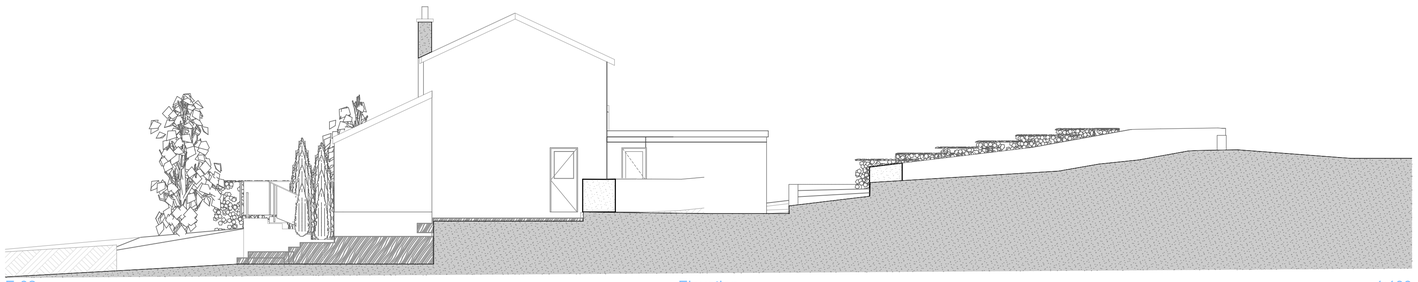
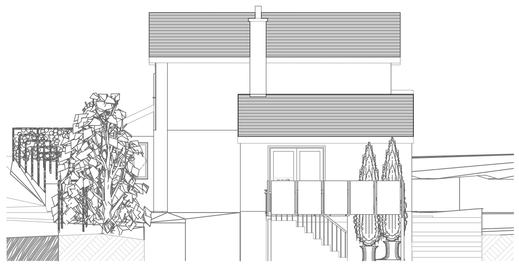
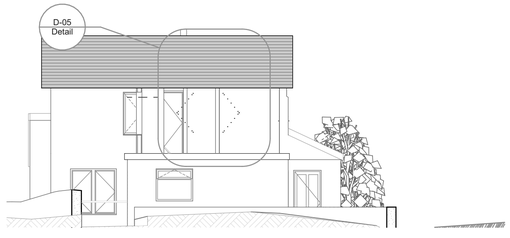


E-02 Elevation 1:100

E-03 Elevation 1:100



E-05 Elevation 1:100



E-04 Elevation 1:100

BELOW GROUND DRAINAGE

Drainage below ground to be bedded in a minimum of 100mm compacted granular material to BS: 882 below the pipe and a minimum 150 mm granular material or clean selected fill above the pipe, laid to a 1:40 fall, all to the satisfaction of the Building Control Surveyor.
New drains to be 100mm. vitrified clay to BS.65 and laid with flexible joints, or alternative U.P.V.C.drainage systems to B.S. 4660 all to Building Control approval. (Refer to drainage layout for further details)
Where drains pass through walls a clear area surrounding the pipe of 50mm is to be left, bridging the pipe with concrete lintels, lintelled opening to be sealed with mineral wool secured around the pipe.
Drainage to be bedded and surrounded in min.100mm granular fill where not subject to vehicular traffic. Should the crown of the pipe fall within 300mm of the underside of the floor slab once the falls are determined, the pipe should be encased in concrete independent of the floor slab. Rocker pipes are to be fitted where the drainage passes through any wall.
Rainwater down pipes to discharge over trapped gullies.
Waste from kitchen to discharge into rodable back inlet gully below cover level.
Where the depth of the new Inspection chamber does not exceed 1200mm plastic units may be used. Where the depth exceeds 1200mm or the ground is subjected to vehicular traffic, brick or concrete Inspection chambers are to be constructed, (refer to inspection chamber specification). Building Control Surveyor to inspect and approve all drainage and Inspection chambers prior to backfilling.

EXISTING DRAINAGE

Existing drainage arrangements to be confirmed at commencement of works and new drainage layout compatibility confirmed or amended accordingly.
Any discrepancies between assumed drainage and that which exists on site must be brought to the attention of Ashtton Associates Ltd and the appointed building control provider, immediately for clarification.
Ashtton Associates Ltd, accept no responsibility for the integrity or suitability of the existing drainage system, if there is any doubt as to the integrity or suitability of the existing drainage system advice should initially be sought from the local Authority Building Control department.

ABOVE GROUND DRAINAGE

All wash hand basins and bidet to have 32mm dia. waste pipes. Sinks, baths and showers to have 38mm dia. waste pipes, all fitted with 75mm deep seal traps.
No branch connection to be within 200mm of the connection into the soil and vent pipe. Soil and vent pipe to be taken above eaves level finishing 900mm above any window opening within 3.000 metres and finished with a suitable cage above.
Air Admittance Valves must be installed to terminate above the spill-over level of any adjacent appliance.
All toilets are to have a dual flush mechanism.
All soil and waste pipes to be installed in accordance with BS 5572.
All water-using devices are to conform to part G of the approved documents.

All waste pipes should have roding accesses to allow the entire system to be cleared of blockages.
Roding points to the soil stack should be positioned higher than the spill-over level of the lowest appliance.

Sink	38 mm waste with 75 mm trap
Bath	38 mm waste with 75 mm trap
Shower	50 mm waste with 75 mm trap
W.H.B	32 mm waste with 75 mm trap
W.C.	100 mm branch connection.

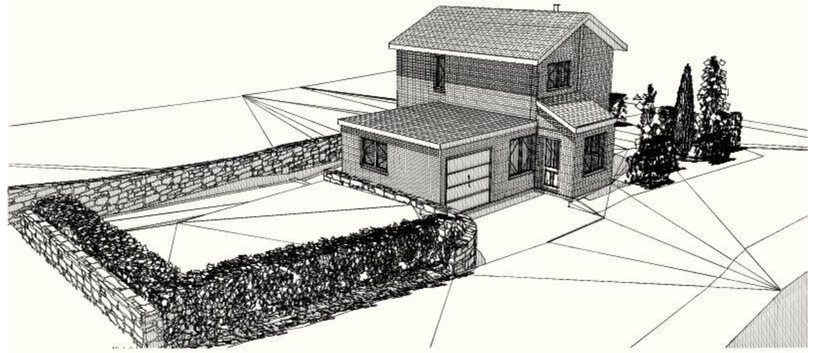
All foul water to discharge into existing foul water drainage system.
The principle contractor is to allow for tests and approval of drains by the Building Control Surveyor.

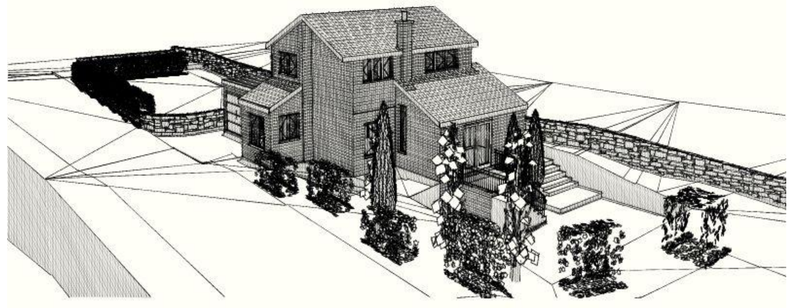
NEW OR ALTERED WATER SERVICES

All water pipe installations to comply with Local Water By Laws as applicable.

RAIN WATER GOODS

All gutters to be 115mm dia. with 63mm dia. rainwater pipes.
Surface water to be taken to a suitable soak away if ground conditions allow, which should be a minimum of 1m³, lined with a geotextile fabric and filled with clean crushed stone.
Soak away to be positioned at least 5m away from any building, Building Control surveyor to approve final position and depth.
If ground conditions do not allow for a soak away, surface water is to be directed to the existing surface water system.





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ASHTTON ASSOCIATES
ARCHITECTURAL DESIGN & BUILDING SURVEYING PRACTICE
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Construction Risks ___ Maintenance/cleaning Risks Demolition/adaptation Risks

In addition to the hazard/risks normally associated with the types of work detailed on this drawing take note of the above. It is assumed that all works on this drawing will be carried out by a competent contractor working, to appropriate Risk Assessments and Method Statements.

Scales @ A1	Project No.
1:100	FG/397/2016

Date	Purpose of Issue
16-11-2017	

Project
Renovation and Extension of Memorial Croft

Client

Project address

Layout Title
Existing Elevations and 3D View

Drawing Number

number	rev
A.02	A.2