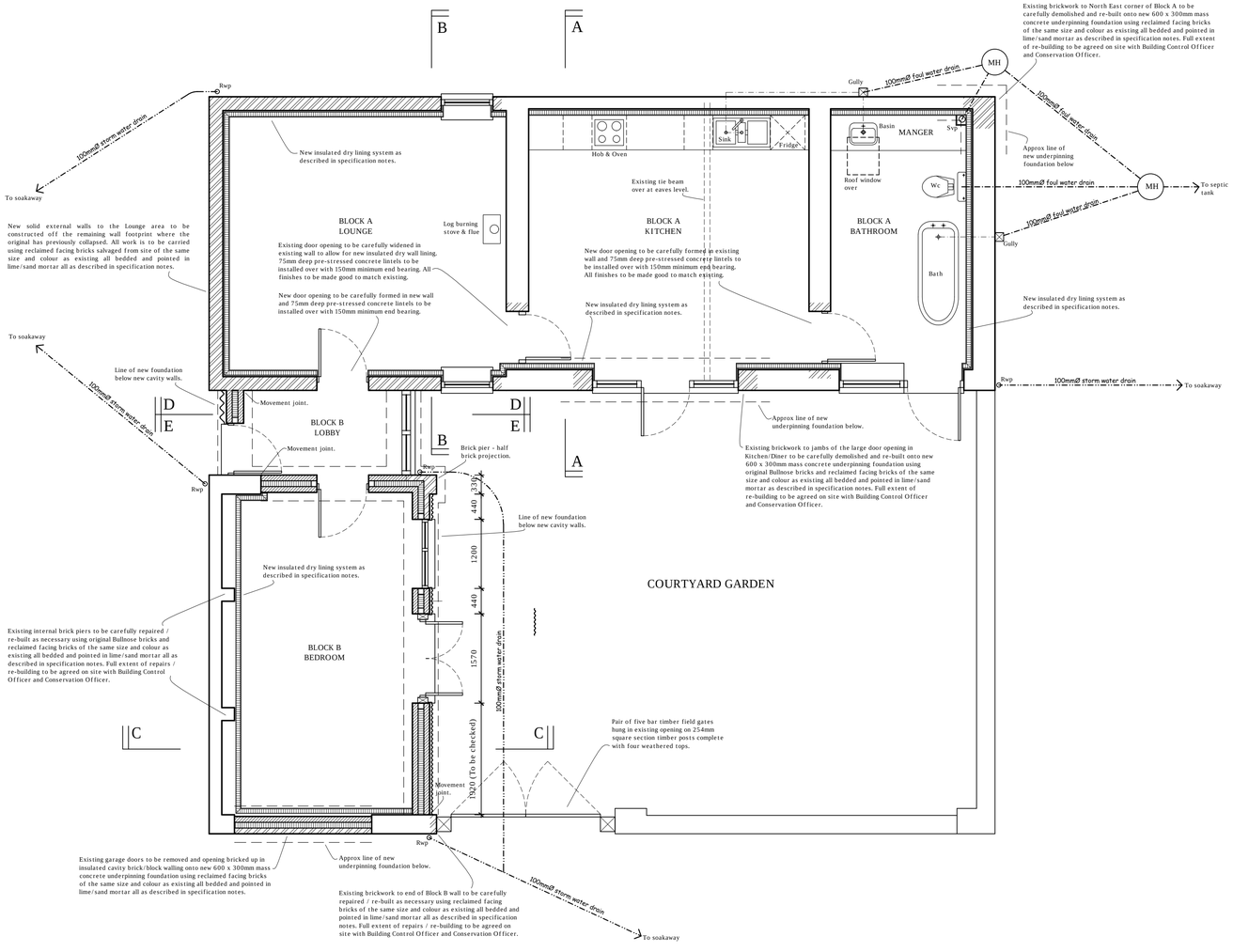
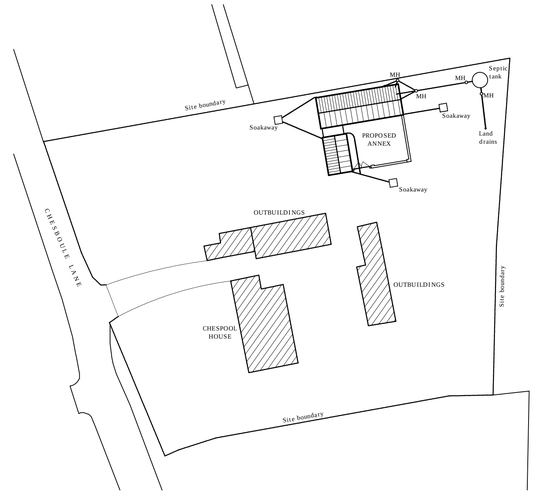


PROPOSED FLOOR PLAN 1:50



SITE PLAN 1:500

DRAINAGE SPECIFICATION NOTES

GUTTERS & DOWNPIPES:
All rainwater goods throughout to be cast iron. Gutters to be securely fixed to structure at eaves all mounted on 'Rise & Fall' brackets. To be complete with all required outlet positions and stopends etc.

Downpipes to be securely fixed to walls using proprietary cast iron clips and to be complete with all swan necks and shoe outlets etc.

All to be installed in strict accordance with manufacturer's instructions in positions indicated and to drain to new soakaways as indicated.

WASTE PIPEWORK
Bath, basin and sink to be fitted with 40mmØ wastes with accessible 75mm deep sealed traps.

Rodding access to be provided at all changes of direction.

UNDERGROUND DRAINAGE PIPES
New foul and storm water drains to be 110mmØ Upvc to BS4660 laid to self-cleansing gradient bedded and surrounded in 150mm minimum thickness of 10mm pea gravel to maintain flexibility.

Pre-stressed concrete lintels to be inserted over openings in walls where pipes pass through.

VENTILATING PIPE
To be 110mmØ Upvc located internally in position indicated in Bathroom and terminating at roof level into a proprietary matching vent tile fitted with mesh.

Vent pipe to be boxed in Bathroom with 12.5mm plasterboard fixed to softwood studwork framing.

GULLIES
To be pre-formed polypropylene roddable back inlet gullies set in concrete in strict accordance with manufacturer's instructions.

MANHOLES
To be pre-formed polypropylene inspection chambers installed and surrounded in concrete in strict accordance with manufacturer's instructions.

SEPTIC TANK
To be pre-formed 'Klargester' or similar proprietary septic tank (minimum capacity 2700 litres) installed and surrounded in 150mm minimum thickness concrete in strict accordance with manufacturer's instructions. To be positioned 12000mm from any building.

LAND DRAINS
To be 110mmØ Upvc perforated land drains laid to self-cleansing gradient bedded and surrounded in 150mm minimum thickness pea gravel. Land drains to be minimum 15000mm from any building. Total length of land drains to be determined by soakaway test.

SOAKAWAYS
Storm water drains to drain into soakaways constructed to CP301 minimum 5000mm from any building (6000mm in clay soil). To be 1250 x 1250 x 1250mm deep filled with rubble to within 450mm of ground level and overlaid with polythene sheet and backfilled to ground level with vegetable soil.

GENERAL NOTES

COPYRIGHT

This drawing is copyright and may not be altered, traced, photocopied or used for any other purpose other than that for which it is issued.

LIMITATIONS

This drawing is limited in the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Building Regulation approval. The drawing must not be used as a contract document alone.

DIMENSIONS

Do not scale from this drawing. Always use figured dimensions.

All dimensions are to be checked on site by the builder who shall take responsibility for measurements for construction and ordering purposes from commencement of site works.

Whilst every effort is made to ensure accuracy in dimensioning, measurements should be carefully checked to ensure compatibility with existing structures and features.

SUPERVISION

The works will not be supervised by Richard J Diggle Ltd or any representative thereof. It is the client's or their appointed agents responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract etc.

STANDARDS

All materials to be new unless otherwise stated and all components and materials etc. to be used, fitted and installed in strict accordance with manufacturer's instructions and relevant Code of Practice.

Materials shall conform to the appropriate British Standard Specification or BBA Certificate or European Code equivalent.

Preservative treatment to BS 5268 : Part A shall be carried out to all timber prior to delivery to site.

DETAILS / FOUNDATIONS

All details shown on this drawing including foundations, are based upon typical site conditions including soil of good bearing capacity.

Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

If adverse ground conditions are encountered, then the advice of a qualified structural engineer should be sought.

HEALTH AND SAFETY

It is the Employer / Client's responsibility to ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health and Safety legislation for Building Sites and Works Places.

The Employer / Client is advised that should the works need to comply with the Construction Design and Management Regulations 2007, it is his/her responsibility to appoint and employ an independent CDM Co-ordinator and a Principle Contractor.

SCOPE OF THE WORKS

The works comprise all that is shown on the drawings and details. Any work that may not be specifically shown, but may reasonably be inferred as necessary to carry out the works shall be deemed to be included.

Revisions

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Client
MR OWEN TYLER

Project
CONVERSION OF OUTBUILDING TO RESIDENTIAL ANNEX

CHESPOOL HOUSE
CHESBOULE LANE
GOSBERTON RISEGATE

Drawing
SCHEME DRAWING

PROPOSED PLAN
SITE PLAN

Scale
1:50 & 1:500

Date
June 2015

Drawing Number
15/1241-03