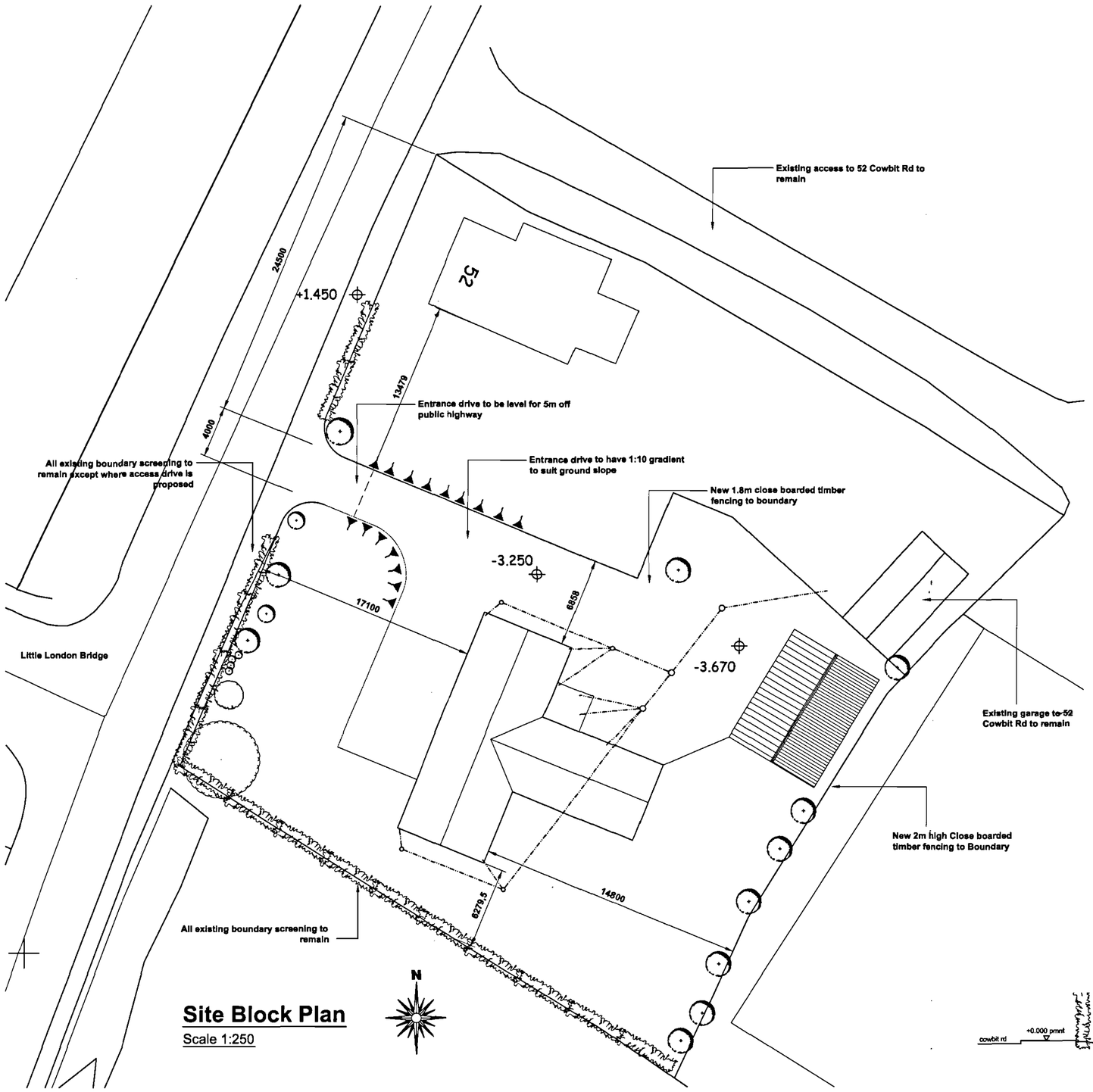
Contractor to check all Dimensions on site prior to ordering materials / commencing work.Do Not Scale from this Drawing - If in doubt then please ask

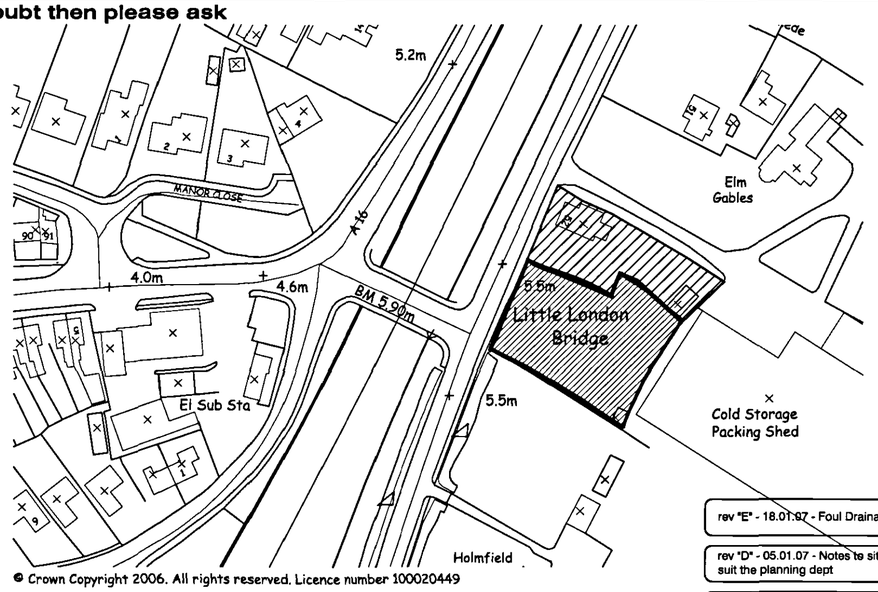


Site Block Plan

Scale 1:250

For Floor Plans and Elevations please refer to Potton Drawing Numbers 05-269-01 - 01"E", 02"E",03"E",04"E" & 05"E"

Original Planning Permission Reference Number H16.0385.03



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Site Location Plan

Scale 1:1250

RAINWATER DRAINAGE
uPVC guttering and downpipes to clients approval.Falls for guttering to be 1:600 and brackets fixed at max. 2m ctrs.Downpipes to be connected into underground drains via reducing adapter.Underground drains to be 110mm Ø Osma uPVC or similar approved with flexible joints laid on 100mm pearagravel and min 150mm surrounds laid to 1:100 falls to new soakaway.Soakaway specification detailed elsewhere.

FOUL DRAINAGE
Underground drains to be as rainwater drainage but with min.1:80 and max.1:40 falls.Fall of drains from gullies to be 1:40.All drains passing thro' walls to have concrete lintel over with 50mm space around filled with compressible material and opening masked with durable rigid sheet to prevent ingress of vermin or back fill.Drain runs must not be any lower than foundation depth unless min.of 1m from any building.Provide roddable access to all change in bends and junctions.Contractor to ensure no live drains run beneath proposed works.New I.C less than 850mm deep and only one branch connection to be 225mmØ and I.C between 600mm and 1000mm deep to be 450mmØ uPVC Osma or equal approved.I.C over 1000mm deep to be 1200x750 on 150mm C20P concrete base with 215mm Class B brick walls with Grade B medium duty cover.

ELECTRICAL INSTALLATION
All electrical work required to meet the requirements of Part P must be designed, installed, inspected and tested by a person competent to do so. Prior to completion of the works the council Building Control Officers must be satisfied that either:
1. An electrical installation certificate issued under a competent persons scheme has been issued or
2. An appropriate electrical installation certificate has been issued for the work, and that it has been signed by a person competent to do so.The Engineer is to advise if any appliance or position of appliance does not conform to regulations. Contractor to seek advice from Client with regard to lighting requirements.

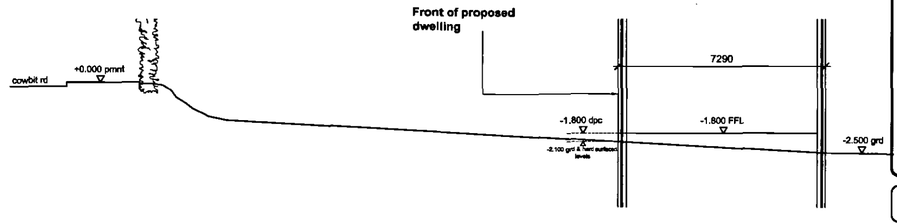
WASTE SIZES FOR NEW PLUMBING
All new plumbing to have the following waste sizes:
W.C=100mm ø Multikwik or similar approved
W.H.B=32mm ø uPVC with 75mm Deep sealed trap
SINK=40mm ø uPVC with 75mm Deep sealed trap
SHOWER=40mm ø uPVC with 75mm Deep sealed trap
Provide access points to all changes in direction.Provide anti-siphon traps where pipe runs exceed 3m and W.H.B pipe run exceeds 1.8m.

EXTERNAL LIGHTING
All external lights to have a sensor which will extinguish the light when there is enough daylight and when not required at night

SOAKAWAYS
All rainwater to discharge into soakaways and to be min.of 5m from any building & a min.of 1m² filled with rubble to within 450mm of external ground level.Overlay rubble with polythene sheet and backfill with clean topsoil.Note the soakaway inlet pipe must discharge to the centre of the soakaway in all directions.The contractor should carry out percolation tests to determine the feasibility prior to constructing the soakaways. Detailed below is brief guidance on how to carry out the tests:
1. Excavate a trial pit to the same depth as the anticipated soakaway below the invert of the drain.
2. The trial pit should be 300mm - 1000mm wide and 1000 - 3000mm long.
3.It should have vertical sides trimmed square and, if necessary for stability filled with granular material.
4.When no granular material is used, it is advisable to place pegs into the trial pit at the 75% & 25% levels. This allows the water level readings to be taken accurately.
5.The trial pit should then be filled and allowed to drain three times to near empty, with readings taken for:
-The time taken for the water level to lower to the 75% level
-The time taken for the water level to lower to the 25% level
6.When granular material is used, a full height, perforated, vertical observation tube should be positioned in the pit so that the water levels can be monitored with a dip tape
7.The trial pit should be filled on three separate ocassions to give a true reading on the ground conditions
Available at this office is a Soil Infiltration check sheet to be completed on site and a copy issued to the LA Building Control Officer upon completion.

ACCESSIBLE SWITCHES & SOCKETS
Inorder to use the dwelling more easily by all persons then wall mounted switches, sockets, TV sockets, telephone jack points and door bells..... etc should be positioned between 450mm and 1200mm from finished floor level.Door bells & light switches to be fitted 1200mm from FFL and the remainder 450mm from FFL.

PRINCIPAL ENTRANCE
Provide sloped access ramp to entrance door with min.1m clear opening.Level surface at door position to be at least 1.2m² with sloped gradient of not steeper than 1:15 if slope is not longer than 10m or not steeper than 1:12 if slope is less than 5m.Note additional DPC required at coarse above usual DPC level to level landing / sloped areas only.Ensure DPC is lapped with DPM in floorslab.Ensure door is fitted with a level threshold (max 15mm upstand)



Site Level Details

Not to Scale

rev "E" - 18.01.07 - Foul Drainage & notes added

rev "D" - 05.01.07 - Notes to site level amended to suit the planning dept

rev "C" - 04.01.07 - Site Level Details added

rev "B" - 05.07.06 - House Style amended to suit the Planning Dept.

rev "A" - 24.02.06 - Boundary amended to suit the Clients Requirements

GENERAL CONDITIONS
Contractors are resonsible for checking all dimensions on site when work commences and before ordering any materials.Any discrepancies should be brought to the attention of the Client for remedial action before commencing further.

All details shown are based on typical site conditions for that area, any abnormal conditions should be brought to the attention of the Client and Local Authority.

The notes shown are mainly to cover the requirements of Building Regulations and should not be treated as full specification.

No allowance has been made for any Structural Calculations,a "SAP" calculation, Soil Investigation or Flood Risk Assessment.If deemed necessary then these will be a chargeable extra.All steel beam sizes shown on drawing are all subject to confirmation from Structural Engineer.

All materials not specified to be of a standard suitable for the work proposed and be fit for purpose.All work to be in accordance with good building practise and all necessary BS codes for Workmanship on Building Sites.

Client : **Mr & Mrs M Mansworth**
Building Plot Adjacent to:
52 Cowbit Road
Spalding
PE11 2RJ

Site :
Proposed Residential Development

Original Planning Permission Number : H16/0385/03

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Date : feb06 | Scale : As Noted

Drawing No:
rem 1170 - 01"E"

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PLANNING & DEVELOPMENT
13 FEB 2007
Ref. 0198/07
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