



BELOW GROUND DRAINAGE
- ALL ITEM AS APPLICABLE TO RELEVANT ON-SITE WORKS

- NEW DRAINS TO BE 110 mm Ø OSMA OR MARLEY U-PVC PIPES LAID TO 1:40 MINIMUM FALL OR AS SPECIFIED BY THE MANUFACTURER
- ALL DRAINS TO BE BEDDED IN GRANULAR BED OF PEA-SHINGLE 150 mm DEEP WITH 100 mm THICK PEA-SHINGLE COVER PRIOR TO TRENCH BACKFILL
- CHECK ALL LEVELS ON COMPLETION TO ENSURE REQUIRED FLOWS ARE ACHIEVED
- ANY NEW DRAINS ARE TO BE FULLY TESTED ON COMPLETION TO ENSURE WATER TIGHTNESS
- WHERE ANY DRAINS PASS THROUGH WALLS BELOW GROUND LEVEL PROVIDE 75 mm THICK PRE-CAST CONCRETE PLANK LINTELS OVER WITH A RIGID SHEET MATERIAL TO BE POSITIONED AROUND PIPE WORK PERIMETER TO PREVENT ACCESS FROM VERMIN
- PIPES TO HAVE MINIMUM 50 mm PERIMETER VOID MAINTAINED FOR GROUND MOVEMENT
- ALL DRAINS TO BE LAID TO A MINIMUM GRADIENT OF 1:40 UNLESS SPECIFIED OTHERWISE ON DRAWINGS OR AS AGREED ON SITE
- DRAINS MUST NOT BE CONNECTED INTO AN EXISTING MANHOLE AGAINST THE EXISTING DRAIN DIRECTION OF FLOW
- DRAINAGE LAYOUT MAY BE ADJUSTED TO THAT INDICATED TO SUIT SITE CONDITIONS PROVIDING PRIOR AGREEMENT WITH LA INSPECTORATE

EXISTING SITE DRAINAGE

NO ACCESS WAS GAINED ON SITE TO ANY INSPECTION CHAMBERS TO THE DWELLING AT THE TIME OF PROPOSED PLAN SURVEY

THIS ITEM TO BE FULLY INVESTIGATED BY THE CONTRACTOR PRIOR TO START OF WORK SO THAT DRAINAGE FLOWS, FALLS AND INVERT LEVEL DETAILS CAN BE FORWARDED TO LOCAL AUTHORITY FOR CHECKING AND APPROVAL

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REVISION	

NOTES

- ALL DIMENSIONS MUST BE CHECKED ON SITE FOR CONSTRUCTION PURPOSES BY THE CONTRACTOR
- DO NOT SCALE FROM THIS DRAWING
- ALL BUILDING REGULATION DRAWINGS MUST BE READ IN CONJUNCTION WITH THE ACCOMPANYING A4 BUILDING SPECIFICATION NOTES
- NO PART OF THIS DRAWING MAY BE COPIED OR REPRODUCED WITHOUT WRITTEN CONSENT FROM MP BUILDING PLANS LTD ©
- ALL WORKS ARE TO COMPLY WITH THE CURRENT BRITISH STANDARDS AND APPROVED DOCUMENTS REQUIREMENTS
- DRAWING ERRORS AND OMISSIONS TO BE REPORTED TO THE PERSON RESPONSIBLE FOR PRODUCING THE DRAWING
- ALL WORKS BEGUN PRIOR TO LOCAL AUTHORITY APPROVAL ARE CARRIED OUT AT THE HOMEOWNER'S OWN RISK
- NO ENCROACHMENT TO THE ADJACENT DWELLING BOUNDARY IS PERMITTED VIA FOUNDATION CONCRETE PROJECTION, SOFFIT AND FASCIA BOARDING OR ANY GUTTERING FIXTURES

Client name and address
ANDREW & JEAN SHEPPARD
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DRAWING REF:	BUILDING REGULATION SCHEME	
DRAWING TITLE AND SCALE:	SUBSTRUCTURE PLANS 1:50 @ A3	
SCALE BAR:	0 50 100	
DRAWING NO:	21.23PR.07	REVISION:
DATE:	SEPTEMBER 2021	
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