



- Drainage and Water Supply consisting of -
- Above ground pipework to be uPVC to BS EN 1339. External pipework and internal pipework to be Black. Internal pipework where visible to be white. Below ground pipework to be uPVC to BS EN 1401+ minimum flow rate to be 2.5l/s achieved by a 100mm diameter pipe laid at a minimum gradient of 1 in 40 in accordance with Local Authority Recommendations.
 - Rainwater drainage to be taken to existing underground surface water culvert and holding pond
 - Discharge pipe minimum diameter all as table 2 and diagram 3 of section 1 of part H1 of current building regs. Minimum diameter, gradient and maximum lengths to be;
 - sink - 40mm dia / 18mm/m / 3m Max length
 - sink - 50mm dia / 18mm/m / 4m Max length
 - bath - 40mm dia / 18mm/m / 3m Max length
 - bath - 50mm dia / 18mm/m / 4m Max length
 - basin - 32mm dia / gradient as clag 3 / 1.7m Max length
 - basin - 40mm dia / gradient as clag 3 / 3m max length
 - WC - 75mm dia / 18mm/m / 6m Max length for single wc.
 - Traps to be fitted to all points of discharge into the drainage system. Minimum trap size to be 32mm dia for basins, 40mm pipe dia for baths, showers, 40mm pipe dia for sinks, washing machines and kitchen fittings 75mm dia for WC trap depths all as Table 1, section 1 of Part H1 of the Building Regulations.
 - Where pipes are to be run through joists. Holes to be in the vertical centre of timbers and are to be located within the first third of the span from the support.
 - Wholesome water supply is to be provided by the local water supply undertaker.
 - Hot water system to be properly commissioned, and certified on completion. Thermostat to be fitted to bath to limit temperature to 48° centigrade.
 - Fittings and sanitaryware to maximum water usage of 125l per person per day or 110l per person where optional requirement applies.
 - The 'Fittings approach' to water efficiency will be used. fittings will not exceed the values in table 2.1 in approved doc Part G2.

- Single skin wall and piers to garage consisting of -
- Proprietary render system and accessories on 100mm blockwork strictly as render manufacturers specification and details.
 - 925mm full height piers at mid point of side and rear wall and to either side of proposed garage door.
 - RUBBEROID or similar approved servitized DPC to be fitted minimum 150mm above finished external ground level.
 - Gable walls should be strapped to roof with stainless steel tension straps at not more than 2m centres all to comply with Building Regs Part A.
 - Linets to be Catnic or similar approved with min 150mm bearing at the ends.

- Truss Roof Construction to garage to consist of -
- Clay plain tiles fitted strictly in accordance with manufactures specification and details.
 - 25x50 tanalized battens and nailed with stainless steel nails to rafters.
 - PROCTOR ROOFSHIELD or similar approved breather membrane.
 - Truss rafters sized by manufacturer.
 - 100 x 75 C24 5w wall plate fixed to top of inner wall at 1200mm centres and every half joint with galvanized wall plate straps. Rafters birdsmouthed over wall plate. Birds mouth a maximum of 1/3 depth of rafter.
 - First 3 trusses running parallel to the gable wall are to be strapped to the gable wall with proprietary galvanized horizontal restraint straps at min 1800mm c/c's

- Car Port construction to consist of -
- Clay plain tiles fitted strictly in accordance with manufactures specification and details.
 - 25x50 tanalized battens with stainless steel nails to rafters.
 - TYVEK SUPRO breather membrane or similar approved breathable roof membrane.
 - 150x75 C94 rafters at 450c/c's
 - 100 x 175 C24 Eaves and ridge beam. Rafters birdsmouthed over and screwfixed with stainless steel screws. Birds mouth a maximum of 1/3 depth rafter.
 - 925x225 C94 timber posts with steel foot as detail

rev	details	by	date
K	Amend layout		4/7/23
J	Amend layout		28/6/23
H	Amend foul drainage layout		21/7/22
G	Add landscaping notes		14/7/22
F	Amend car port notes		25/4/22
E	Amend car port notes add detail		22/4/22
D	Amend retaining walls as S Eng drawing		23/3/22
C	Add existing inspection chamber		26/11/21
B	Amend layout		16/11/21
A	Amend layout		13/7/21

Project	
Vaughan Willow Bank Kniveton	
Drawing Name	
Proposed Setting Out - Site Plan	
Drawn by	Date
cta	May '21
Project No.	Drawing Scale
2019	1:100
Layout ID	Status
10K	Construction
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