

Notes

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SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION
Refer to the relevant Construction (Design and Management) documentation where applicable.

It is assumed that all works on this drawing will be carried out by a competent contractor, working where appropriate to an approved method statement.

PROJECT NOTES

The Contractor shall ascertain the nature of the site, access thereto and all local conditions and restrictions likely to affect the installation. No claim will be considered on the grounds of the lack of site knowledge.

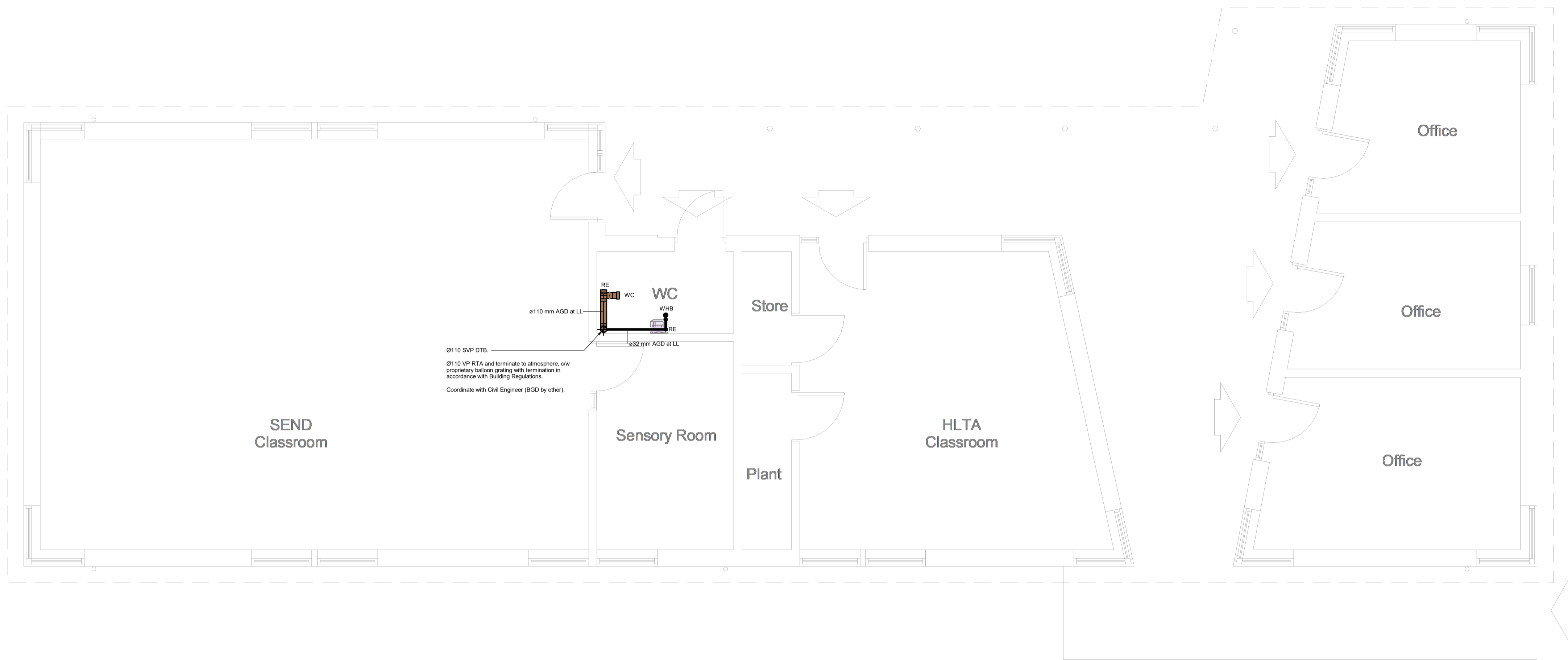
The Contractor shall be responsible for the final coordination of all new and existing services, with the building structure, architecture and fixed furniture and equipment.

The Contractor shall allow for all required changes in height and direction not identified on the drawing and the final setting out of all plant, equipment and services shall be agreed on site with the Engineer.

The Contractor shall be responsible for any temporary access or lifting equipment required to carry out the works



Scale 1:50



Above Ground Drainage	
Symbol	Description
— RE	Horizontal Rodding Eye
⊗ RE	Vertical Rodding Eye
⊕ SVP	Soil Vent Pipe
⊕ SS	Soil Vent Pipe
⊕ HWP	HepvO Waterless Trap

Abbreviations	
Abbr.	Description
DTLL	Drop to Low Level
RTA	Rise to Above
RFB	Rise from Below
DTB	Down to Below
CV	Ceiling Void
WC	Water Closet
WHB	Wash Hand Basin
S	Sink
Sh	Shower
DW	Dishwasher
WM	Washing Machine
RE	Rodding Eye
AAV	Air Admittance Valve
AGD	Above Ground Drainage
BGD	Below Ground Drainage
SVP	Soil & Vent Pipe
VP	Vent Pipe
SS	Stub Stack
PVC	Polyvinyl Chloride

Above Ground Drainage Notes (uPVC Pipework):

- Underground drainage to be designed by others and is to be connected into the existing foul sewer system in accordance with the local water authority regulations and standards.
- Above ground drainage is to be provided from all new and existing outlets and shall be connected into the underground drainage system with the head of the drain to be vented to atmosphere. Connections to sinks and wash basins are to be provided with 75mm deep seal anti-siphon traps.
- Ventilating pipes shall terminate a minimum of 900mm above any opening within 3m and shall be terminated with a perforated cover fixed to the end of the pipe. Suitable weatherproofing shall be provided where vent pipes penetrate the building fabric.
- Suitable rated fire collars shall be provided where drainage runs penetrate fire partitions with fire stopping provided to the satisfaction of the Building Control Officer.
- Unless otherwise stated, above ground drainage runs are to be installed using suitably sized uPVC pipework by means of gravity with suitable falls or macerator pump sets where gravity drainage is not possible. All pipework shall be solvent welded in accordance with the manufacturers instructions. Condense pipework from boilers is to be acid resistant Vulcathene and shall be fitted with an inline acid neutraliser before discharging to drain.
- Adequate supports shall be provided for all horizontal and vertical pipework runs. Pipe sockets shall be securely anchored to the building structure to prevent excessive thermal movement. Expansion joints shall be provided with thermal movement limiters as required.
- All above ground drainage materials and insulations are to comply with BS 4514, BS 5572 Approved Document H.
- All drainage runs are to be concealed within service voids or boxed in where possible. Drainage pipework passing through habitable rooms to be boxed in with soft wood framing, plasterboard and skim and void filled with mineral wool quilt for sound insulation and fire and smoke stopping. Boxing to be continuously carried up to roof space and provided with air grilles where an air admittance valve is used. Gaps and voids are to be sealed to prevent air leakage.
- All drainage installations to be provided with access for cleaning, inspection and maintenance to comprise rodding eyes and access covers at all changes of direction. Also access points will be proved 1.2m above the finished floor level.
- Allow for all builders work associated with the complete mechanical and electrical including installation but not limited to including the preparation of bases, foundations, the forming of chases, trenches, holes through the walls, floors, ceilings and roofs, cutting, making good and the building in of brackets and supports etc.
- All roof penetrations will be carried out by the Roofing Contractor. The Contractor will provide and install all weathering pieces with connections for the 110 Soil Vent Pipe as necessary. SVP's terminate above roof complete with bird guard.
- All open ended pipework shall be plugged off in an appropriate and secure manor preventing ingress of dirt and debris during construction. The use of plastic bags etc will be unacceptable.
- All drainage pipework will have the following sanitary connections unless otherwise mentioned:
WC (WC) - 110dia
Sink (S) - 40dia
Wash Hand Basin (WHB) - 32dia

P02	Tender Issue	DJ/SC/SC	26/02/24
P01	Draft Issue	DJ/CH-	13/02/24
Rev	Description	By/Chk'd/App'd	Date



Client
Torbay Council

Project
Paignton Academy - SEND

Drawing Title
**Above Ground Drainage
SEND - Above Ground Drainage**

Suitability - Status Code	Suitability - Description	
S4	TENDER	
Internal Project No.	Scale @ A1	Revision
35432	1:50	P02

Drawing Identifier
Project Code - Originator - Function - Space - Form - Discipline - Number
PANSD - BPC - 02 - 00 - D - M - 5202