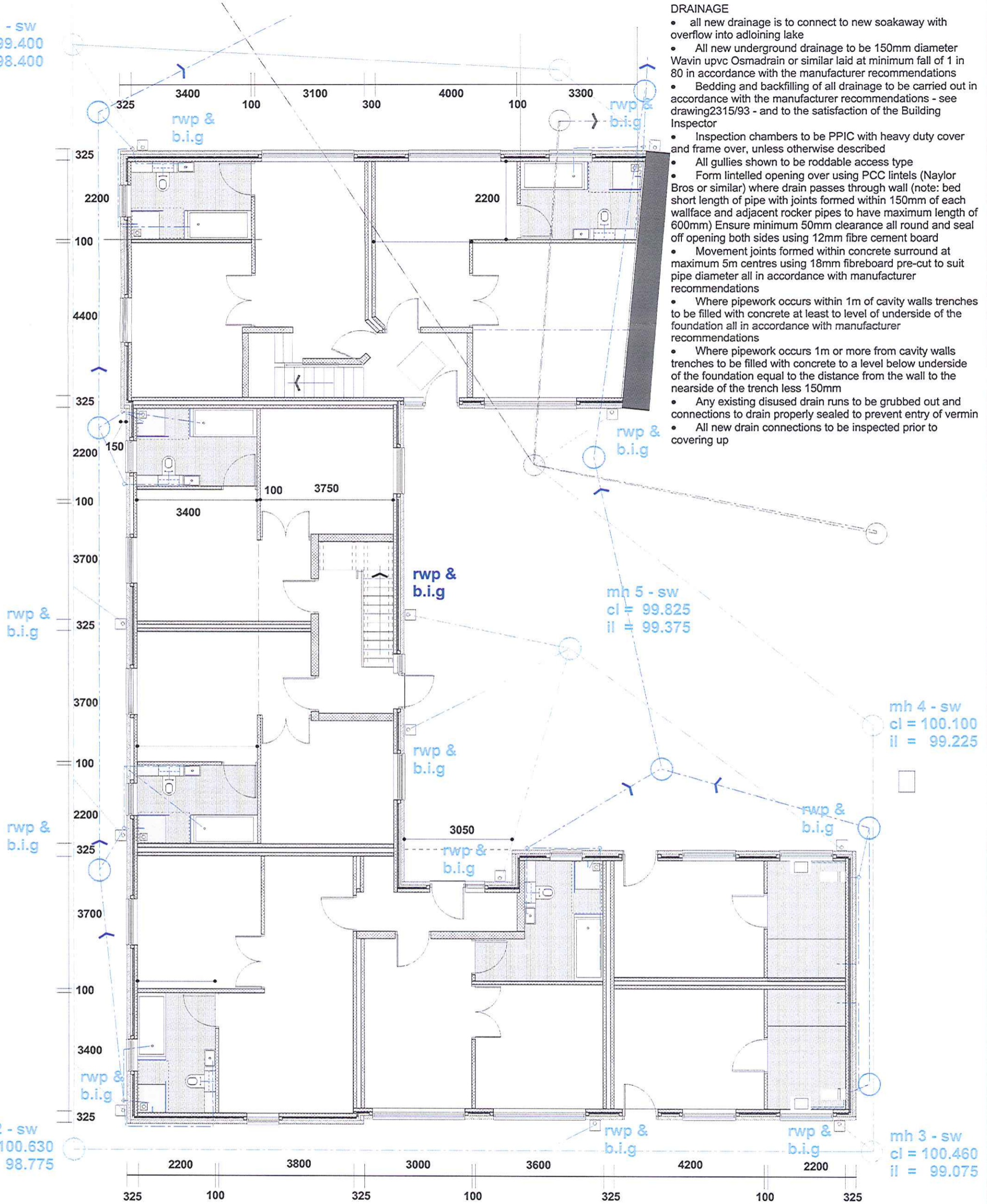


mh 1 - sw
 cl = 99.400
 il = 98.400

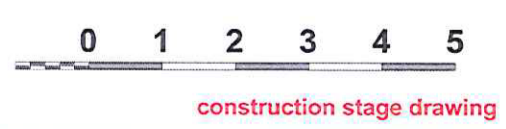
DRAINAGE

- all new drainage is to connect to new soakaway with overflow into adjoining lake
- All new underground drainage to be 150mm diameter Wavin upvc Osmadrain or similar laid at minimum fall of 1 in 80 in accordance with the manufacturer recommendations
- Bedding and backfilling of all drainage to be carried out in accordance with the manufacturer recommendations - see drawing 2315/93 - and to the satisfaction of the Building Inspector
- Inspection chambers to be PPIC with heavy duty cover and frame over, unless otherwise described
- All gullies shown to be roddable access type
- Form lintelled opening over using PCC lintels (Naylor Bros or similar) where drain passes through wall (note: bed short length of pipe with joints formed within 150mm of each wallface and adjacent rocker pipes to have maximum length of 600mm) Ensure minimum 50mm clearance all round and seal off opening both sides using 12mm fibre cement board
- Movement joints formed within concrete surround at maximum 5m centres using 18mm fibreboard pre-cut to suit pipe diameter all in accordance with manufacturer recommendations
- Where pipework occurs within 1m of cavity walls trenches to be filled with concrete at least to level of underside of the foundation all in accordance with manufacturer recommendations
- Where pipework occurs 1m or more from cavity walls trenches to be filled with concrete to a level below underside of the foundation equal to the distance from the wall to the nearside of the trench less 150mm
- Any existing disused drain runs to be grubbed out and connections to drain properly sealed to prevent entry of vermin
- All new drain connections to be inspected prior to covering up



for details of drainage installation see drawing no 2315/93

NMM/PA
 31 OCT 2012



construction stage drawing

John Blaymires	56 Pasture Lane Seamer Scarborough YO12 4OR
Dipl. Arch (Leeds) RIBA	
CLIENT Ox Pasture Hall Hotel	scale 1: 50
PROJECT proposed extension to the hotel	
DETAIL surface water drainage	drawing no. 2315/92

connection to new inspection chamber in 150 diameter drainage at maximum 1 in 80 falls and connected to the existing drainage in the north east corner of the site

PLUMBING

- 100mm dia waste to Wc's and 38mm dia waste to all other fittings in uPVC to be fitted with 75mm deep local traps (note: resealing traps to be fitted to any waste length exceeding 3m)
- Waste pipes to be provided with rodding eyes to each length
- 110mm dia uPVC soil/vent pipe provided to WC (note: sealed roddable access points to be provided at base) and to extend 900 above opening lights
- All waste connections into stack to be above that of the WC or a minimum of 200mm below
- Where SVP's run internally pipe to be wrapped full height in insulation quilt and encased using plywood or 12.5mm plasterboard on 38x38mm sw framing (note: removable panels to be provided where necessary to facilitate rodding)

DRAINAGE

- all new drainage is to connect to the existing system
- Existing falls and invert levels to be investigated prior to any work commencing
- All new underground drainage to be 100mm diameter Wavin upvc Osmadrain or similar laid at minimum fall of 1 in 40 in accordance with the manufacturer recommendations
- Bedding and backfilling of all drainage to be carried out in accordance with the manufacturer recommendations - see drawing 2315/93 - and to the satisfaction of the Building Inspector
- Inspection chambers to be PPIC with heavy duty cover and frame over, unless otherwise described
- All gullies shown to be roddable access type
- Form lintelled opening over using PCC lintels (Naylor Bros or similar) where drain passes through wall (note: bed short length of pipe with joints formed within 150mm of each wallface and adjacent rocker pipes to have maximum length of 600mm) Ensure minimum 50mm clearance all round and seal off opening both sides using 12mm fibre cement board
- All pipework where running below floor slab with less than 300mm cover to be surrounded with concrete to a thickness of at least the diameter of the pipe
- Movement joints formed within concrete surround at maximum 5m centres using 18mm fibreboard pre-cut to suit pipe diameter all in accordance with manufacturer recommendations
- Where pipework occurs within 1m of cavity walls trenches to be filled with concrete at least to level of underside of the foundation all in accordance with manufacturer recommendations
- Where pipework occurs 1m or more from cavity walls trenches to be filled with concrete to a level below underside of the foundation equal to the distance from the wall to the nearside of the trench less 150mm
- Any existing disused drain runs to be grubbed out and connections to drain properly sealed to prevent entry of vermin
- All new drain connections to be inspected prior to covering up

mh 6
cl = 99.490
il = 98.975

bathroom suite 2 drainage
wc and sink above floor
shower and bath below floor

bathroom suite 1 drainage
sink to wc above floor
wc, shower and bath below floor

mh 7
cl = 99.570
il = 99.200

bathroom suite 3 drainage
wc and sink above floor
shower and bath below floor

mh 2
cl = 99.810
il = 99.270

mh 1
cl = 99.290
il = 98.600

mh 3
cl = 100.100
il = 99.520

mh 4
cl = 100.220
il = 99.670

mh 8
cl = 100.100
il = 99.520

bathroom suite 4 drainage
wc and sink above floor
shower and bath below floor

bathroom suite 6 drainage
wc and sink above floor
shower and bath below floor

bathroom suite 7 drainage
wc and sink above floor
shower below floor

bathroom suite 8 drainage
wc and sink above floor
shower below floor

mh 5
cl = 100.450
il = 99.880

bathroom suite 5 drainage
wc, sink & bath above floor
shower below floor

note that in suites 7 and 8 the bathroom has a wet floor finish with Harmer drain waste water fitting as other bathrooms doc M pack wc basin grab rails to be fitted in accordance with positions shown on diagram 25 of approved document M

for details of drainage installation see drawing no 2315/93

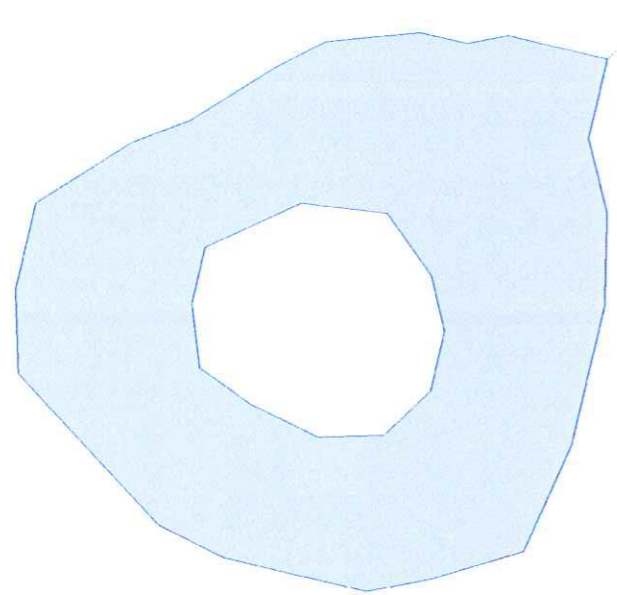
foul drainage



construction stage drawing

31 OCT 2012
NMM/PA

John Blaymires	56 Pasture Lane Seamer Scarborough YO12 4QR
Dipl. Arch (Leeds) RIBA	
CLIENT Ox Pasture Hall Hotel	scale 1: 50 @A3
PROJECT proposed extension to the hotel	
DETAIL foul drainage	drawing no. 2315/91



existing pond

proposed inspection chambers A and B to connect the existing foul drainage tanks to the new drainage serving the extension
100 or 150 diameter drainage pipes to be used for the drainage run dependant upon the size of the outlet pipe in the existing inspection chamber - C - which is the subject of inspection and approval by the building inspector

B

A



existing foul drainage system
sewage treatment plant

proposed extension

mh 1
cl = 99.290
il = 98.600

existing hotel

existing inspection chamber C
invert level - provided by contractor
is 96.00

mh 8
cl = 100.100
il = 99.520

wedding suite building

mh 5
cl = 100.450
il = 99.880

NYMNP
31 OCT 2012

scale 1:500

construction stage drawing

John Blaymires Dipl. Arch (Leeds) RIBA	56 Pasture Lane Seamer Scarborough YO12 4QR
CLIENT Ox Pasture Hall Hotel	scale 1: 500
PROJECT proposed extension to the hotel	
DETAIL drainage to sewage treatment plant	drawing no. 2315/101