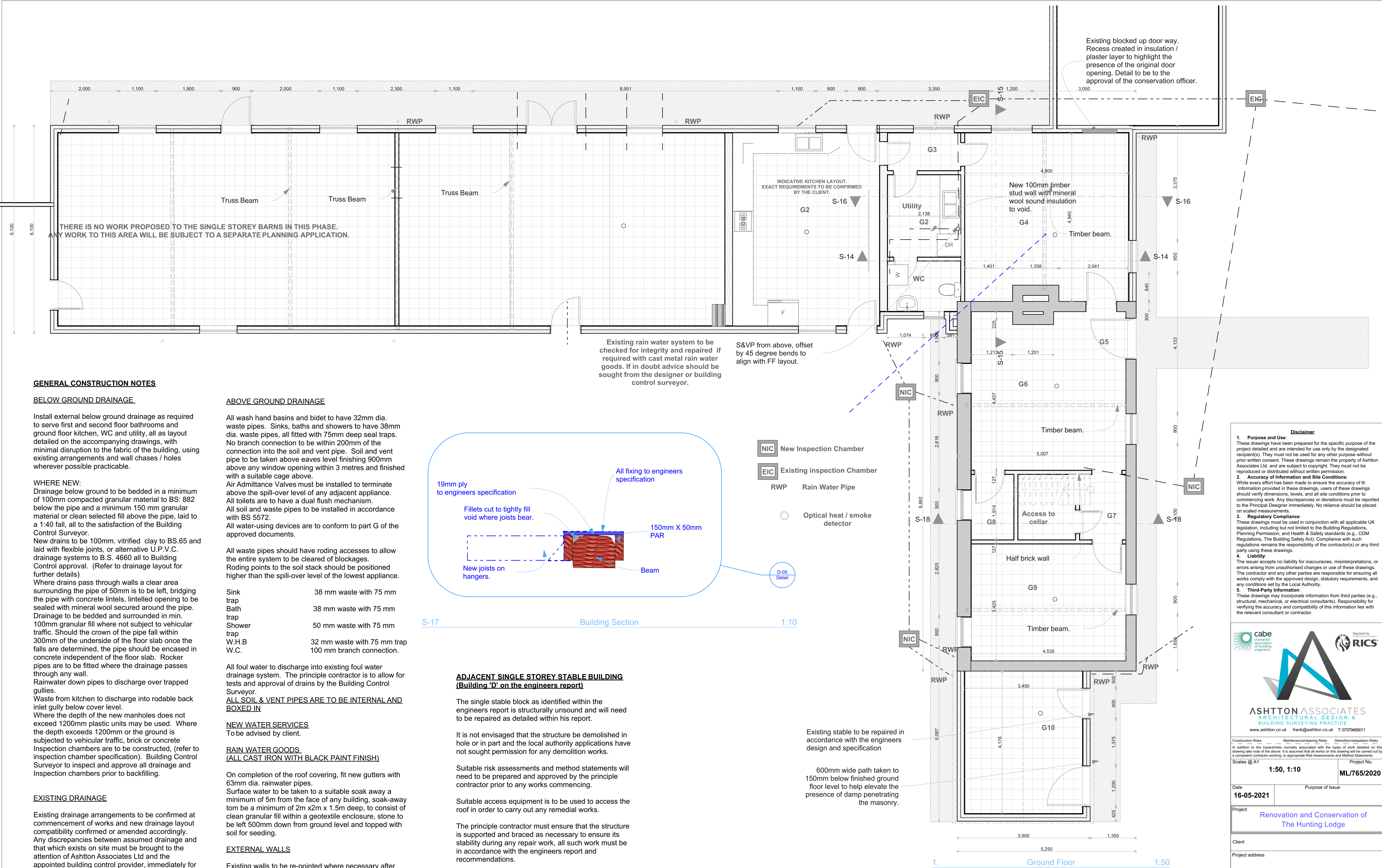




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GENERAL CONSTRUCTION NOTES

BELOW GROUND DRAINAGE

Install external below ground drainage as required to serve first and second floor bathrooms and ground floor kitchen, WC and utility, all as layout detailed on the accompanying drawings, with minimal disruption to the fabric of the building, using existing arrangements and wall chases / holes wherever possible practicable.

WHERE NEW:

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 roddable back inlet gully below cover level. Where the depth of the new manholes 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 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. Rodding points to the soil stack should be positioned higher than the spill-over level of the lowest appliance.

Sink trap	38 mm waste with 75 mm
Bath trap	38 mm waste with 75 mm
Shower trap	50 mm waste with 75 mm
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.

ALL SOIL & VENT PIPES ARE TO BE INTERNAL AND BOXED IN

NEW WATER SERVICES

To be advised by client.

RAIN WATER GOODS

(ALL CAST IRON WITH BLACK PAINT FINISH)

On completion of the roof covering, fit new gutters with 63mm dia. rainwater pipes. Surface water to be taken to a suitable soak away a minimum of 5m from the face of any building, soak-away to be a minimum of 2m x2m x 1.5m deep, to consist of clean granular fill within a geotextile enclosure, stone to be left 500mm down from ground level and topped with soil for seeding.

EXTERNAL WALLS

Existing walls to be re-pointed where necessary after discussion with the conservation officer to establish the acceptable extent of such pointing, with some minor re-building to the dwarf walls at roof level as detailed in the engineers report and extracts as noted on the drawings. Any rebuilding or repointing to be in NHL mortar 1:3 mix as noted.

ADJACENT SINGLE STOREY STABLE BUILDING (Building 'D' on the engineers report)

The single stable block as identified within the engineers report is structurally unsound and will need to be repaired as detailed within his report.

It is not envisaged that the structure be demolished in hole or in part and the local authority applications have not sought permission for any demolition works.

Suitable risk assessments and method statements will need to be prepared and approved by the principle contractor prior to any works commencing.

Suitable access equipment is to be used to access the roof in order to carry out any remedial works.

The principle contractor must ensure that the structure is supported and braced as necessary to ensure its stability during any repair work, all such work must be in accordance with the engineers report and recommendations.

All new pointing should be in Natural Hydraulic Lime mortar (NHL) strength class 3.5 with coarse aggregate (washed sand or similar to match the existing mortar) to a ratio of 1:3

The existing floor construction is not known.

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Construction Risks Maintenance/cleaning Risks Demolition/adaptation Risks In addition to the hazards 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 1:50, 1:10 Project No. ML/765/2020

Date 16-05-2021 Purpose of Issue

Project Renovation and Conservation of The Hunting Lodge

Client

Project address

Layout Title Proposed Ground Floor Plans

Drawing Number	number	rev
	A.02	A.2