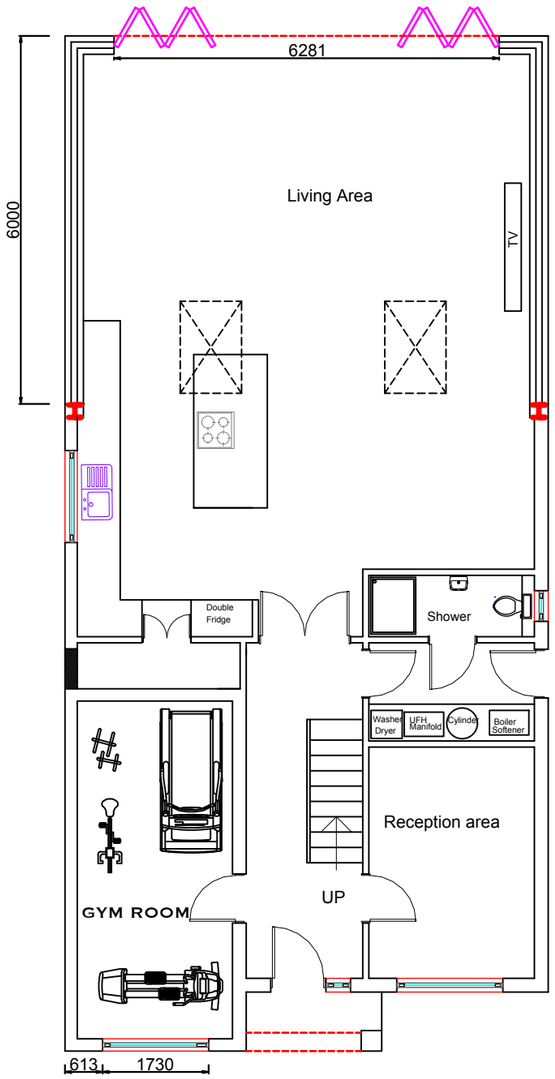

17 / A3 Proposed ground floor
Scale: 1:100

0 1 2 3 4 5 6 7 8 9 10 M

NOTES:
All electrical work required to meet the requirements of App. Doc. Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so.

Internal switches and socket outlets to be located between 450mm and 1200mm from finished floor level.

Energy efficient lighting:
energy efficient lighting to be provided one per 25 Sq.M or one per 4 fixed light fitting.
Fixed external lighting: the lamp capacity does not exeed 150W per light fitting and automatically switches off (when there is enough daylight)
No recessed lighting proposed within the existing/proposed floors.

Ventilation:
All Bathrooms/Toilets to have mechanichal ventilation to min. 15 litres per second, wired to Light Circuit with 20 min Overrun, and background ventilation of 4000 sq.mm.

Kitchen to be provided with mechanical ventilation of 30 litres per second adjacent to hob or 60 litres per second elswhere. Also trickle vent to be provided to give background ventilation of 8000 Sq.mm.

All windows to be double glazed with 16mm air gap and soft low-E coating or 12mm air gap argon filled and soft low-E coating to achieve U-value of 1.6W/SqM.K.

Safety glass to be provided to areas below 800mm above finished floor level and 1500mm in doors and side panes within 300mm of doors.

WL1
100mm Facing bricks to matching existing bricks with 100mm cavity fully filled with 100mm Knauf Earthwool Dritherm 37 with 100 mm Thermalite internal block wall with 13mm plaster to achieve "U" value of 0.28 W /Sq.MK

All structural opening for windows to have Catnic or similar lintels with 150mm minimum bearings.

Wall ties to be stainless steel, spaced not more than 750mm horizontally and 450mm vertically and staggered.

In addition at the sides of opening the vertical spacing should not exeed 300mm.
Insulated cavity closures to be provided to reveals and bottom of openings.

Proprietary retaining clips to be provided to partial fill cavity wall.

S Smoke Detectors
HD Heat Detectors

Notes:
Do not scale drawings, only figured dimensions to be used.
Contractors to verify dimensions on site before commencing any work.

Above Ground Drainage:
Above Ground Drainage 100mm µPVC Soil and Vent Pipe ventilated at roof level via cage or perforated cover or propriety ridge ventilating tile, either way min. 900mm above any windows within 3m, unless otherwise stated. Connections offset by min. 110mm. At base of stacks, bend to have min. radius of 200mm, no branch connections lower than 750mm above invert of tail of bend.

Below Ground Drainage:(To comply with BS 8301)
Changes of directions and gradient to be minimised and as easy as practicable. Pipes to be laid to even gradients and any change of gradient should be combined with an access point. Access points to be provided on or near the head of each drain run, and at a bend and at a change of gradient, and at a change of pipe size.

All drainage work to be agreed with DS on site before commencement of any work.

Drains to be lintolled over where passing through walls or foundations.

All water supply pipes to be adequately insulated.

All new radiators to be provided with Thermostatic valves.

Sanitary Pipework:
Washbasins, baths and showers connected to 50mm dia. uPVC waste branch, gradient between 18mm and 45mm per metre for washbasins, 90mm per metre for all other wastes, via min.75mm deep seal, 32mm dia. trap for washbasins; WCs connected to 100mm dia. uPVC branch, gradient between 9mm and 90mm per metre, via min 50mm deep seal, 75mm dia. trap; waste branches connected to 100mm uPVC Soil and Vent Pipe; provide rodding points at bends to all inaccessible sections.

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Paper Size :-
A3
1 :100

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Title: Ground Floor Details
Scale: 1:100 @ A3
Date: 14/06/2026