GENERAL NOTES

These plans are intended for the purpose of obtaining Planning Permission and, Building Regulations approval only,and are not intended for use as Construction / Working drawings.
The Contractor shall visit site prior to preparation of Tender to aquaint himself with site accessibility, services, local conditions and the full extent and character of the works.
He shall be deemed to have satisfied himself as regards existing conditions and generally to have obtained his own information on all matters affecting the execution of the works.
No variations or additional payments will be considered on grounds of lack of knowledge of works, lack of information or deficiency of description
All sizes shown are in millimeters and should be checked on site prior to ordering and fabrication of materials.
Do not scale dimensions from this drawing. Work to figured dimensions in all cases. ***If in doubt ask the Author.***
All materials to be of suitable nature and quality, adequateley prepared, applied, used, or fixed to/for the purpose in which they are used.
The Contractor must establish the position of all incoming services, and include for any modifications and or renewal of services affected by the alterations and include for all costs involved. Any works to be carried out in strict accordance with Statutory Authority requirements.

All work to be carried out in accordance with the Building Regulations 2000 and 2001 Approved Documents and all subsequent revisions.
The limiting of thermal bridging and air leakage to be in accordance with DEFRA Robust construction details.

All structural timber to be stress graded to BS 5268: part 2:1991. The timber used should be of a species and grading as specified in the Building Regulations and is to be C16 grade unless otherwise noted on the drawing. Elements of structure to have min. ½ hour fire resistance.

Where the Building work is to be constructed adjacent a neighbouring boundary or building, the Client is to consult a party wall surveyor with regard to the liabilities and responsibilities concerning the Party Wall Act.

If any of the above points are unclear , then the author of this document should be consulted prior to commencement of the work. If no queries are raised, it will be assumed that both the client and contractor(s) have fully understood all aspects of the work relating to this particular project.

EXTERNAL WALLS

327 mm Nominal Cavity Wall See Sections/Plans & Elevations
Wall is to be constructed using 100mm ( Baggeridge Albertros ) facing bricks, with ***125mm knauff dritherm 37 standard Insulation.*** U value 0.18 W/m2K. To better Part L1b requirements, & meet SAPs calculations for building elements. Cavity wall insulation installed strictly in accordance with manufacturers specification. Inner leaf is to be finished using 100mm Thermalite high strength 7 blocks (min. 7.3N/mm ²) installed strictly to manufacturers instructions , with plaster finish internally.

327 mm Nominal Rendered Cavity Wall See Sections/Plans & Elevations
Exposed walls below DPC external skin is to be constructed using100mm ( Baggeridge Albertros ) facing bricks, above DPC Wall is to be finished using External Weber Render System (Colour 012 Earth),
on 100mm Newlay Standard blocks (min. 4.2N/mm ²) installed strictly to manufacturers instructions. Render finished with propriatory stainless steel/galvanized stop beads as per supplied by manufacturer. ***125mm knauff dritherm 37 standard Insulation.*** U value 0.18 W/m2K. To better Part L1b requirements, & meet SAPs calculations for building elements. Cavity wall insulation installed strictly in accordance with manufacturers specification. Inner leaf is to be finished using 100mm Thermalite high strength 7 blocks (min. 7.3N/mm²) installed strictly to manufacturers instructions , with plaster finish internally..

300 mm Nominal Cavity Wall See Sections/Plans & Elevations
Wall is to be constructed using 100mm ( Baggeridge Albertros ) facing bricks, with ***100mm knauff dritherm 37 standard Insulation.*** U value 0.21 W/m2K. To better Part L1b requirements, & meet SAPs calculations for building elements. Cavity wall insulation installed strictly in accordance with manufacturers specification. Inner leaf is to be finished using 100mm Thermalite high strength 7 blocks (min. 7.3N/mm²) installed strictly to manufacturers instructions , with plaster finish internally..

300 mm Nominal Rendered Cavity Wall See Sections/Plans & Elevations
Exposed walls below DPC external skin is to be constructed using100mm ( Baggeridge Albertros ) facing bricks, above DPC Wall is to be finished using External Weber Render System (Colour 012 Earth),
on 100mm Newlay Standard blocks (min. 4.2N/mm ²) installed strictly to manufacturers instructions. Render finished with propriatory stainless steel/galvanized stop beads as per supplied by manufacturer. ***100mm knauff dritherm 37 standard Insulation.*** U value 0.21 W/m2K. To better Part L1b requirements, & meet SAPs calculations for building elements. Cavity wall insulation installed strictly in accordance with manufacturers specification. Inner leaf is to be finished using 100mm Thermalite high strength 7 blocks (min. 7.3N/mm²) installed strictly to manufacturers instructions , with plaster finish internally..

300 & 327 mm Nominal Cladded Spandrel Panels See Sections/Plans & Elevations
Exposed walls below DPC external skin is to be constructed using100mm ( Baggeridge Albertros ) facing bricks.Wall above dpc is to be constructed using 18mm Cedar cladding, full boards with ***No butt joints***,on 38 x 38 vertical s/w battens @ 400c/c against breather membrane,on 12mm OSB Board, over 38 x 89mm s/w timber studs @ 400c/c, with ***70mm Kingspan K12 Insulation*** fixed between studs, with 2000 gauge visqueen d.p.c, against 100mm Termalite high strength 7 blockwork, with plaster finish internally. Studs are fixed directly to blockwork inner skin.See section details @ 1:5 for further information. Insulation installed strictly to manufacturers instructions . U value 0.21 W/m2K. To better Part L1b requirements, & meet SAPs calculations for building elements. All timber cedar cladding is to be set back a min of 45mm from outer face of external block or brick skin.( ***See separate drawing No 191/10) for details.***

Close cavities at verges with propriatory insulated cavity closurers, installed in strict accordance with the manufacturers instructions, Cavities closed @ eaves with full fill cavity insulation meeting roof insulation.

Fixed dot & dab a 12.5mm plasterboard and skim finish internally including galvanised angle beading at corners and reveals, and 150mm expanded mesh to rear of wallplates.

Provide and install stainless steel vertical twist wall ties to B.S 5268; Pt 3: 1985 (ties to be compatible with cavity insulation) at 600mm cts.horizontally and 450mm centres vertically, ties to be increased to 225mm centres vertically within 300mm of openings.

D.P.C

Hyload pitch polymer horizontal DPC's to be provided min. 150mm above ground level to both leaves of external cavity walling.
Internal solid walling to be provided with horizontal DPC's and lapped with DPM where applicable.
Horizontal and vertical Damcor insulating Cavity closer DPC's to be provided to Jambs and cills of all openings in external walls to BBA Cert. No.93/2925 and BC Cert No.165/6/7001.

GROUND FLOOR

Form all new habitable areas, ground floors using 55mm liquid applied screed system by Lafarge floor on 1000 gauge Vapour control layer laid on 150mm ***Kingspan Kooltherm K3 flooring grade insulation*** turned up walls at perimeters installed strictly to manufacturers instructions and BBA Cert. No.95/3197, on 100mm mass concrete slab, laid over 2000 gauge DPM lapped with DPC, on 25mm sand blinding on 150mm thick clean well compacted sulphate free hardcore. U values to meet part L 1B 0.13 W/m2K To better Part L1b requirements, & meet SAPs calculations for building elements.
Any heating or h/c service pipework laid within floor should be of a suitable materials / design & be insulated to comply with current water authority bylaws & B/regulations.

INTERNAL WALLS

Ground floor internal loadbearing walls are to be constructed using 100 /150mm solid blocks 4.2N/mm² with dot & dab a 12.5mm plasterboard and skim finish both sides.Wall separating Kitchen & Stairwell to be 300 mm Nominal Cavity Wall formed with solid blocks 4.2N/mm² with dot & dab a 12.5mm plasterboard and skim finish both sides
Non loadbearing partitions formed using 75 x 50mm s/w studding at 450mm cts. including sole, head and noggins with ***65mm Isover APR 1200 Acoustic roll*** between, with 12.5mm plasterboard and skim both sides.

LINTELS

Lintels over door & window openings in external walls to be I.G Lintels (as per door/window schedules) with 150mm min. end bearing, all to B.S 5977:Part 2:1983 and in accordance with BBA Certificate No. 97/3343. (Any cut edges to be treated in accordance with B.S 5977:Part 2 1983 Table 1)
Cavity tray DPC'S to be provided over lintels in external walls, with Timloc or equivalent Cavity Wall Weeps to be provided at max. 450mm cts. to outer leaf all as manufacturers instructions.
Internal solid walls to have IG lintels (as per door schedule) over openings.

VENTILATION

All habitable rooms to have 8000mm² permanent controllable background ventilation located so as to avoid draughts and 4000mm² to non-habitable rooms.Ventillation to meet PartF1 2006.
New Kitchen is to be provided with intermittent mechanical extract fan capable of 60 litres per second with 15 minute over run e.g to give 3 air changes per hour, & to be ducted out as necessary through the ceiling void / external wall.
Cloaks, Bathroom & En-suite are to be provided with intermittent mechanical extract fans capable of 15 litres per second and with 15 minute over run e.g to give 3 air changes per hour, & to be ducted out as necessary through the ceiling void / external wall.
Utility to garage is to be provided with intermittent mechanical extract fan capable of 30 litres per second with 15 minute over run e.g to give 3 air changes per hour, & to be ducted out as necessary through the ceiling void / external wall.

GLAZING

Glazing to doors and side lights within 1500mm of floor level within 800mm of floor level to be laminated or toughened glass to be B.S 6206 where individual pane size exceeds 250mm in either direction, except where fire doors which must have polished Georgian wired glass.

LEADWORK

All leadwork to be carried out in accordance with the Lead Development Association Handbook.

ELECTRICAL

Electrical installation is to be in accordance with B.S 7671: 1992 Requirements For Electrical Installations incorporating Amendments No.1 1994 (AMD 8536) & No.2 1997 (AMD 9781). Final positions and number of fittings to be agreed with client prior to installation. All electrical works to comply with Part P. N.B Any positions shown on this plan are approximate and should be discussed with client prior to fitting, as should any additional electrical fittings required to comply with Part P. Energy efficent lighting points are to be provided to a minimum of 4no points, in accordance with Part L. Prior to completion the N.H.B.C must be satisfied that either,

1) An electrical installation certificate issued under a competant 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 competant to do so.

WINDOWS

Specialist High performance triple glazed Composite timber/aluminium windows with 4-8-4-8-4 min. triple glazing with ***hermetically sealed low E glass units*** (min. U-value 1.25W/m²k) to better part L1 of the Building Regulations requirements, & meet SAPs calculations for building elements.
Including fire escape facilities as per Part B1 Current Building regulations.
Trickle ventilation to be provided to give 8000mm² to habitble rooms and 4000mm² to non habitable rooms.
Windows to be complete with weather stripping and ironmongery.
All windows are to be set back 75mm from outer face of blockwork or brickwork,outer skin.

HEATING & HOT WATER

The heating & hot water system is to be as agreed with client, system is to be capable of achieving and maintaining an overall temp of 21°C with an outside temperature of -1°C and the capacity of the boiler to be checked to meet increased demand and comply with Building Regulation Requirements. Works to gas installation to be carried out by Corgi registered and ACOPS approved Engineer. Kitchen, Dining room,Lounge, Hall, Cloaks, & Bedroom 3 to have a specialist underfloor heating system installed.
Details to be provided to the N.H.B.C Building Inspector as required.
Final radiator sizes & positions to be agreed with client on site, positions shown for reference only. Any heating or h/c service pipework laid within floor should be of a suitable materials / design & be insulated to comply with current water authority bylaws & B/regulations requirements.

JOINERY.

All doors, ironmongery, architraves and skirtings are as specified by the client.

FIRST FLOOR CONSTRUCTION:

Floor over garage:
72x119 Trustspan Engineered joists at 400mm c/c, spanning full width between walls, to be installed in strict accordance with the manufacturers instructions. Floor joists are to be supported either end on propriatory joist hangers off internal load bearing walls. ***200mm Rockwool insulation quilt to be laid inbetween joists.*** 2 x 12.5mm Gyproc Fireline to be fixed to underside of joists and recieve a skim finish internally. Joists abbuting Hall are to run through to create cantilever floor to study, see Floor joist manufacturers detailed layout Ref DRG No : 10-47914/10-47914-2.
***Structural Engineer to provide calculations for floor loadings.***

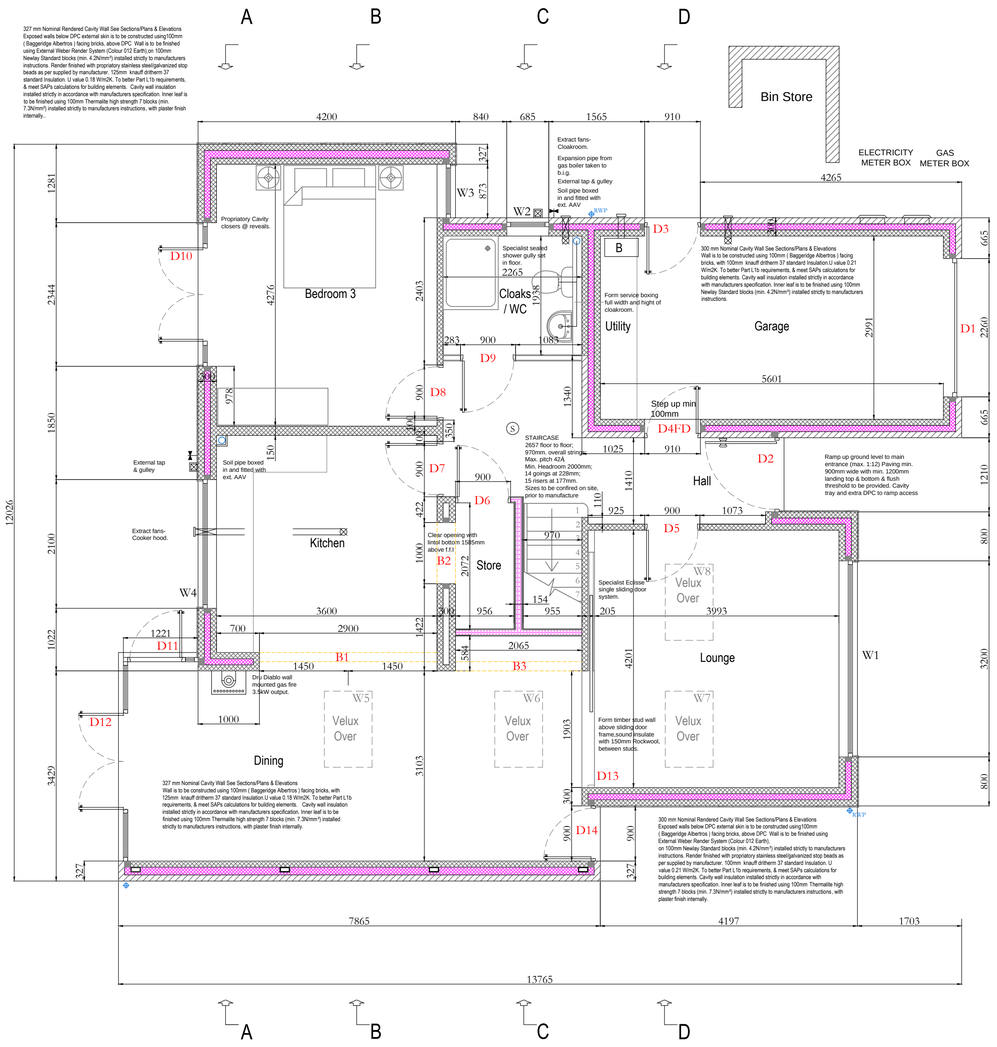
Floor is to be finished by having 22mm " weather deck " water resistant chipboard flooring type P5 BSEN 312 (min density 15kg/m2), with joints glued with PVA adhesive and 10mm perimeter gap for expansion.

General first floor:
72x119 Trustspan Engineered joists at 400mm c/c, spanning full width between walls,to be installed in strict accordance with the manufacturers instructions. Floor joists are to be supported either end on propriatory joist hangers off walls, supported on reinforced concrete padstones off internal load bearing walls. ***65mm Isover APR 1200 acoustic roll*** to be laid inbetween joists.
15mm plasterboard to be fixed to underside of joists and recieve a skim finish internally.Floor is to be finished by having 22mm " weather deck " water resistant chipboard flooring type P5 BSEN 312 (min density 15kg/m2), with joints glued with PVA adhesive and 10mm perimeter gap for expansion. See Floor joist manufacturers detailed layout Ref DRG No : 10-47914/10-47914-2

STAIRCASE.
A new specialist timber staircase is to be constructed. Total rise to be confirmed on site. Staircase is to comprise of 15 risers and 14 goings, rise to not be more than 220mm, going to not less than 220mm. Maximum pitch is not to exceed 42 deg. A min 2.0m head clearance is to be achieved throughout the entire staircase. A specailist manufacturer, to confirm sizes on site. Handrail is to be installed at min 900mm above the line of the pitch. Staircase is to have a min 750mm unobstructed width. Form centre staircase wall as a loadbearing wall.12mm plywood glued & screwed to 100x50mm s/w timber studs @ 400cdrs. Finished with 12.5mm plasterboard & skim.
Staircase is to be constructed in strict accordance with part K of the current building regulations.

FIRE PROTECTION.

A mains supplied smoke detection system is to be installed in the property. Dectectors are to be optical smoke alarm, inter-connected and wired into a seperate fused circuit at the distribution board. Detectors are to be located on every landing and in the main entrance hall.




Ground Floor Plan

WINDOW SCHEDULE:

| REF. | LOCATION | STRUCTURAL OPENING (w x h) | WINDOW TYPE | GLASS TYPE / NOTES | LINTEL |
|---|---|---|---|---|---|
| W1 | Lounge | 3200 x 1850mm | 2 x Side Hung | Plain | IG Lintel BOX 100 100 x 215 x 3600mm |
| W2 | Cloaks / WC | 685 x 1200mm | Top Hung | Obscure | IG Lintel BOX 100 100 x 75 x 1050mm |
| W3 | Bedroom 3 | 873 x 2100mm | Tilt & Turn | Plain / Laminated | IG Lintel BOX 100 100 x 75 x 1200mm |
| W4 | Kitchen | 2100 x 1200mm | 2 x Side Hung | Plain | IG Lintel L1/S 100 283 x 150 x 2400mm |
| W5 | Dining | 780 x 1400mm | Velux GGL3060 MO8 | Plain | N / A |
| W6 | Dining | 780 x 1400mm | Velux GGL3060 MO8 | Plain | N / A |
| W7 | Lounge | 780 x 1400mm | Velux GGL3060 MO8 | Plain | N / A |
| W8 | Lounge | 780 x 1400mm | Velux GGL306021U MO8 | Plain | INTEGRA ELECTRIC |
| W9 | Bedroom 2 | 2260 x 1350mm | 2 x Side Hung / Escape W | Plain | IG Lintel BOX 100 100 x 150 x 2550mm |
| W10 | Bathroom | 685 x 1200mm | Top Hung | Obscure | IG Lintel BOX 100 100 x 75 x 1050mm |
| W11 | Bedroom 1 | 873 x 1381/1836mm | Tilt & Turn / Escape W | Plain | N / A |
| W12 | Bedroom 1 | 2344 x 1350mm | 2 x Top Hung | Plain | IG Lintel BOX 100 100 x 150 x 2700mm |
| W13 | Bed 1 En Suite | 460 x 1200mm | Top Hung | Obscure | IG Lintel L1/S 100 283 x 88 x 750mm |
| W14 | Study | 1210 x 1350mm | Side Hung / Escape W | Plain | IG Lintel BOX 100 100 x 150 x 1500mm |
| W15 | Dressing Room | 780 x 1400mm | Velux GGL3060 MO8 | Plain | N / A |
| W16 | Stair | 780 x 1400mm | Velux GGL3060 MO8 | Plain | N / A |

Note: All Window sizes / openings to be checked on site prior to manufacture.

DOOR SCHEDULE & OPENINGS SCHEDULE:

| REF. | LOCATION | DOOR SIZE (w x h) | FIRE RATING | NOTES | LINTEL |
|---|---|---|---|---|---|
| D1 | Garage (Main) | MASONS OPENING 2260 X 2250mm | N / A | | IG Lintel L1/S 100 283 x 162 x 2550mm |
| D2 | Entance Lobby | MASONS OPENING 1210 X 2100mm | N / A | Specialist Door - To Manufacturers Spec. | IG Lintel BOX 100 100 x 75 x 1500mm |
| D3 | Garage (Side) | MASONS OPENING 910 X 2100mm | N / A | | IG Lintel L1/S 100 283 x 88 x 1200mm |
| D4 | Garage / Lobby | MASONS OPENING 910 X 2100mm | Half Hour | FD Self closing | IG Lintel L1/HD 100 283 x 110 x 1200mm |
| D5 | Lounge | 838 X 1981mm | | | IG Lintel HD BOX 100 100 x 140 x 1200mm |
| D6 | Store | 838 X 1981mm | | | N / A |
| D7 | Kitchen | 838 X 1981mm | | Single Lintel To Span Accross Both Door Openings | IG Lintel BOX 100 100 x 150 x 2550mm |
| D8 | Bedroom 3 | 838 X 1981mm | | | |
| D9 | Cloaks / WC | 838 X 1981mm | | | N / A |
| D10 | Bedroom 3 | MASONS OPENING 2344 X 2100mm | N / A | | IG Lintel BOX 100 100 x 150 x 2700mm |
| D11 | Dining | MASONS OPENING 1300 X 4075mm | N / A | | N / A |
| D12 | Dining | MASONS OPENING 3403 X 4075/2495mm | N / A | | N / A |
| D13 | Lounge / Dining | 1903mm | | Sliding Door - To Manufacturers Spec. | N / A |
| D14 | Dining (Side) | MASONS OPENING 900 X 2345/2813mm | N / A | | N / A |
| D15 | Bedroom 2 | 838 X 1981mm | | | IG Lintel L1/S 100 283 x 88 x 1200mm |
| D16 | Bathroom | 838 X 1981mm | | | N / A |
| D17 | Bedroom 1 | 838 X 1981mm | | | IG Lintel BOX 100 100 x 150 x 1200mm |
| D18 | Bed 1 En-Suite | 838 X 1981mm | | | N / A |
| B1 | Kitchen/Dining | 2900 X 2400mm | N / A | | IG Lintel BOX 140 140 x 220 x 3200mm |
| B2 | Kitchen/Store | MASONS OPENING 1000 X 1585mm | N / A | | IG Lintel L1/S 100 283 x 88 x 1300mm |
| B3 | Dining/Store | MASONS OPENING 2065 X 1275mm | N / A | | IG Lintel BOX 140 140 x 145 x 2400mm |
| B4 | Bed 1/Dressing | MASONS OPENING 900 X 1981mm | N / A | | IG Lintel BOX 140 140 x 145 x 1200mm |

Note: All Door sizes / openings to be checked on site prior to manufacture.

ROOF CONSTRUCTION:

Mixed mono / duo pitched / asymmetric rear roof at approximatly ***27.5 degrees Minimum Pitch*** as follows:
East Elevation, roof structure formed using Clear span 47x225mm s/w C 24 rafters @ 400mm c/c are to be birdsmouthed onto 100x100 s/w wall plates. Wall plates are to be strapped down at 1.5m c/c using 1500x30x5mm galv straps.
East Elevation,roof structure formed using 47x225mm s/w C 24 rafters @ 400mm c/c are to be birdsmouthed onto 100x50 / 100x75 / 100x100 s/w wall plates. Wall plates are to be strapped down at 1.5m c/c using 1500x30x5mm galv straps. Rafters are to be supported at mid span using 185x225 Specialist Glue laminated Purlins at mid span of rafters. Purlin to North Elevation to cantilever support lower section of roof oversailing curtain walling, glazed box. ***Calculations to be provided by Structural engineer.***

Mono pitched roof structure formed using 47x225mm s/w C24 rafters @ 400mm c/c birdsmouthed onto 100x100 s/w wall plates, @ west elevation. At roof / wall abutment,rafters to be birdsmouthed onto,wall plate at apex which is to be bolted to the house wall using suitable rawlbolts at 600mm ctrs.
Wall plates are to be strapped down at 1.5m c/c using 1500x30x5mm galv straps. Rafters are to be supported at mid span using 185x225 Specialist Glue laminated Purlins at mid span of rafters, to create a vaulted ceiling.

Lateral restraint is to be provided by having Clear span 47x195mm C24 s/w ceiling joists @ 400mm ctrs installed running from east to west.
Above bedroom 2 ceiling joists are supported off wallplate @ East elevation & supported on joist hangers at opposite end.(see section D:D ).
Above study, mono pitch roof / wall abutment ceiling joists @ 400mm ctrs supported off joist hangers, and skew nailed into rafters to provide a ceiling @ high level,(see section D:D ).

Above Bathroom & landing, ceiling joists are supported off wallplate @ East elevation & supported by bolting through into rafters at the other,to create a vaulted ceiling.(see section C:C ).
Above Bedroom 1 & En-suite, ceiling joists are supported by bolting through into rafters @ both sides,to create a vaulted ceiling.(see sections A:A &B:B).
Additional support is provided off load bearing block wall, between Bedroom 1 & En-suite. Ceiling to the underside is to be finished using 15mm foil backed plasterboard and skim.
***200mm Kingspan Kooltherm K7 insulation*** is then to be fixed between the rafters flush with the underside, 32.5mm of Kingspan K18 insulation backed plasterboard being fixed to the underside of rafters & skimmed in exposed areas.U value 0.09 W/m2K. To better Part L1b requirements, (Insulation is over specified to provide greater than normal values ) , & meet SAPs calculations for building elements.
1 layer of Tyvek (or similar) breathable roofing felt, with min 150mm laps horizontally and vertically and 300mm at ridge, installed in strict accordance with the manufacturers instructions.
Eaves to be formed with Hyload DPC fixed to s/w treated continuous tilting fillet with roofing felt lapped over min. 200mm and dressed into gutter .
The roof is to be un-ventilated,50x25mm tile battens are to be fixed across the top of the rafters, with the roof then being finished using NSC natural slate of colour (brazilian graphite), with each slate being nailed to the battens.All installed in strict accordance with the manufacturers instructions. Ridge and verge to be finished with Specialist ***"Kytun Aluminium dry Verge / Ridge System".*** All installed in strict accordance with the manufacturers instructions. Insulated loft access hatch is to be installed within new roof at a suitable location within the building.

***Propriatory cavity trays to be installed at roof to wall abutments,including stepped cavity trays @ roof / wall abutment on inclines.***
All soffits, fascias and barge boards are to be ***Specialist Alumasc Aluminium*** proprietry system. Aluminium facsia is to be fixed directly to a 18 x 300mm approx marine grade plywood fascia board, fixed to rafter feet. Aluminium soffit is to be fixed directly to u/side of rafters @ 400mm C/Cs. All installed in strict accordance with the manufacturers instructions. ***( See separate drawing No 191/11) for details.***
Velux roof lights to be installed as shown on the elevations/plans/sections. Velux are to be installed in strict accordance with manufacturers instructions, and installed with standard flashing kits. A minimum 4000mm2 ventillation area is to be achieved to the GGL 3060 & 306021U MO8, 780 X 1400mm Velux windows. ***Rafters are to be doubled up each side of velux windows.***
ABOVE GROUND DRAINAGE
Kitchen;
Foul water disposal & waste pipe sizes to be as follows:-
Sink unit -42mm dia. waste-75mm deep seal anti syphon trap. Then into s.v.p, via new drainage,via new manhole, into new drainage @ rear of property.
Cloaks;
Foul water disposal & waste pipe sizes to be as follows:-
wash basin -38mm dia. waste-75mm deep seal anti syphon trap.W.C-100mm dia waste-50mm deep water seal. Then into s.v.p, via new drainage,via new manhole, into new drainage @ rear of property. Shower - 42mm dia waste--75mm deep seal anti syphon trap into new drainage, into new manhole.
En-suite;
Foul water disposal & waste pipe sizes to be as follows:-
Wash hand basin-32mm dia. waste-75mm deep seal anti syphon trap.
W.C-100mm dia waste-50mm deep water seal. Shower - 42mm dia waste, proprietary shower trap.Then into new F/W system at rear of property, via new S.V.P , via new manhole, into new drainage @ rear of property.S.v.p to be fitted with a ***Durgo Air addmitance valve*** within the pipe boxing.
Bathroom;
Foul water disposal & waste pipe sizes to be as follows:-
Wash hand basin-32mm dia. waste -75mm deep seal anti syphon trap.
W.C-100mm dia waste-50mm deep water seal. Bath - 42mm dia waste -75mm deep seal anti syphon trap.Then into new F/W system at rear of property, via new S.V.P , via new manhole, into new drainage @ rear of property.S.v.p to be fitted with a ***Durgo Air addmitance valve*** within the pipe boxing.
***For details of underground drainage; Ref to DRG No 191/1***

Part 'M' requirements

1. Flush threshold to the main entrance door.
2. Ground floor doors to be min. 838mm wide .
3. Switches to be at 1100mm and sockets to be at 500mm (from finished floor level.)

Part 'E2' requirements

1. Internal walls between a bedroom or a room containing a water closet and other rooms; and
2. Internal floors:-

Shall provide a reasonable resistance to the passage of sound

Building Regulation Issue


OAKTREE ARCHITECTURAL
60 OAKTREE LANE
HAXBY
YORK
YO32 2YL.
TEL:01904 763250


CLIENT:
Mr & Mrs --------
----------
York. YO1.

Drawing:
New House to land to rear of

Proposed Ground Floor Plan.

Scale: 1:50

Date: -------
Drawn: O A

Drawing No.-------.

Revision:



Do not scale dimensions off this drawing, work to figured dimensions only.

Contractor to check dimensions / levels on site prior to commencing work & ordering any materials.