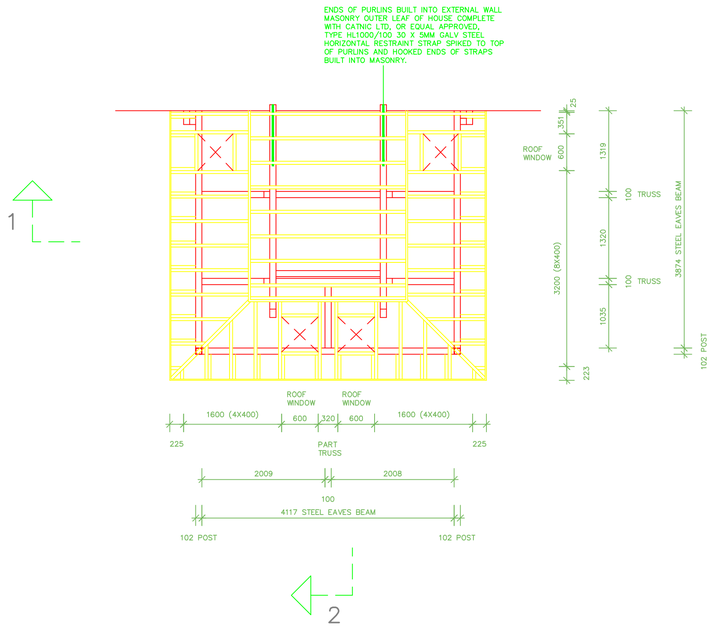
All dimensions must be checked on site and not scaled from this drawing.

Revisions



ROOF STRUCTURE PLAN

FOUL + STORMWATER DRAINAGE NOTES.

EXCAVATE FOR FOUL + STORMWATER DRAINAGE RUNS TO LINES AND LEVELS INDICATED ON DRAWING AND HAND TRIM AND CONSOLIDATE BASE OF EXCAVATIONS AS REQUIRED.

FOUL + STORMWATER DRAINAGE CONSTRUCTED IN 110MM DIA OSMADRAIN, OR EQUAL APPROVED, UPVC PIPE AND FITTINGS CONFORMING WITH THE RELEVANT CLAUSES OF BS4660 AND BS5481 WITH RING SEAL FLEXIBLE COUPLINGS AND DRAINAGE PIPEWORK LAID TO FALLS INDICATED ON DRAWING.

DRAINS UNDER BUILDING TO RECEIVE 100MM THICK 10MM SINGLE SIZE GRAVEL BED AND SURROUND AND DRAINAGE TRENCHES BACKFILLED AND CONSOLIDATED WITH TYPE 2 GRANULAR HARDCORE MATERIAL. FORM APERTURES FOR DRAINS TO PASS THROUGH BUILDING SUBSTRUCTURE WALLS AS REQUIRED WITH MINIMUM 50MM CLEARANCE AROUND PIPE AND WITH 100MM WIDE X 60MM DEEP PRESTRESSED CONCRETE COMPOSITE LINTELS OVER APERTURES AS REQUIRED WITH 150MM MINIMUM END BEARINGS. SEAL APERTURES AROUND PIPES WITH 6MM THICK CALCIUM SILICATE BOARD AS PERMANENT SHUTTERING EACH SIDE OF WALL.

DRAINS BENEATH FOOTPATH/SOFT LANDSCAPING AREAS EXTERNAL TO BUILDING TO BE LAID WITH 100MM THICK 10MM SINGLE SIZE GRAVEL BED AND SURROUND AND DRAINAGE TRENCHES BACKFILLED WITH SELECTED MATERIAL FROM EXCAVATION HAND PLACED AND COMPACTED IN LAYERS. WHERE DRAINS HAVE LESS THAN 450MM COVER OVER CROWN OF PIPES FORM PROTECTION TO DRAIN BY LAYING PRECAST CONCRETE PAVING SLABS AS BRIDGING SLAB OVER LINE OF DRAIN WITH SLABS LAID OVER GRAVEL SURROUND TO PIPES.

DRAINS BENEATH PARKING/TURNING AREA EXTERNAL TO BUILDING TO BE LAID WITH 100MM THICK 10MM SINGLE SIZE GRAVEL BED AND SURROUND AND DRAINAGE TRENCHES BACKFILLED WITH TYPE 2 GRANULAR HARDCORE PLACED AND COMPACTED IN LAYERS. DRAINAGE TRENCHES BACKFILLED AND CONSOLIDATED UP TO SOFFIT LEVEL OF EXTERNAL PAVING. MAKE GOOD SURFACE FINISHES TO EXTG PARKING/TURNING AREA ON COMPLETION OF DRAINAGE.

SVP/SP CONNECTIONS FORMED USING 4D.581 LONG RADIUS BEND AND SHORT LENGTH OF PIPE AND TERMINATE WITH COUPLER AT FINISHED GROUND FLOOR LEVEL TO RECEIVE CONNECTION FROM SVP/SP.

RWP CONNECTIONS FORMED USING 4D.581 LONG RADIUS BEND AND SHORT LENGTH OF PIPE AND TERMINATE AT FINISHED EXTERNAL GROUND/PAVING LEVEL WITH ADAPTOR TO RECEIVE BASE OF RWP.

DRAINAGE CONNECTION POINTS TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS AND TO BE BEDDED AND SURROUNDED IN CONCRETE TO LOCATE ASSEMBLIES FIRMLY IN POSITION.

FOUL/STORMWATER MANHOLES FORMED WITH STANDARD POLYPROPYLENE UNIVERSAL INSPECTION CHAMBERS WITH 570/910MM DEPTH OR CUT TO DEPTH AS REQUIRED AND WITH 110MM DIA INLET AND OUTLET DIA. CHAMBERS BEDDED ON 100MM THICK 10MM SINGLE SIZE GRAVEL BED AND BACKFILL AROUND CHAMBERS WITH MINIMUM 150MM THICK 10MM SINGLE SIZE GRAVEL PLACED AND COMPACTED IN LAYERS. MANHOLES TO RECEIVE 450MM DIA LIGHT DUTY CAST IRON SEALED COVER AND FRAME AND FORM 100MM THICK GRADE C20P CONCRETE COLLAR AROUND CHAMBERS WITH TOP OF COLLAR AND MANHOLE COVERS AT FINISHED EXTERNAL GROUND/PAVING LEVEL. MANHOLES COVERS AND FRAMES IN PARKING/TURNING AREA TO BE MEDIUM DUTY CIRCULAR SINGLE SEAL CAST IRON, BLACK COATED, 500MM DIA CLEAR OPENING SUITABLE FOR 5 TONNE WHEEL LOADING. COVERS AND FRAMES BEDDED ON CONCRETE COLLAR AROUND CHAMBERS BEFORE DESCRIBED.

FOUL/STORMWATER SHALLOW INSPECTION CHAMBERS FORMED WITH STANDARD POLYPROPYLENE 4D.851 SINGLE 45 DEG LH CHAMBER BASE/4D.892 DOUBLE CHAMBER BASE AS REQUIRED WITH 4D.800 CHAMBER SHAFTS CUT TO DEPTH AS REQUIRED. CHAMBERS TO BE BEDDED ON 100MM THICK 10MM SINGLE SIZE GRAVEL BED AND BACKFILL AROUND CHAMBERS WITH MINIMUM 150MM THICK 10MM SINGLE SIZE GRAVEL PLACED AND COMPACTED IN LAYERS. CHAMBER COVER AND FRAME TO BE 250MM DIA LIGHT DUTY ALUMINIUM SEALED COVER AND FRAME AND FORM 100MM THICK GRADE C20P CONCRETE COLLAR AROUND CHAMBERS WITH TOP OF OLLAR AND CHAMBER COVER LEVEL AT FINISHED EXTERNAL GROUND/ PAVING LEVEL.

STORMWATER DRAINAGE RODDING EYES FORMED WITH 45 DEG SHORT RADIUS BEND AND 110MM DIA RAKING PIPE WITH DRAINAGE PIPEWORK BEDDED AND SURROUNDED IN MINIMUM 100MM THICK 10MM SINGLE SIZE GRAVEL PLACED AND COMPACTED IN LAYERS. RODDING EYE COVER AND FRAME TO BE 4D.356 LIGHT DUTY SEALED RODDING EYE COVER AND FORM 100MM THICK GRADE C20P CONCRETE COLLAR AROUND RODDING EYE WITH TOP OF COLLAR AND RODDING EYE COVER AT FINISHED EXTERNAL GROUND/PAVING LEVEL.

CHANNEL DRAINAGE TO TERRACE ACROSS EXTERNAL DOOR OPENINGS FORMED WITH ACO TECHNOLOGIES PLC, OR EQUAL APPROVED, N100 CHANNEL POLYMER CONCRETE COMPONENTS COMPRISING:
GARDEN ROOM EXTERNAL DOORS DRAINAGE CHANNELS FORMED WITH N7, N8, N9 AND N0102 CHANNEL UNITS WITH BUILT IN FALL COMPLETE WITH END CAPS AMD 902RE RODDABLE SUMP UNIT WITH SIDE OUTLET.
CHANNELS AND SUMP UNITS TO BE BEDDED ON 150MM GRADE C20P CONCRETE FOUNDATION AND HAUNCH. CHANNEL GRATINGS TO BE LOAD CLASS 'C' STAINLESS STEEL SLOTTED GRATINGS REF. 470 (1000MM LONG) AND REF. 471 (500MM LONG) AS REQUIRED.

STORMWATER SOAKAWAYS TO BE 2000 X 2000 X 1000MM DEEP BELOW INVERT LEVEL OF INCOMING DRAIN, FILLED WITH 75MM SINGLE SIZE HARDCORE MATERIAL WITH ROUGH CONCRETE COVER AND 450MM THICKNESS TOPSOIL OVER. SOAKAWAYS TO BE POSITIONED MINIMUM 5M FROM BUILDING.

ALL DRAINAGE TO BE TESTED ON COMPLETION IN ACCORDANCE WITH CP2005:1968 OR CP301:1971.

EXTERNAL DOORS TO GARDEN ROOM TO BE METAL CORED WHITE PVCu OR WHITE POLYESTER POWDER COATED ALUMINIUM COMPONENTS TO PATTERN AS INDICATED COMPRISING SLIDING/FOLDING DOORS COMPLETE WITH FRAME HEAD WITH SLIDING DOOR HANGERS, FRAME CILL COMPLETE WITH SLIDING DOOR GUIDES, SECURITY LOCKING SYSTEM WITH LOCKING HANDLES, RECESSED BOLTS AND WHITE PVCu OR WHITE POLYESTER POWDER COATED ALUMINIUM CLADDING TRIMS TO ROOF SUPPORT CORNER POSTS. DOOR COMPONENTS TO BE INSTALLED INTO PREFORMED MASONRY OPENINGS COMPLETE WITH SEALANT POINTING EXTERNALLY.

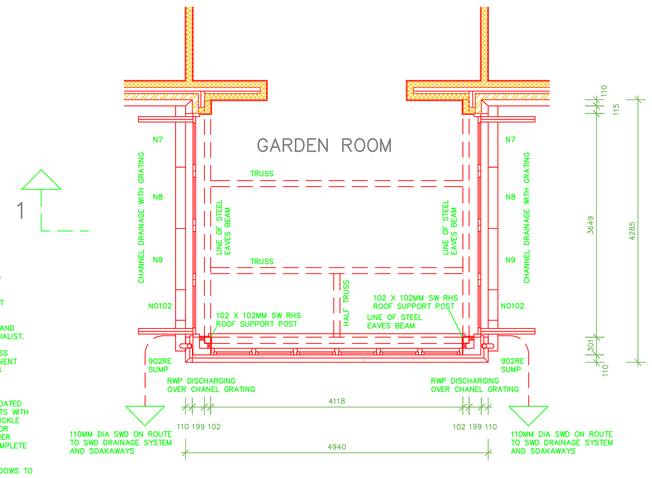
EXTERNAL DOOR COMPONENT SPECIFICATION TO BE AGREED WITH EMPLOYER AND COMPONENTS TO BE MANUFACTURED AND INSTALLED BY AN APPROVED SPECIALIST.

EXTERNAL DOORS TO BE FACTORY GLAZED WITH CLEAR SEALED DOUBLE GLASS UNITS AS REQUIRED USING LOW-E TOUGHENED GLASS TO PROVIDE A COMPONENT 'U' VALUE NOT EXCEEDING 1.8W/sq m K AND TO COMPLY WITH THE BUILDING REGULATIONS PART 'N'.

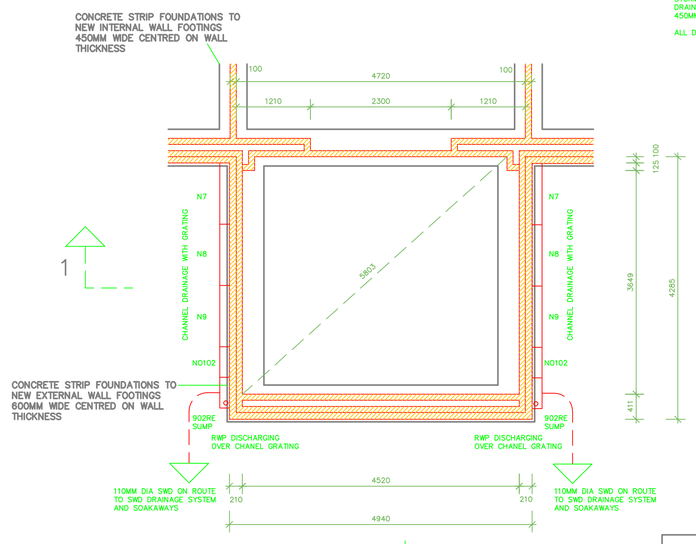
WINDOWS TO BE METAL CORED WHITE PVCu OR WHITE POLYESTER POWDER COATED ALUMINIUM COMPONENTS TO PATTERN AS INDICATED WITH OPENING CASEMENTS WITH EASY CLEAN HINGES, SECURITY LOCKING SYSTEM WITH LOCKING HANDLES, TRICKLE VENTILATORS IN HEADS OF WINDOW FRAMES AS REQUIRED AND WHITE PVCu OR WHITE POWDER COATED ALUMINIUM CLADDING TRIMS TO ROOF SUPPORT CORNER POSTS. WINDOWS TO BE INSTALLED INTO PREFORMED MASONRY OPENINGS COMPLETE WITH SEALANT POINTING EXTERNALLY.

WINDOW COMPONENT SPECIFICATION TO BE AGREED WITH EMPLOYER AND WINDOWS TO BE MANUFACTURED AND INSTALLED BY AN APPROVED SPECIALIST.

WINDOWS TO BE FACTORY GLAZED WITH CLEAR/OBSCURE SEALED DOUBLE GLASS UNITS USING LOW-E GLASS WITH ARGON FILLED GLAZING CAVITIES TO PROVIDE A COMPONENTS 'U' VALUE NOT EXCEEDING 1.4W/sq m K.



PLAN



FOUNDATION PLAN

MINIMUM DEPTH OF FOUNDATIONS 1000MM BENEATH EXTG/ NEW FINISHED EXTERNAL GROUND/PAVING LEVELS.

BASE OF FOUNDATION EXCAVATIONS TO BE INSPECTED AND APPROVED BY LOCAL AUTHORITY – BUILDING CONTROL.

IF ON INSPECTION OF FOUNDATION EXCAVATIONS BY CONTRACTOR AND LOCAL AUTHORITY – BUILDING CONTROL AT EXCAVATION DEPTHS INDICATED ON DRAWINGS THERE IS ANY DOUBT REGARDING THE BEARING CAPACITY OR NATURE OF THE FOUNDATION BASE FORMATIONS, THEN THE EMPLOYER MUST BE INFORMED. EMPLOYER SHALL IMMEDIATELY EMPLOY THE SERVICES OF A STRUCTURAL ENGINEER TO INSPECT FOUNDATION BASE FORMATIONS AND ADVISE ON ANY ADDITIONAL OR ABNORMAL FOUNDATION WORKS.

Client
CLENCH PROPERTIES.

Project
PROPOSED NEW DWELLING
adjacent HOME CLOSE,
POULSHOT,
DEVIZES
WILTSHIRE.

Drawing Title
WORKING DRAWING.
GARDEN ROOM PLANS.

Scale	Date	Drawn by
1/50	FEB 2013	

Tim Weeding
Building Design Services
30 Mill Road
Worton
Devizes
Wiltshire SN10 5SF
Telephone & Fax : (01380) 726903

Project Number	Drawing Number
2013–6	01