


PLUMBING:

All new fittings to bathrooms and W.C to be to owners choice.
 Provide 100mm diameter soil & vent pipe with branch pipes as required to BS.5414.
 S&VP to extend a min 900mm above any ventilation opening within 3m and fitted with bird proof cage.
 Provide plumbing and connect to soil and vent pipe, low level suites via 100mm diameter pvc pipes, showers via 38mm diameter pvc pipes with anti-vacuum traps and wash basins via 32mm diameter pvc pipes and anti-vacuum traps. WC and basin to connect to 100mm diameter SVP fitted with air admittance valve terminating at least 150mm above whb level.
 Sinks to have 42mm diameter waste.
 All SVPS to have rodable access point at base.
 All traps and seals to appropriate British Standards.

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. A Added 1:1250 location plan to suit Planning Officers comments. 21.01.19				
				
www.masdesignconsultants.com 22 Granville Terrace, Guiseley, Leeds, LS20 9DY				
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, BIRKENSRAW, BRADFORD. BD11 2NB.				
DRAWING TITLE: PROPOSED REAR ELEVATION.				
PAPER	SCALE	DATE	DRAWING No	REV
A3	1:50	29/10/18	M2910/04/203	A