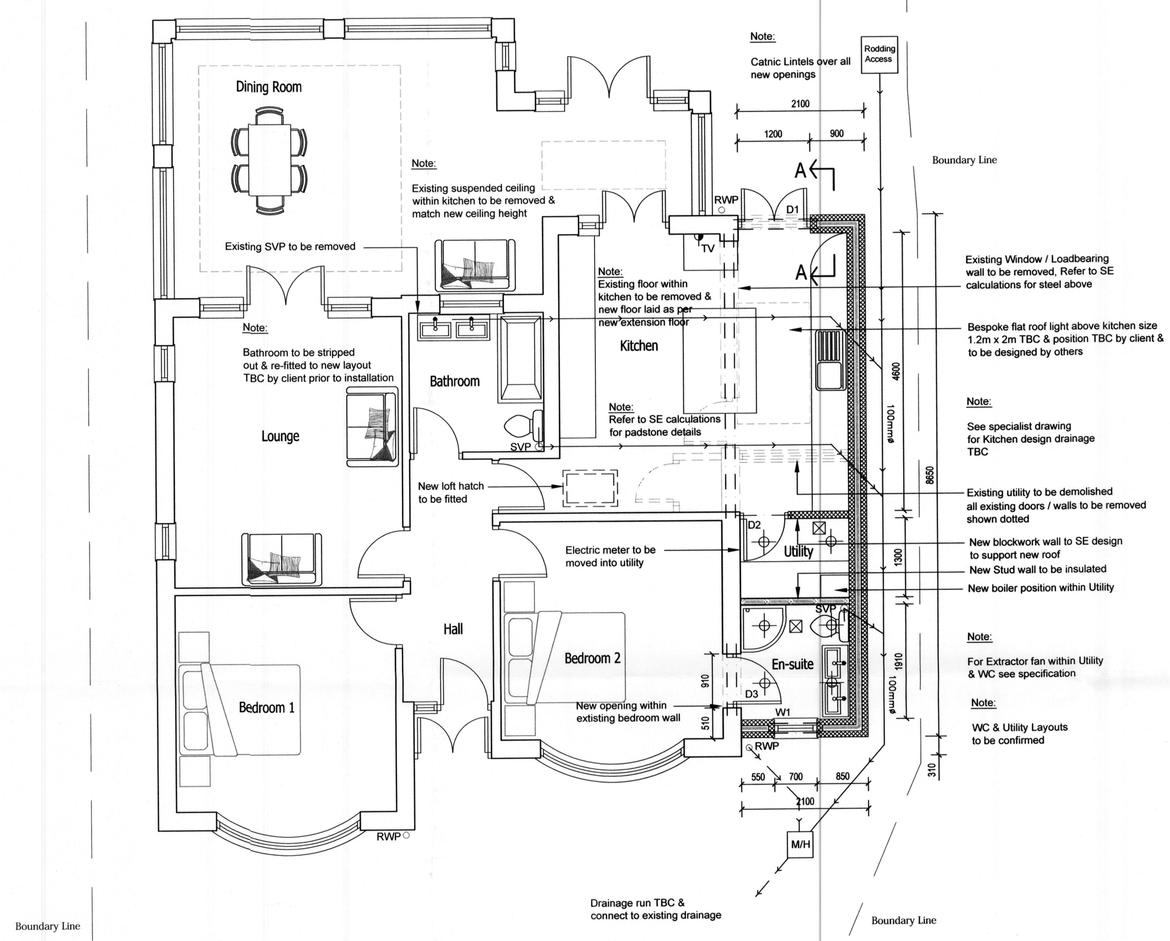
NOTE :

- These plans shall not be acted upon until they have been approved in accordance with clause 14 and 12(2)(b) of the building regulations. Should the owner or builder commence work without the above approval they do so at their own risk.
- All goods and materials unless otherwise specified shall be in accordance with the latest British Standard and Code of Practice.
- All dimensions given are to be checked on site by the contractor prior to commencement of work. Figured dimensions are to take preferrence over scaled dimensions.
- Proposed foundations to be checked and inspected by a local building inspector prior to any work commencing on site.



Ground Floor Plan

ABOVE GROUND DRAINAGE

All internal drainage fittings to discharge into 100mm SVP's as indicated on the drawing. All fittings to have 75mm deep seal traps or as specified by manufacturers and in accordance with Part H of the Building Regulations.

Waste pipes to connect into SVP's 200mm above lowest waste connection.
Waste pipes to be uPVC to the following sizes:
WHB: 32mm
Showers, baths and sinks: 40mm with 75mm deep seal traps
WC: 110mm Hepselve pipe via Hunter S200 or similar approved manifold
Cistern:19mm overflow pipe
Washing machines and Dishwashers:40mm with 75mm deep seal trap

100mm SVP to be located internally and to terminate at plastic cage minimum 900mm above top of any opening lights with new 110mm uPVC connection to existing drainage system. All soil stacks to be 110mm solvent weld uPVC set into performed ducts with access points back inlet gully sat onto rest bend, built off mass concrete pad. Vent stack at head of system, set 900mm away from nearest opening light. All other stacks are to be fitted with air admittance valves.

Branch connections exceeding 1700mm to be fitted with Hunter or similar approved anti-syphonair admittance valves

Install pipes, fittings and accessories in accordance with BS 5572. Obtain all components for each type of pipe work from the same manufacturer unless specified otherwise. Provide access fittings and rodding eyes as necessary in convenient locations to permit adequate cleaning and testing of pipe work. Avoid contact between dissimilar metals and other materials, which would result in electrolytic corrosion. Do not bend plastics pipes.

BELOW GROUND DRAINAGE

All below ground drainage components to be UPVC by Hepworth Drainage Ltd or similar approved laid in accordance with manufacturer's details, specifications and recommendations in compliance with the current National Building Regulations, Part H, and BS 65-1981 & BS 8301-1985.

A drainage survey to be undertaken by specialist to establish existing drain runs.

Drainage rodding eyes, access fittings, Inspection chambers and Manholes to have approved construction and sized accordingly to suit invert levels and connections. All drainage runs to have full rodding access.

Covers to be appropriate duty weight with air-tight double seals to foul drains.

All drains under buildings to have flexible joints bedded in pea gravel to the approval of the Building Inspector.

Drains passing through foundation brickwork to be bridged with 2 course reinforced concrete lintels with flexible joints within 150mm of wall faces.

Where drain trenches are within 1m of load bearing foundations drains to be encased in concrete.

SVP's or air admittance valves where indicated to be provided at the head of foul drainage run.

All internal drainage and waste fittings to be approved PVC type fitted to manufacturer's details, specifications and recommendations and in accordance with BRS Digest No.80 and to have full rodding access.

New Inspection Chamber to be 150 mm thick c30 concrete base with 215mm Class A engineering brick walls, with frogs facing upwards. Bed main channels in 1:3 cement:sand: mortar. Connect branches to Sealed and locking access covers to suit hard landscaping are to be bedded in 1:3 cement: sand mortar to brickwork channel, preferably at half pipe level, so that discharge flows smoothly in direction of main flow. Connect branches greater than nominal size 150 mm with the soffite level with that of the main drain. Where the connecting angle is more than 45 degrees to direction of flow use three-quarter section channel bends. Form benching in concrete, with 1:1 Cement sand haunching. Generally, to rise vertically from top of main channel to a level not lower than soffite of outlet pipe, then slope upwards at 10% to walls. Within 3 hours float with coat of 1:3 cement: sand mortar and finish smooth with steel trowel. Sealed and locking access covers to suit hard landscaping are to be bedded in 1:3 cement: sand mortar to brickwork

Proposed Plan & Specification

Key

- Extract fan linked to lighting circuit
- Existing drainage run
- New drainage run
- LV downlighter with individual transformer.
- Note: IP rated fittings in bathrooms
- Number of Downlighters within kitchen TBC
- TV Point
- Twin 13A socket refer to kitchen specialist drawing

Note: All positions are subject to survey and agreement with client before first fix.

ELECTRICAL

All electrical installation works to be carried out by an NICEIC approved contractor and certificates provided upon completion of works.

NICEIC Contractor registration details to be forwarded to Building Control in accordance with Approved Document P.

All light switches and sockets to be positioned on walls between 450mm and 1200mm above FFL.

At least two light fittings to be installed per dwelling to take low energy bulbs having a luminous efficiency greater than 40 lumens per circuit watt.

Part P Certificate to be issued to Building Control on completion of the build.

GLAZING

Glazing in critical locations between FFL and 800mm above that level in internal and external walls and partitions, and between FFL and 1500mm above that level in a door or in a side panel, close to either edge of door to be robust or in small panes in accordance with Para 1.4, 1.5 and 1.6 and as shown on diagrams 2 and 3 of Approved Document N of the Building Regulations.

Where glazing is robust, annealed glass should be used in accordance with glass thickness as shown on diagram 2 Part N. Where small panes are used, dimensions of the panes should not exceed 250mm and an area not exceeding 0.5sqm annealed glass in small panes should not be less than 6mm in nominal thickness.

All glazing to BS 6262 and all safety glass to BS 6206

All windows units to have argon filled cavities with a U value of 1.8w/m2k.

All opening lights to provide 1/20th Floor area of room. All new windows to be site measured before fabrication.

Certification provided under the F.E.N.S.A. (Fenestration Self Assessment Scheme) is to be provided upon completion of the work and forwarded to the LA. Supplier must prove that the windows meet the minimum energy efficiency requirements of U2.0 for wooden and PVC-U frames, and U2.2 for aluminium frames as of April 2002. The Glass is to be PILKINGTON K glass and the installed windows proved to conform to DOC L of Building Regulations and should not have a U value higher than 2.0 W/m 2K

TIMBER SUSTAINABILITY

Only use FLEET licensed timber to ensure that all timber products are developed in an environmentally sensitive way to comply with the UK Government Sustainable Procurement Action Plan, which identifies a plan to deliver sustainable development goals over the coming years.

FIRE PROTECTION

All steelwork to be encased in 20mm thick Glasroc Fire Case S high performance Class 0, non-combustible board, used as part of the British Gypsum Fire Case structural steel encasement system, with White gypsum face Complies with BBA 93/2935 Thermal Conductivity 0.286W/mK. All joints taped to receive 2-3mm thick British Gypsum Thistle Multi-Finish to comply with EN 13279-1, type B1/20/2. Use Glasroc Fire Case countersunk headed Screws to fix board into Gypframe angles to provide air gap to steelwork. Do not use timber noggins to steel beams.

Refer to British Gypsum White Book before specifying, handling or installing any British Gypsum products and systems British Gypsum Limited, East Leake, Loughborough, Leicestershire LE12 6JT Tel: 08705 456123,Fax: 08705 456356E-mail: bgtechnical.enquiries@bpb.com,

Rockwool FirePro TCB Cavity Barrier inserted into cavity at floor levels and vertically at 20meter maximum centres, fixed to manufacturers instructions to suit cavity size Rockwool Limited, Pencoed, Bridgend, CF35 6NY, Tel 01656 862621, email ,

Tenmatt FF 109 down lighter covers to be fitted over all down lighters to maintain fire proof integrity of ceiling.

AUTOMATIC SMOKE DETECTION AND ALARMS

Mains powered and battery backed up. Smoke dectectors must be installed on each storey in accordance with BS5839-6: 2004-Grade D - category LD3 standard. All detectores must be linked together so that all sound even if only one is triggered and must be placed every habitable room. Smoke dectectors should be mains powered to a single independent circuit on the dwellings mains consumer unit or single regular used local lighting circuit. Provide a means of isolating power to the smoke alarms without isolating the lighting.

Detectors are to be positioned so that they can be reached for maintenance and testing i.e not over stairs.

INTERNAL STUD WALLS

12.7mm mm thick British Gypsum wallboard or similar plasterboard to BS1230: Part 1, types 1 to 5 with exposed surface and to comply with EN 520 - Type A ivory face to plaster side and Brown paper to reverse side paper, all fixed to Gypframe 70 S 60 'C' Stud vertical studs at 600mm centres with drywall screws at 300mm centres. All studding to checked for line, level and plumb and adjusted before the plasterboard is fixed into place. All joints taped to receive 2-3mm thick British Gypsum Thistle Multi-Finish to comply with EN 13279-1, type B1/20/2. Studs to be 100/70mm x 50mm treated GS grade timber stud framing screw fixed together with countersunk headed screws. All members to be set at 600mm horizontal and vertical centres. All studding to be fixed to masonry with ANCON RA Resin Anchors which contains a two-part system of polyester resin and hardener which mixes in the nozzle during pumping. The general purpose resin can be used with most materials including concrete, blockwork and brickwork, or use Fischer M8 x 165mm long BZP Nut Head Through Bolts. All fixings at 600mm centres. 100mm Rockwool RW5 or Rockwool Flexi Insulation or other similar approved insulation batts to be laid between joists for sound insulation in compliance with Section 5 of the Approved Document E. Apply British Siaslakraft 714 vapour barrier to face of all studwork to bathroom areas,

VENTILATION

Habitable rooms to have rapid Ventilation to all openable windows equal to 1/20th of the floor area. Background Ventilation to be trickle ventilators above windows equal to 8000sqmm. Passive ventilation air inlet to be provided by a gap of 10mm is to be provided under door.

Kitchen to have rapid Ventilation of openable windows 1/20th of the floor area and background Ventilation to be trickle ventilators above windows equal to 8000 mm2 Mechanical Extract is to provide extraction at 30 litres/sec, if located adjacent to a hob or 60 litres/sec if located elsewhere and may be operated intermittently for instance during cooking. Passive ventilation air inlet to be provided by a gap of 10mm is to be provided under door.

Mechanical extraction within the ground floor En-suite to be at a rate of 30l/sec

New Utility to have Mechanical Extract to provide extraction at 15 litres/sec activated by light switch with 15 minute overrun. Passive ventilation air inlet to be provided by a gap of 10mm be to provided under door

'U' VALUES IN ACCORDANCE WITH PART L1B (w/m2K)

- Pitched roof with insulation at Rafter level: 0.2
- Pitched roof with insulation at Ceiling level: 0.16
- Warm deck Flat roof: 0.20
- External Cavity walls: 0.28
- Ground Floor: 0.22
- Windows, doors and roof windows: 2.0
- Double glazed window units with argon filled cavities 1.8

Note

This drawing is to be read in conjunction with all other Architectural drawings and all Structural Engineers drawings, details and calculations.

It is the Contractors responsibility to check all dimensions prior to fabrication or construction, any discrepancies to be reported to Cube Design.

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CONSTRUCTION DRAWINGS

date	revision	by	no.
08.02.13	Amendment to roof light	PJR	A

PLANNING AND BUILDING CONTROL
29 MAY 2013

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Project
Mr & Mrs Daniels
7 Thorn Drive,
Moss Nook,

Drawing
PROPOSED PLAN & SPECIFICATION

Date January 13 | Drawn By PJR | Scale 1:50

Drawing Status	Drawing No.	Rev No.
BUILDING REG'S	139-03	A