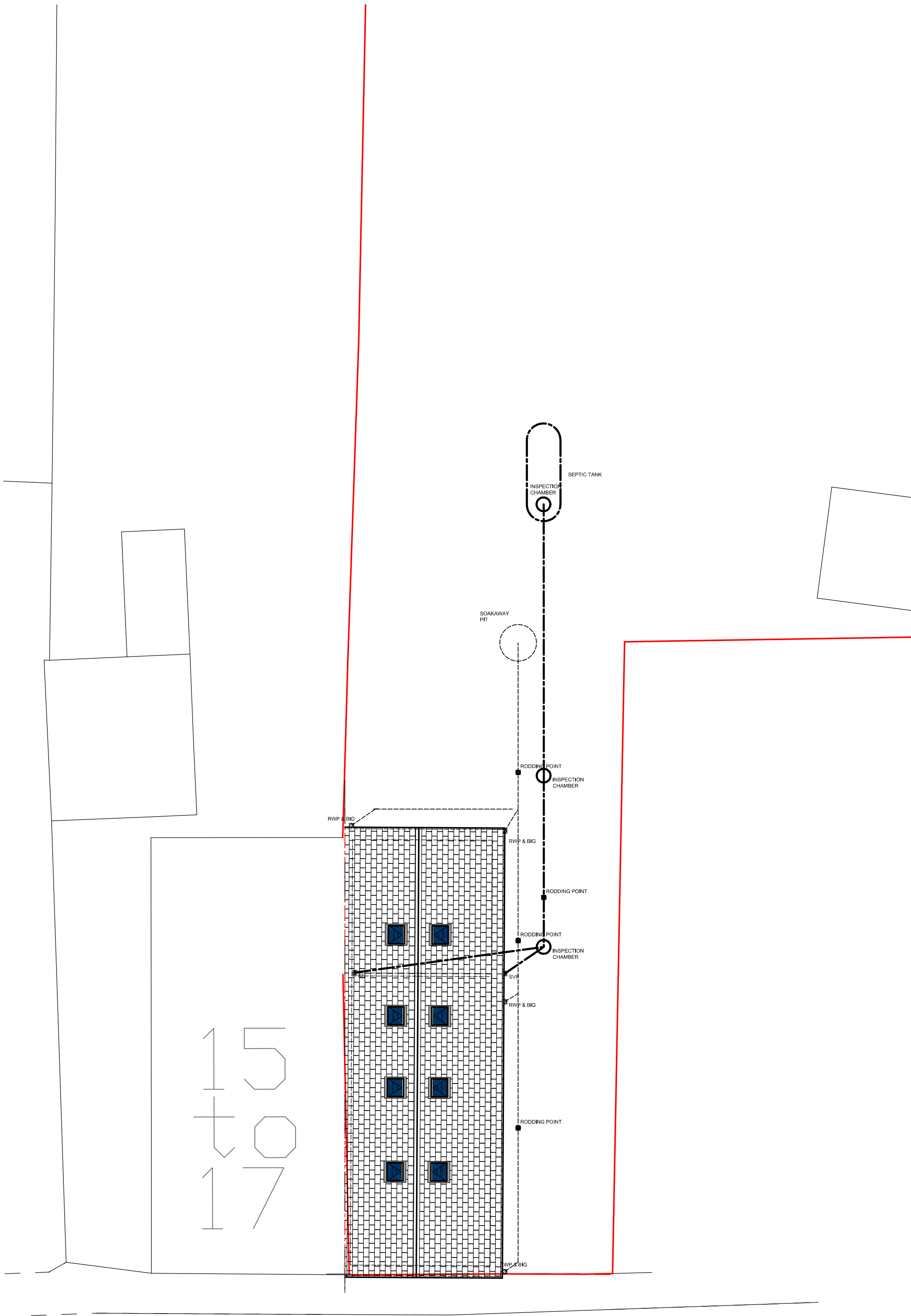




Proposed Drainage 1:100

DRAINAGE
100mm SGW with flexible joints connected to IC. Provide rodding access points.
Encase internal SVP with 5mm plywood, paint finished, complete with access cover and removable access point cover.
Soil waste pipe complete with slow bend and to discharge to main drains. Sanitary pipe work cages to be fitted to top of SVP in metal. WC pipe work must not allow light to pass through.
Boiler condensate may connect to sanitary pipe work, pipes to be minimum 22mm diameter, 75mm trap rodding points to SVP to be over the spill over level of the lowest connected appliance.
All drains running through walls to have RC lintels over. All drains under building to be encased in 150mm concrete, new drainage to be Hepworth Super Sleeve or similar approved with 100mm diameter pipes. IC's to be Hepworth (polypropylene) Super Sleeve 100mm 500mm deep with 100mm diameter inlets. Foul drains at minimum 1:40 fall and surface water drains at minimum 1:100 fall. IC's over 950 deep to be P.C.C. sections.
Rodding points to be provided at head of drain. Protect existing drains to be retained ensuring that manholes, gulleys etc are not damaged and drains are kept free from debris at all times. Existing inspection chambers to be cleaned and inspected for internal defects. Any cracks, spalled or dislodged bricks to be replaced with equal and suitable engineering brick. Mortar for bedding in new bricks and/or pointing of defective bed/cross joints to be 1:3 cement/sand mix.
Semi-universal gulleys with filter buckets to driveway/turning heads, discharging to existing surface water sewer.
All invert levels to be agreed on site.
All drains to be connected to existing invert level of property boundary and laid to proper falls- new drains to BS 8301 and manufactures recommendations.
All drain runs are assumed lines (the correct position of existing drains to be confirmed on site).

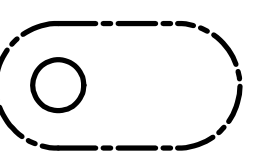
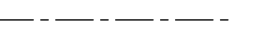
IC concrete ring system on 200mm concrete base and haunching complete with cast iron cover double sealed and medium duty. Polypropylene chambers are only to be used to a depth of maximum 1200mm with 450mm diameter cover, all bases to be concrete with haunching and benched as applicable. Cover slates to BS5911 minimum reinforcement A142 mesh with covers to soil usage. Rocker pipes to be used where required. Lintels over drains passing through walls ends of runs not terminating in an IC shall be fitted with rodding access points. Provide rodding access points to base of all SVP's.
Inspection Chambers located internally to be fitted with double seal screw down heavy duty cover.

SANITARY PIPEWORK
Sanitary pipe work in accordance with BS5572 and soil pipes and accessories with BS4514. 100mm diameter SVP positioned internally and surrounded in 25mm minimum glass fibre sound insulation quilt. If in a habitable room in 38 x38 softwood frame duct, covered with 6mm plywood and accessible throughout its length for maintenance and repair.
Caged top of SVP terminating 500mm above any opening lights or venting in roof space using Durgal Air admittance valve by Murley Extrusions or similar approved. Discharging directly into an inspection chamber via 100mm rest bend. WC waste connected by 100mm pipe to SVP or direct to drain. LB's, baths and sink to have 75mm deep seal anti-vac trap discharging respectively through 32mm, 40mm and 40mm diameter waste pipe to SVP or directly to BIG.
Branch connections from washing machines to be 38mm dia with washing machine trap. Combined branch connections to be min 50mm dia max length of 32mm dia branch 1.7mts, max length of 40mm dia. 4.0mts
Rodding points to be provided at points where access cannot be obtained by removing traps. All sanitary pipework to comply with the recommendations of BS 5572. All waste pipes to be UPVC Caroden terrain or similar approved

SVP to be cranked across within floor void.
SVP to be cranked above floor level behind bath.

PLUMBING DETAILS
Where any two pipes combine the diameter of the waste pipe to be increased to min 50mm. 50mm pvc vent pipe to discharge 900mm above any opening within 3000 and be fitted with a cage pipe to be taken through the roof void and covering.
Bath room to incorporate mechanical extract ventilation capable of extracting at a rate of no less than 60ltrs per sec which may be operated intermittently. Where vertical extract ventilation is used discharge pipes through a roof (fitted with a condensation trap) Where soil pipes pass through floors rodding access points to be fitted at junctions with additional rodding access point at the base of pipe. Where relevant, soil pipes to be clipped to jets at max 1000mm ctrs at min 140 fall Provide an insulated access trap for the purpose of maintenance and rodding points repair - Rodding access points within the roof void to be positioned as per building inspectors instructions. No opposed waste connections within 200mm of wc branch. Kitchen sink to be provided with 75mm deep seal anti vac trap to discharge below grid level of big and above water line.

HEATING INSTALLATION
The contractor is to provide and install a gas central heating installation in accordance with clients specification and in accordance with British Gas and clients recommendations and requirements. The system to be approved by Local Authority Inspector prior to installation.

-  New 100mm diameter Super sleeve drain connected to new septic tank to engineers specification and design.
-  Include for removal of existing septic tank and clearing from site. Supply and fit new septic tank to engineers specification and design.
-  Assumed location of existing drain.
-  RWP & BIG
-  All gulleys to be roddable.
-  Rodding Point
-  Rodding eye.
-  S&VP
-  Soil and vent pipe.
-  Indicates assumed location of existing soakaway land drain to be carefully excavated and all existing pipes fabric and gravel removed and cleared from site.
-  Supply and lay new 160mm diameter perforated pipe wrapped in geotextile filter sock bedded and surrounded in built up layers of 150mm pea gravel. Pipe to discharge to drainage pit. All to engineers design.

Revision	Date	Details

Only Planning Officers may scale from this drawing.
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Scale As Indicated at A1. Checked MLH.

Client Julian Burt.

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19 Broad Lane, Rochdale, OL16 4QQ.

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PLANNING.

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