

**DRAINAGE:**

Exact position of drains to be established on site and agreed with the Local Building Inspector. All drainage below ground to be Hepworth Supersleeve 100mm dia. and 150mm dia. V. clay pipework and matching fittings; with minimum gradients 1 in 40. Surface water - 100mm dia. fall 1 in 60. Foul water 150mm dia. 1 in 40 and 1 in 80 fall. Build in new manholes to positions shown in PVC circular units on concrete beds; with cast iron covers and frames all to manufacturers recommendations.

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 1m 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 lintols 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 (max. agg. 10mm) with 100mm selected backfill above pipe (max. agg. 40mm) and 2 further layers of selected backfill as above, hand rammed in layers to give a min. 300mm above crown of pipe before normal backfill. Foul water drains to be laid at a lower level where adjoining or crossing the line of S.W drains. New drainage runs to connect directly into existing network on site and mains drains manhole on 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.

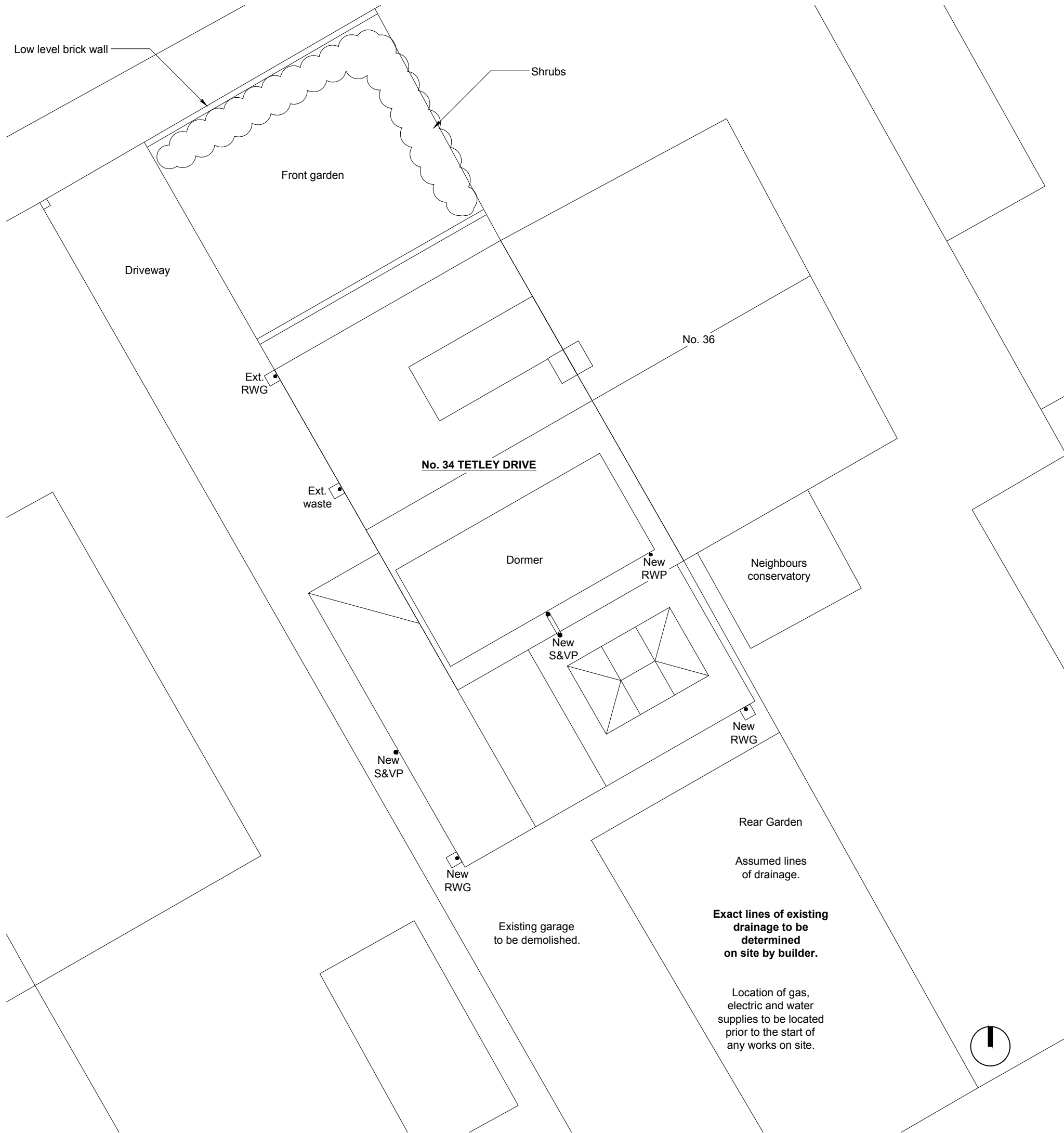
All work to comply with requirements of Part H of the Building Regulations.

Drains will be conditioned to H4 of the Building Regulations.

**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.

**Inspection Chambers:** Inspection chambers to be Hepworth 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 L.A schedule of manholes sizes.

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



**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 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. A Added 1:1250 location plan to suit Planning Officers comments. 21.01.19



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**PROPOSED**

**EXTENT OF PROJECT:**  
**PROPOSAL: PROPOSED SINGLE STOREY SIDE / REAR EXTENSION, PROPOSED REAR FLAT ROOF DORMER WINDOW.**

**CLIENT DETAILS:**  
**MR AND MRS A WING,  
34 TETLEY DRIVE,  
BIRKENSCHAW,  
BRADFORD.  
BD11 2NB.**

**DRAWING TITLE:**  
**PROPOSED PART SITE PLAN.**

PAPER	SCALE	DATE	DRAWING No	REV
A3	1:100	29/10/18	M2910/04/101	A