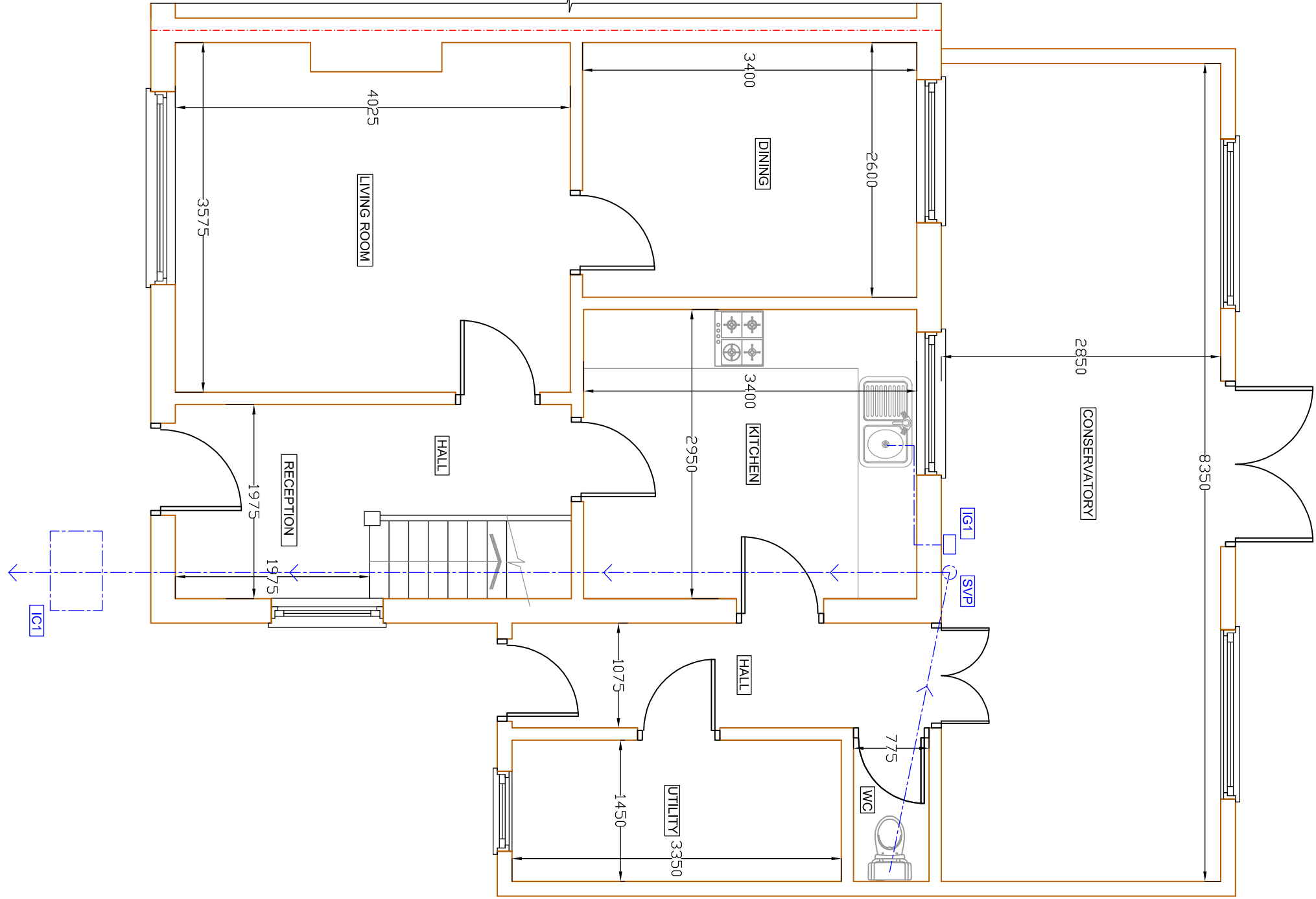




EXISTING GROUND FLOOR PLAN
SCALE BAR 1:50 @ A1

Plumbing Installation

Complete installation to be subject to and capable of withstanding testing in accordance with BS 5572:1978. Above ground level foul drainage pipe work shall be PVC-U to BS 4514

Pipework must be designed in accordance with BS 5572 and installed to ensure that appliances drain efficiently without causing crossflow, backfall, leakage or blockage. No air from the drainage system shall be permitted to enter the building. Adequate support to lengths and at junctions - changes of direction to be provided. No branch connection to be within 450mm above foot of soil pipe. All PVC-U pipework to be installed to BS 4514.

Minimum pipe sizes for sanitary plumbing to be:

- WC's soil pipes - 100mm dia Nominal size.
Handbasins - 32mm dia Nominal size.
Showers - 32mm dia Nominal size.
Overflow - 19mm dia Nominal size.
Kitchen sink - 32mm dia Nominal size.

All fittings to have a 75mm deep seal traps. All waste pipes to be laid to falls 25mm per metre run. All sanitary fittings to be installed as per manufacturers instructions.

The maximum lengths of waste pipes shall be as follows.

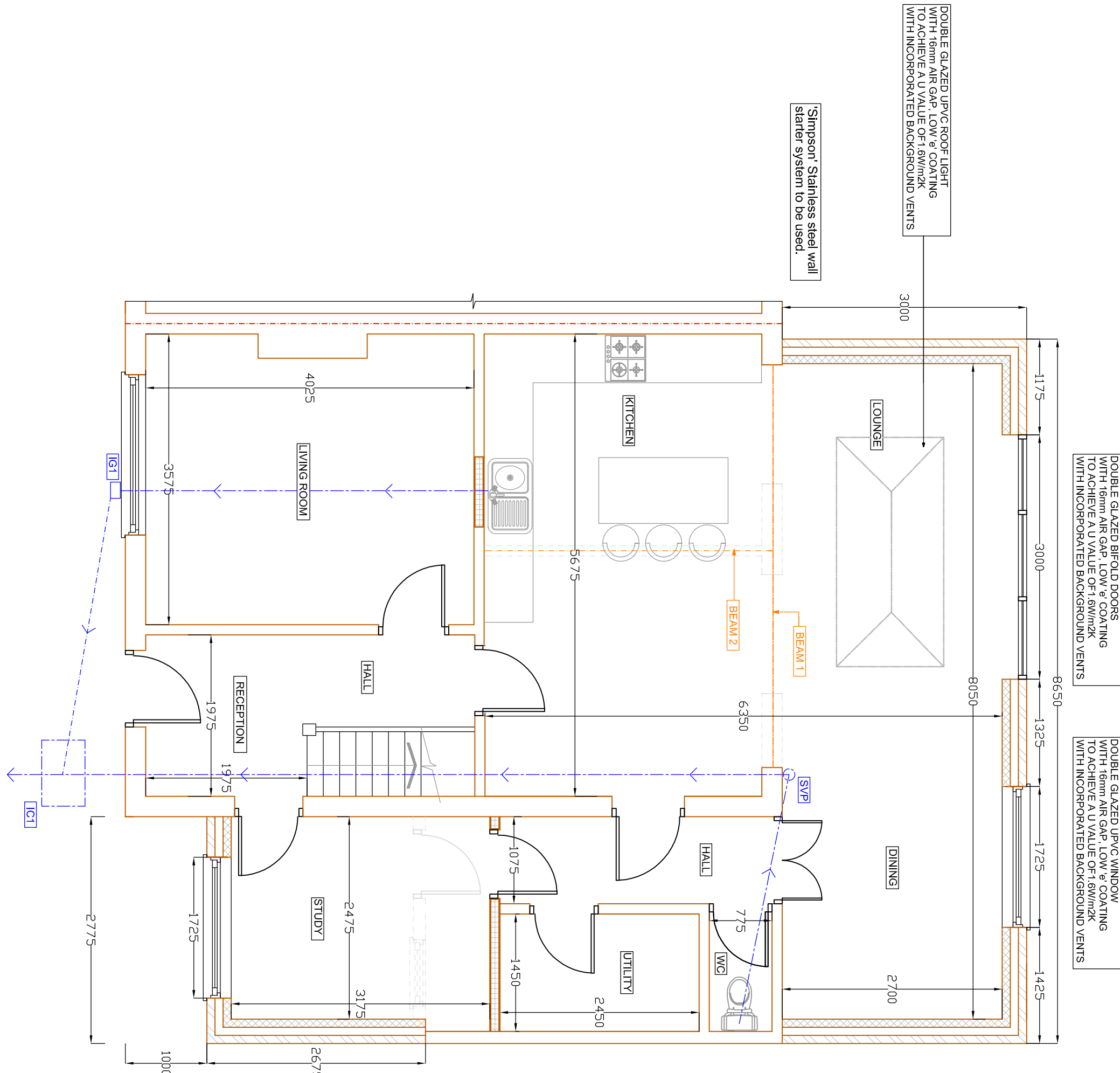
- 32mm pipe - 1.7m Maximum length.
40mm pipe - 3.0m Maximum length.
50mm pipe - 4.0m Maximum length.
100mm pipe - 6.0m Maximum length.

Soil and venting stacks @ head of drainage run to be ventilated to the external air via rigid ducting.
(Min 900mm above any operable window head or within 3m horizontally).

Soil pipes passing through habitable rooms (including kitchens) to be lagged with minimum 50mm sound deadening quilt and 2 layers of 12.5mm plasterboard in 38mm x 38mm softwood framing. Access and rodding eye fittings to be provided to ensure all pipework is accessible as required. Pipework laid between joists to be adequately supported. Underground pipes with less than 750mm ground cover shall be insulated. Any rising mains are to be insulated.

New 100mm dia stub stack as indicated with rodding access to serve new shower/suites.

Surface water to be conveyed to existing rainwater drainage system.



PROPOSED GROUND FLOOR PLAN
SCALE BAR 1:50 @ A1

Ventilation

All habitable rooms to have rapid ventilation via windows/doors of an operable area of at least 1/20th of the floor area, part of the ventilation area is to be 1.75m above floor area.

Windows are to provide 4000 sq/mm minimum of background ventilation via controlled trickle vents in utility room, en suite and bedroom. All habitable rooms to achieve 8000 sq/mm. Alternatively the sum of all trickle vents must equal 6000 sq/mm as specified in Table 1 of approved document F1.

Kitchen to be ventilated mechanically ventilated with a wall mounted fan which can achieve extract to external air @ 30 litres per second. WC to provide 15 litres per second. Utility to achieve 60 litres per second

Mechanical vents are to be tested and commissioned in accordance with regulation 42 and part F1 2010.

Electrical Installation.

All the electrical installation is to be in full accordance with BS 7671 and with the latest addition of IEE wiring regulations, part 'P' building regs, and should be carried out in accordance with current installation techniques applicable to the material and equipment being used. Full completion certificates to be issued by a certified electrical engineer to be provided upon completion of the electrical installation.

Note that all wiring which is covered or surrounded with thermal insulation to be de-rated in accordance with Appendix A of BRE 'Thermal insulation'; avoiding risks 2002 edition.

Any/ul downlights in first floor ceiling voids are to be fitted with intrumessent covers to maintain half hour fire resistance.

All light switches are to be fitted 1200mm from finished floor level and all switched outlets to be fitted 450mm above finished floor levels.

Lighting 75 % of new light fittings to be energy efficient.

Lighting layout to be confirmed by client

Glassing
All glazing installed within 600mm of the finished floor level & 1500mm if installed in a door to be toughened safety glass & to conform to the safe break characteristics as defined by BS 6206.

DOUBLE GLAZED UPVC DOORS/SLIDING WINDOWS TO ACHIEVE A U VALUE OF 0.18W/m2K WITH INCORPORATED BACKGROUN VENTS

DOUBLE GLAZED UPVC WINDOW WITH 16mm AIR GAP 1.0W & COATING WITH 16mm AIR GAP 1.0W & COATING WITH INCORPORATED BACKGROUN VENTS

- External wall
1) Facing brickwork.
2) 3.0mm Cavity (Allow for mortar squeeze).
3) 100mm Glasswool insulation (Approved for use in cavity).
4) Brickwork (Semi-rigid/Squareblock (External Skin) (Internal Skin)).
5) 13mm Plaster (Internal).
U Value = 0.18W/m2K

Thermal bridging to openings:
1) Window sill: Cavity insulation to run to under side of window board.
2) Windows/Doors: proprietary cavity closers to be provided and installed as per manufacturers instructions. Lintels to be filled with insulation.

Simpson's Stainless steel wall starter system to be used.

Steelwork
New structural steel beams to be painted in intumescent paint to provide minimum one hour fire resistance.

GENERAL NOTES:

THIS DRAWING IS NOT TO BE SCALED. THE MAIN CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS. WITH ANY DISCREPANCIES REPORTED TO ARCHITECTURAL SERVICES AT ONCE. ANY CONSTRUCTION WORK CARRIED OUT PRIOR TO OBTAINING THE NECESSARY APPROVALS IS ENTIRELY AT THE HOMEOWNER/CONTRACTOR'S RISK.

ALL BUILDING WORK IS TO BE CARRIED OUT TO THE SATISFACTION OF THE LOCAL AUTHORITY AND BUILDING CONTROL OFFICER, AND IN ACCORDANCE WITH CURRENT MAY BE REQUIRED ON SITE.

THE MAIN CONTRACTOR SHALL BE ENTIRELY RESPONSIBLE FOR THE SECURITY, STRENGTH AND STABILITY OF THE BUILDING SITE DURING THE WORKS DURATION.

THIS DRAWING IS THE PROPERTY OF GREENFIELDS ARCHITECTURAL SERVICES. THIS DRAWING MAY NOT BE COPIED BY ANY THIRD PARTY WITHOUT PRIOR PERMISSION.



A		PLANNED REVISIONS FOLLOWING DURING	DATE	BY
REVISION		DESCRIPTION	DATE	BY
Greenfields Architectural Services London Office: 118 Queens Road, Brighton, BN1 3AE Tel: 01273 581111 Fax: 01273 581112 Email: info@greenfieldsarchitect.co.uk Website: www.greenfieldsarchitect.co.uk Telephone: 0203 386 4438 Fax: 01273 581112 Email: info@greenfieldsarchitect.co.uk Website: www.greenfieldsarchitect.co.uk Drawing Title: EXISTING AND PROPOSED GROUND FLOOR PLANS Site Address: 118 NEW LEACHY LANE, WEST BRAYTON				
SCALE: 1:50 @ A1		DRAWN BY: MB		
DATE: 2023.19		DRAWING NO: PRACTICE/01 REVISION: A		