

DRAINAGE:

Exact position of drains to be established on site and agreed with the Local Building Inspector.

All new drainage to be 100mm diameter and to have a minimum fall of 1:40 unless otherwise indicated and in accordance with BS EN 752:2008

All new drainage connections to have a minimum fall of 1:40 and discharge to local authority sewer as detailed on proposed drainage layout.

Foul and surface water systems as detailed on 1821.04.101

Existing combined drain to outfall to local LA sewer.

All above ground foul and surface water drainage to be flexible jointed uPVC pipes complying with B.S.4660 to sizes and falls as indicated on drainage layout. Invert levels to be set to provide adequate falls for self-cleansing in accordance with Building Regulation Part H and BS EN 12056-2:2000

All 100mm diameter SVP to be to extend a minimum 900mm above any ventilation opening within 3000mm and fitted with bird proof cage.

All 100m diameter stub stacks fitted with Durgo valves to terminate at least 150mm above WHB level.

All SVPS to have roddable access point at base.

All below ground drainage to be Hepworth Supersleve 100mm diameter and 150mm diameter vitrified clay pipe work and matching fittings. Surface water; 100mm diameter fall 1 in 100. Foul water 150mm diameter 1 in 40 fall and surrounded in 150mm pea gravel.

All pipe work with less than 900mm cover to be encased in 150mm concrete. This applied to all drainage passing under paths, drives, roads, buildings or within 1000mm of external load bearing walls. Movement joints to be positioned in concrete and encasement at natural pipe joints. All pipes passing through walls and under floors to be encased in concrete 150mm thick all round and protected from loadings with pre cast concrete lintels built into walls. Pipes passing under non-load bearing strata i.e. gardens, with less than 600mm cover should have at least 100mm granular backfill encased with concrete and paving slabs positioned over prior to backfill.

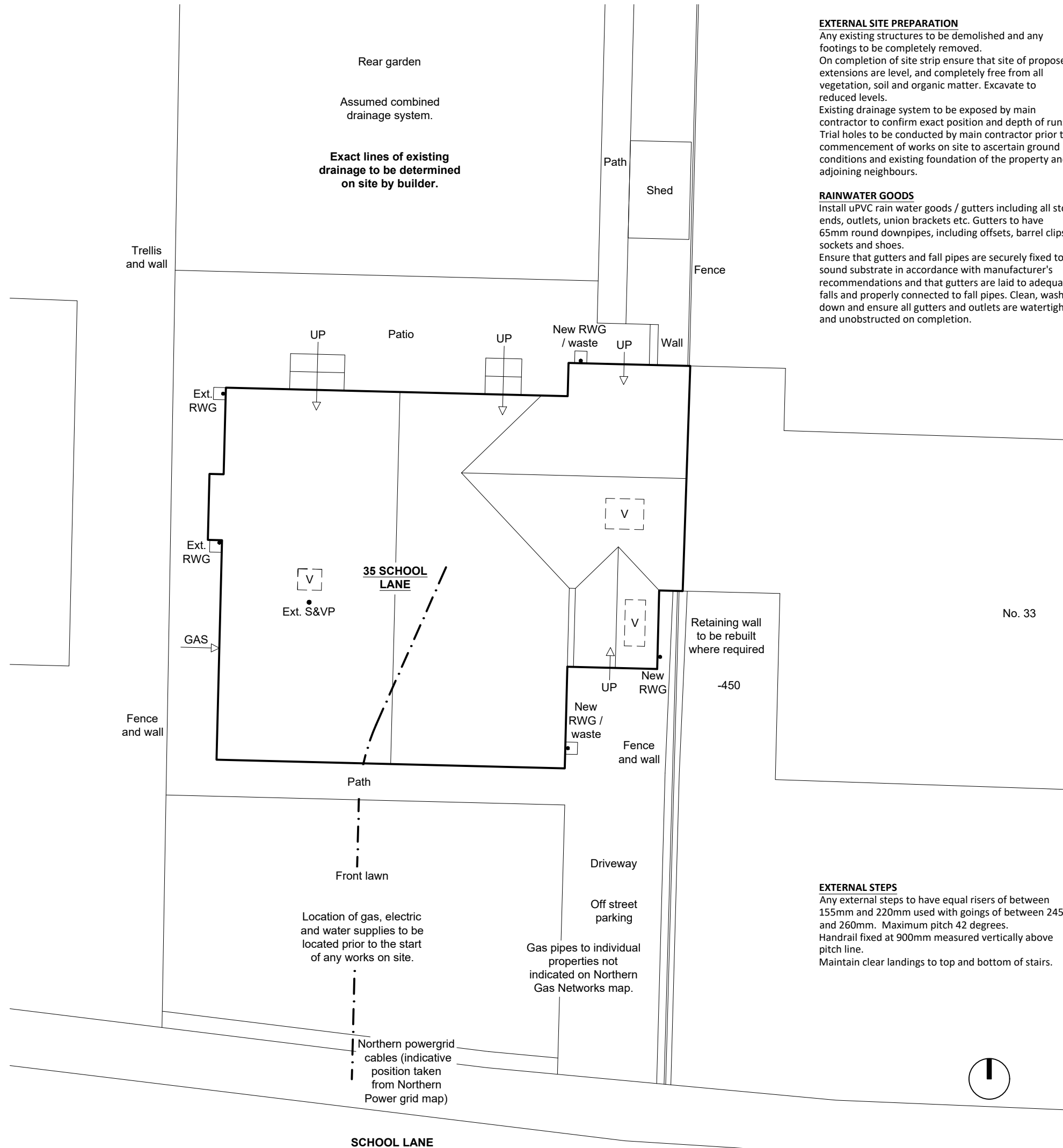
All pipes to be bedded 100mm granular backfill (maximum aggregate 10mm) with 100mm selected backfill above pipe (maximum aggregate 40mm) and 2 further layers of selected backfill as above, hand rammed in layers to give a minimum 300mm above crown of pipe before normal backfill. Bedding material should conform to BS EN 1610. Foul water drains to be laid at a lower level where adjoining or crossing the line of Surface Water drains. New drainage runs to connect directly into existing network on site and mains drains to combine edge of boundary. Contractors to allow for all charges etc.; for new connections to existing sewers to Yorkshire Water requirements. All tested and approved by Building control before covering up. All work to comply with requirements of Part H of the Building Regulations.

Inspection Chambers: Inspection chambers with inverts level less than 900mm to be to be Hepworth1 Polypropylene sectional with medium duty single seal covers & frames. Inspection chambers required at changes in drain connection / gradient. Inspection chambers to BS 8301 & sizes to be in accordance with Local Authority schedule of manhole sizes. Manholes below 900mm to be constructed of 215mm thick Class B Engineering brickwork off 150mm thick concrete base.

Gully Traps to SVP's and Waste Connection: To be as above, i.e. back inlet type roddable with removable traps and on concrete pads / bases.

Yard Gullies: Yard gullies to be trapped, with removable traps to permit rodding access.

Rodding Eyes: Provide rodding eyes at head of drain runs where necessary. Terminate drains with a slow bend up to a suitable cast iron cover.



EXTERNAL SITE PREPARATION

Any existing structures to be demolished and any footings to be completely removed. On completion of site strip ensure that site of proposed extensions are level, and completely free from all vegetation, soil and organic matter. Excavate to reduced levels. Existing drainage system to be exposed by main contractor to confirm exact position and depth of runs. Trial holes to be conducted by main contractor prior to commencement of works on site to ascertain ground conditions and existing foundation of the property and adjoining neighbours.

RAINWATER GOODS

Install uPVC rain water goods / gutters including all stop ends, outlets, union brackets etc. Gutters to have 65mm round downpipes, including offsets, barrel clips, sockets and shoes. Ensure that gutters and fall pipes are securely fixed to sound substrate in accordance with manufacturer's recommendations and that gutters are laid to adequate falls and properly connected to fall pipes. Clean, wash down and ensure all gutters and outlets are watertight and unobstructed on completion.

EXTERNAL STEPS

Any external steps to have equal risers of between 155mm and 220mm used with goings of between 245 and 260mm. Maximum pitch 42 degrees. Handrail fixed at 900mm measured vertically above pitch line. Maintain clear landings to top and bottom of stairs.

NOTE:
CONTRACTOR TO VERIFY ALL SIZES ON SITE BEFORE COMMENCEMENT.

NOTE:
PLEASE DO NOT SCALE FROM THIS DRAWING.

Party Wall Act
Notices under the Party Wall Act are to be served by the building owner or appropriate body appointed by the building owner. For further clarification on the Party Wall etc Act 1996 contact: Cairn Wharf Consultancy Ltd, 2 Boroughgate, Off Bay Horse Court, Otley, LS21 1SB M 07739 576181 cw@cairnwharf.com For further information on the Party Wall etc Act 1996: http://www.communities.gov.uk/documents/planningandbuilding/pdf/133214.pdf

Building Contract
It is recommended that a formal written agreement is put in place between the building owner and the building contractor. A typical agreement that protects both owner and builder would be produced by the JCT. For further information on building contracts contact: Cairn Wharf Consultancy Ltd, 2 Boroughgate, Off Bay Horse Court, Otley, LS21 1SB M 07739 576181 cw@cairnwharf.com

CDM 2015 Regulations
The Construction (Design and Management) Regulations 2015 applies to all construction work. Designers, builders and Clients all have duties under the regulations. For further information on the CDM 2015 Regulations contact: Cairn Wharf Consultancy Ltd, 2 Boroughgate, Off Bay Horse Court, Otley, LS21 1SB M 07739 576181 cw@cairnwharf.com

GENERAL NOTES
Materials to match existing.

These notes do not comprise a full specification. The drawings are for building regulation purposes only and are not working plans. They do not comprise of a complete specification for the whole of the works. Their primary function is to assist the local authority inspector to determine compliance in line with building regulation standards.

Where further clarifications are required contractor shall refer to the client for details and instruction.

All dimensions must be checked by the contractor and any discrepancies noted in writing to MAS Design Consultants Ltd.

All works must be carried out in accordance with current Building Regulations, Codes of Practice and Planning Officers requirements.

All materials must comply with current British Standards in situations used.

REV

01943878398

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PROPOSED

EXTENT OF PROJECT:
PROPOSAL: PROPOSED GARAGE CONVERSION; FORMING BOOT ROOM / UTILITY. PROPOSED PITCHED ROOF TO EXISTING GARAGE. PROPOSED PORCH. PROPOSED INTERNAL ALTERATIONS; FORMING NEW FIRST FLOOR BATHROOM.

CLIENT DETAILS:
MR A DENNEHY-NEIL.
35 SCHOOL LANE,
ADDINGHAM, ILKLEY.
LS29 0JN.

DRAWING TITLE:
PROPOSED PART SITE PLAN.

PAPER	SCALE	DATE	DRAWING No	REV
A3	1:100	02/23	M3948/04/101	.