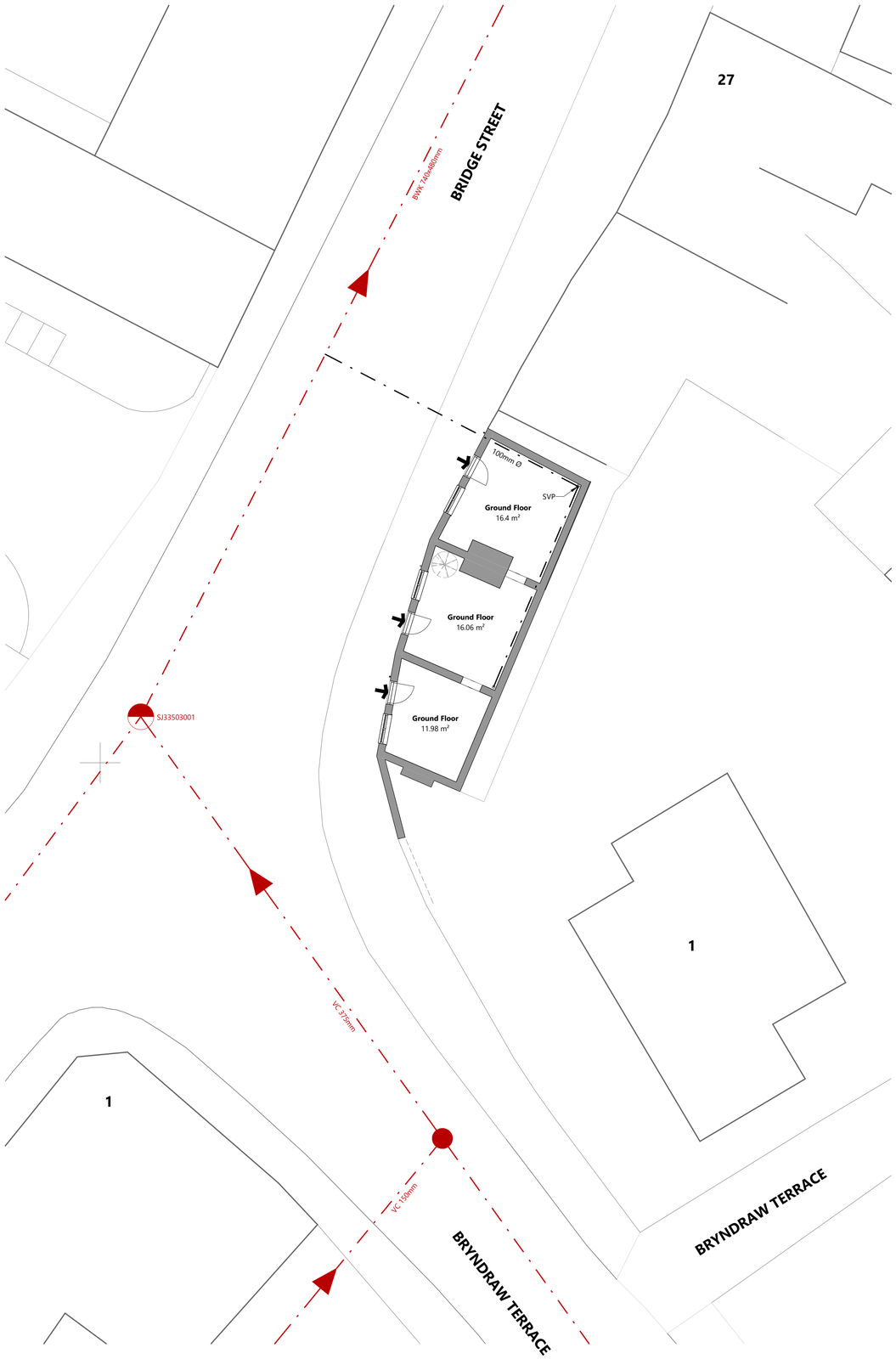
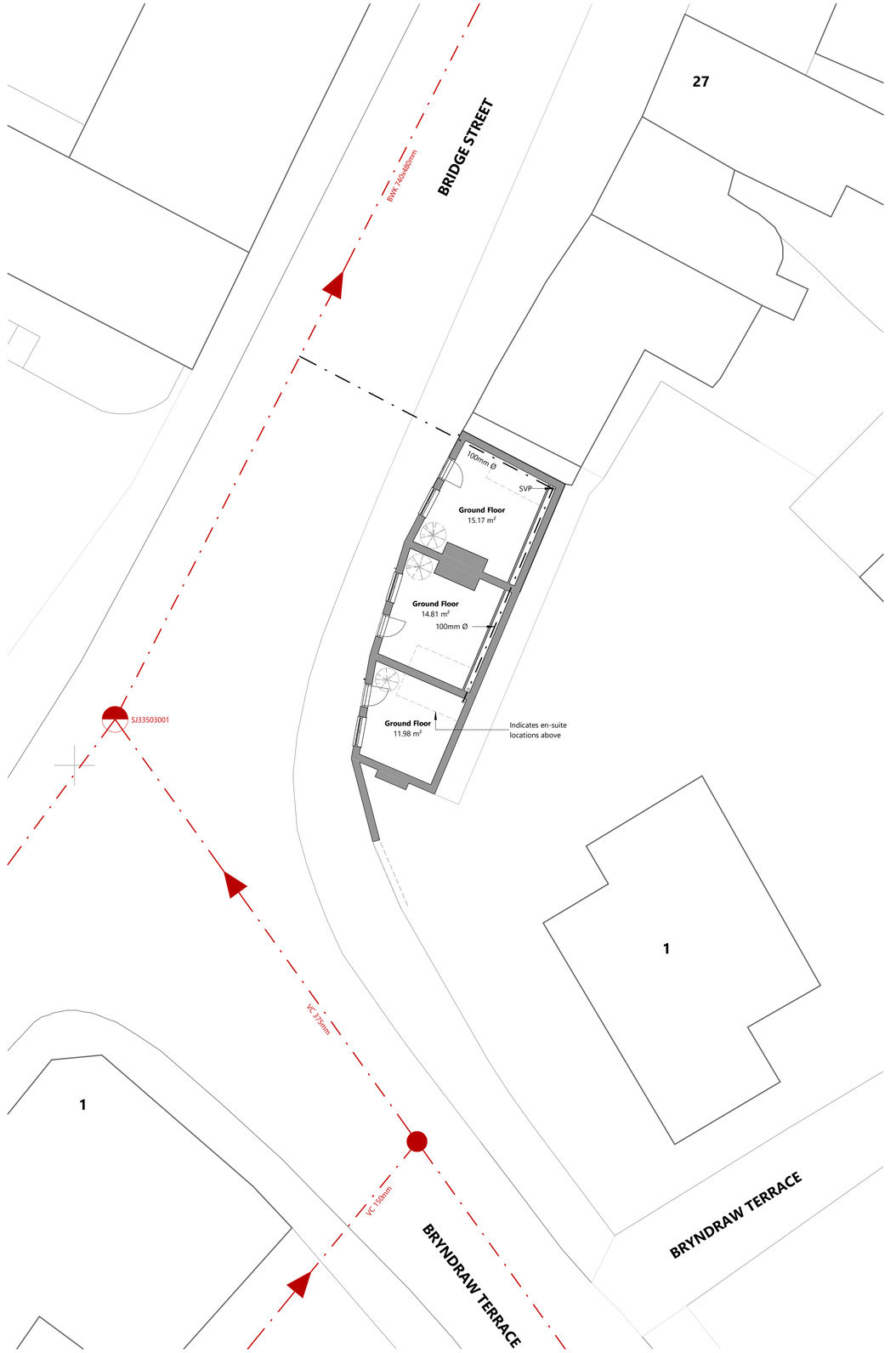


01 **Site Plan as Existing**
Scale: 1 : 100



02 **Site Plan as Proposed**
Scale: 1 : 100

N

Scale
0 2 4 6 8m
1:100 @ A1

NOTES:

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This drawing is to be read in conjunction with other relevant consultant drawings.

Note:
To be read in conjunction with drawings:

1054-FAS-XX-XX-DR-A-2000_Plans and Elevations as Existing
1054-FAS-XX-XX-DR-A-2001_Plans and Elevations as Proposed

Notes | **Drainage**

Key

- Combined gravity sewer
- Combined chamber
- Private drains and diameter

Notes:
Sewer locations and information based on received Welsh Water maps

Rainwater drainage
New rainwater goods to be new 110mm UPVC half round gutters taken and connected into 68mm dia UPVC downpipes.

Underground foul drainage
Underground drainage to consist of 100mm diameter UPVC proprietary pipe work to give a 1:40 fall. Surround pipes in 100mm pea shingle.
Provide suitable cover, shallow pipes to be covered with 100mm reinforced concrete slab over compressible material.
Provide rodding access at all changes of direction and junctions.
All below ground drainage to comply with BS EN 1401-1.

Above ground drainage
All new above ground drainage and plumbing to comply with BS EN 12056-2 for sanitary pipework.
All drainage to be in accordance with Part H of the Building Regulations. Wastes to have 75mm deep anti vac bottle traps and rodding eyes to be provided at changes of direction.

Size of wastes pipes and max length of branch connections (if max length is exceeded then anti vacuum traps to be used)
Wash basin - 1.7m for 32mm pipe, 3m for 40mm pipe
Bath/shower - 3m for 40mm pipe, 4m for 50mm pipe
WC - 6m for 100mm pipe for single WC

Waste pipes not to connect on to SVP within 200mm of the WC connection.

Supply hot and cold water to all fittings as appropriate.

Soild and vent pipe
All branch pipes to connect to 110mm soil and vent pipe terminating min 900mm above any openings within 3m, or to 110mm upvc soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that the outlet is above the trap of the highest fitting.

Pipework through walls
Where new pipework passes through external walls the pipe work is to be provided with 'rocker pipes' at a distance of 150mm either side of the wall face. The 'rocker pipes' must have flexible joints and be a maximum length of 600mm.l. Alternatively provide 75mm deep pre-cast concrete plank lintels over drain to form opening in wall to give 50mm space all round pipe: mask opening both sides with rigid sheet material and compressible sealant to prevent entry of fill or vermin.

Rev	Revision Details	Drawn	Date	Checked
P01	First Issue of Drawing	JC	30-01-25	JC

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Drawing Title
Site Plans as Existing and as Proposed

Drawing Status
PRELIMINARY

Drawn by	JC	Created on	16-01-25
Project no.	**1054**	Scale @ A1	1 : 100
Drg no.	**1054-FAS-XX-XX-DR-A-1101**	Status	**S2**
		Rev	**P01**