Note RD1 - Rainwater Drainage Above Ground

Unless otherwise indicated on drawings:
- Gutters are to be formed in black 115mm half round UPVC.
- If roof area drained per gutter exceeds 50m2 then gutter size is to be increased, consult designer or part H3 of Building regs.
- Use 75mm diameter black UPVC down pipes with fixing clips at 300mm centres.
- Gutters are to have suitable connections, end caps, corner bends and outlets.
- Gutters generally laid to to fall of 1 in 50.
- Roofs with an area less than 6 sq m need not have gutters.
- Down pipes to connect into existing or new underwater system via trapped gulley.
- All paved areas adjacent to building should fall at 1 in 60 away from building if impervious.
- All paved areas adjacent to building should be adequately drained into an underground drainage system if not impervious.

Note RD2 - Underground Rainwater Drainage

- Rainwater drains should not discharge into the sewer system.
- Where practical discharge into existing surface water drains.
- Alternatively where possible rainwater should discharge into soakaways 5m away from building. See Soakaway specification.(right)
- Underground rain water pipes up to 100mm in diameter should have a fall of 1 in 100.
- A 1 in 150 fall is permissible for drains above 100mm diameter.
- Dranage pipes to be flexible jointed and have a minimum 500mm cover.
- Pipes to be clay to BS 65, or UPVC to BS EN 1401.

Access points

Access points to the drains should be a minimum of 225mm x 100mm or 150mm diameter.

Access points should be located at;
- The head of the drain.
- At bends or changes in level.
- Generally at majors junctions.

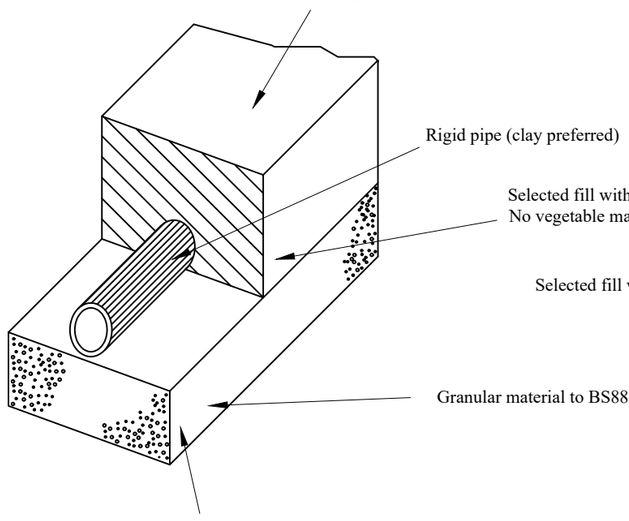
Manholes to be a maximum distance of 45m from start of drain.
Access points to be a maximum of 12m from start of drain.

Soakaways

- Soakaway located at least 5m from house.
- Soakaway located at least 2.5m from boundary.
- Bottom of soakaway to be above water table.
- Soakaway must not served a drained area of more than 100 sq. m.
- Soakaway formed in prefabricated concrete rings or UPVC unit.
- Soakaway left as emply chamber.
- Soakaway to be renewed every 8 years.
- Internal volume of soakaway calculated on the basis of 1 cubic metre per 40 sq m of run off.
- Soakaway based on design rainfall of 10 mm in 5 minutes.
- Soakaway design based upon and checked against BRE Digest 365.
- No soakaway to be within 5m of another.
- Check with architect or building control officer if percolation tests shall be carried out to determine the permeability of the soil and the storage volume calculated on site using the methodology outlined in part H of the building regulations.

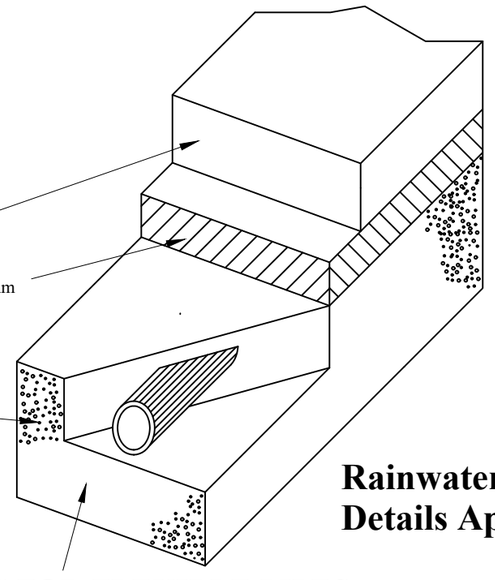
Do not use soakaways where there is a risk of contaminated run off.

NOTE See also manhole notes on underground drainage detail sheet 2.



BEDDING FOR RIDDING PIPES

Rigid pipes in vitrified clay to comply with BS63
Rigid pipes in concrete to comply with BS5911



BEDDING FOR FLEXIBLE PIPES

Flexible UPVC pipes to comply with BS46690 and BS4581

Rainwater Dispersal Details Applicable Sheet 1

TESTING

Drains to be water tested after completion.
Test to show that drains can withstand pressure equal to 1.5m head of water.
(as an alternative drains may be air tested)

ANY CHANGES FROM APPROVED DRAWINGS ARE THE RESPONSIBILITY OF CLIENT/CONTRACTOR – PLEASE READ CLAUSED BELOW BEFORE WORKS COMMENCE

Any dimensions taken from this drawing should be cross checked on site and approved prior to any construction works. The contractor shall be responsible for taking all necessary site dimensions and levels and for all exploratory works to verify any existing structure before commencement of works. The contractor will be responsible for all the correct setting out and temporary supports of works on site to property and neighbouring properties

No liability taken of any kind is accepted by Architect for any error or omission Where new work is near/on boundary line/party wall the property owner is to serve party wall notice to the adjoining property/land owner in accordance with the requirements of the 'Party Wall etc.' Act 1996

Contractor responsible for notifying of Building Control Surveyor of each stage of works and ensure inspections have been made. All details to comply with current building regulations and Building Control Approval. Work not to commence until approval of plans by Building Control Body. Any works that commence before Building Regulations drawings have been approved is responsibility of client.

After confirmation from local authority that prior approval is not required, proposed extension must comply with all permitted development criteria set out under the General Permitted Development Order 1995

Any development carried out without Permitted Development Certificate is at owner's own risk. It is strongly advised that a Permitted Development Certificate/Certificate of Lawfulness is sought prior to commencement of any works

FD30 — FD30
All habitable room doors to be replaced with FD30 doors with 38x25mm Door Stops and 3 No Stainless Steel Hinges.
Middle Hinge to be installed at least ⅔ of way up door frame

SD — Mains powered with battery back up interlinked smoke detector to be installed within at least 7.5m of all habitable rooms and at least 30cm from any light fitting or wall

HD — Mains powered and interlinked operated heat detector with battery back up

Ex — Extractor fan for shower room – 15l/s and Kitchen 30l/s to be taken through to run and expel externally

For Structural Steelwork refer to Structural Engineer's Drawing. Beams indicated by red dashed lines (see right)

All Steel work to be encased in 2 layers of FireLine Board with staggered joints or fire resisting intumescent paint in accordance with manufacturer's guidance to provide minimum 60min fire resistance
All Steel work to only be ordered once contractor has confirmed dimensions on site and positioning with client. Any discrepencies noted to be discussed with Surveyor prior to ordering any steel work. No responsibility taken by Surveyor for steels ordered to match site conditions

A-Z Building Services
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SUBJECT TO Approval

CLIENT	PROJECT	DRAWING	STAGE
Mr and Mrs SMITH	Wendover Lower Rochester Road Higham Rochester Kent ME3 7HD	DETAILS	Building Control

	CHECKED ·	APPROVED ·
·	SCALE @A3	DATE
DRAWING No. 17 CHAWORTH-17		REV A

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