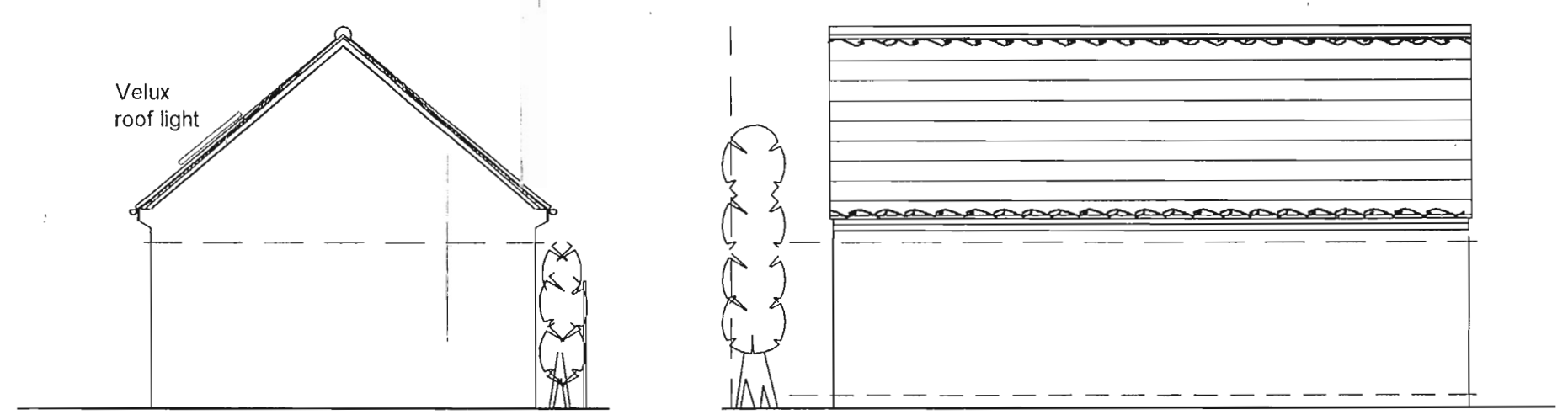


Proposed NW front elevation
1/100

Proposed SW side elevation
1/100



Proposed SE rear elevation
1/100

Proposed NE side elevation
1/100

ELEVATION TREATMENT

- TILES: SLATE TILES: OR SIMILAR APPROVED SLATE TILES WITH MATCHING RIDGE & LEAD VALLEYS
- RAINWATER GOODS BLACK U-PVC 110mm DIA HALF ROUND GUTTERS, AND 63mm DIA BLACK U-PVC DOWNPIPES AND FITTINGS
- WHITE UPVC DOUBLE GLAZED 22mm UNITS + TRICKLE VENTS, DRAUGHT SEALS ETC. U-VALUE 2.0W/M²K
- EXTERNAL WALLS TO BE BRICKWORK

Construction Notes

ALL WORK IS TO BE CARRIED OUT IN STRICT ACCORDANCE WITH APPROVED PLANS AND DETAILS, INCLUDING ANY CONDITIONS ATTACHED HERETO. ANY DEVIATION FROM THE APPROVED PLAN SHOULD BE CLEARED BY THE LOCAL AUTHORITY BEFORE IMPLEMENTATION ON SITE. ALL MATERIALS ARE TO CARRY BS KITE-MARK OR BBA CERTIFICATION AND BE USED IN ACCORDANCE WITH MANUFACTURERS' GUIDELINES AND GOOD BUILDING PRACTICES. IT IS THE CONTRACTORS RESPONSIBILITY TO CHECK GIVEN DIMENSIONS ON SITE. DO NOT SCALE FROM THE DRAWINGS. PLEASE NOTIFY THE DESIGNER IMMEDIATELY IF ANY DISCREPANCY ARISES. WE ARE PLEASED TO HELP WITH ANY QUERIES. IT IS THE CONTRACTORS RESPONSIBILITY TO INFORM THE HEALTH AND SAFETY EXECUTIVE OF ANY PROJECT FOR A RISK REGISTER WHICH MAY LAST MORE THAN 30 DAYS OR 500 MAN DAYS ON SITE, IN ACCORDANCE WITH THE CDM (CONSTRUCTION DESIGN AND MANAGEMENT) REGULATIONS. ALL STATUTORY AUTHORITIES ARE TO BE NOTIFIED OF PROPOSED EXCAVATIONS. ALL SERVICES ARE TO BE LOCATED AND MADE SAFE PRIOR TO WORK TAKING PLACE. ALL NOTES AND DRAWINGS ARE SUBJECT TO COPYRIGHT. FOUNDATION SHOWN ASSUMES NORMAL GROUND CONDITIONS, AS FOUNDATION DESIGN DEPENDS ON GROUND CONDITIONS IT IS THE CLIENTS RESPONSIBILITY TO HAVE ALL NECESSARY GROUND INVESTIGATIONS AND BEARING TESTS CARRIED OUT ON SITE AND TO EMPLOY AN ENGINEER TO PROVIDE THE FINAL DESIGN BASED ON THE FINDINGS OF SUCH TESTS.

EXTERNAL MATERIALS
WHERE PLANNING APPROVAL HAS BEEN OBTAINED FOR THE DEVELOPMENT IT IS ESSENTIAL THAT SAMPLES OF THE PROPOSED BRICKS AND ROOF TILES ARE TAKEN TO THE PLANNING OFFICER FOR FINAL APPROVAL BEFORE ORDERING BULK QUANTITIES.

THE BUILDING FABRIC TO BE CONSTRUCTED SO THAT THERE IS NO SIGNIFICANT THERMAL BRIDGE OR GAPS IN THE INSULATION LAYERS WITHIN AND AT THE EDGES OF THE VARIOUS ELEMENTS.
REASONABLE PROVISION SHOULD BE MADE TO REDUCE UNWANTED AIR LEAKAGE FROM THE BUILDING BY PROVIDING A CONTINUOUS BARRIER TO AIR MOVEMENT AROUND THE HABITABLE SPACE THAT IS IN CONTACT WITH THE INSIDE OF THE THERMAL INSULATION LAYERS. THIS MUST BE WITHOUT PREJUDICE TO THE NEED TO PROVIDE ADEQUATE VENTILATION FOR HEALTH (P1) AND ADEQUATE COMBUSTION AIR TO HEATING APPLIANCE (P1.4). ADDITION OF THE RECOMMENDATIONS IN THE REPORT ON ROBUST CONSTRUCTION WOULD SATISFY THE BUILDING REGULATIONS REQUIREMENTS: LIMITING THERMAL BRIDGING AND AIR LEAKAGE: ROBUST CONSTRUCTION DETAILS FOR DWELLINGS AND SIMILAR BUILDINGS.

STRIP FOUNDATIONS
GRADE C/S REINFORCED CONCRETE STRIPS FOOTINGS 600mm WIDE x min 225mm THICK. REINFORCEMENT TO CONSIST OF ONE LAYER A252 STEEL MESH TO BOTTOM OF FOOTINGS WITH MIN 70mm COVER. FOOTINGS TO BE TAKEN DOWN TO EXISTING AND STEPPED BELOW INVERT LEVEL OF DRAINS AFFECTED BY FOUNDATIONS. FINAL DEPTH TO SATISFY LOCAL AUTHORITY BUILDING CONTROL OFFICER UPON SITE CONTROL. SIZES AS INDICATED ON SECTION PLAN WITH MINIMUM PROJECTION OF 150mm. STEEL IN LEVEL TO BE NO GREATER THAN THICKNESS OF CONCRETE AND TO LAP BY 300mm MIN. MINIMUM D/G 600mm IN GOOD GROUND, 1000mm MIN IN CLAY.

WALLS BELOW GROUND AND TO DPC LEVEL
CAVITY WALLS 300mm DIA. CONCRETE 100mm 4th BLOCK OUTER LEAF 100mm CAVITY FILLED WITH LEAN CONCRETE TO 100mm BELOW DPC LEVEL. 100mm 4th BLOCK INNER LEAF. ALTERNATELY USE STANDARD FOUNDATION BLOCKS. OUTER LEAF BLOCKWORK TO TERMINATE 150mm BELOW FINISHED GROUND LEVEL. PROVIDE ENGINEERING BRK TO DPC LEVEL. MIN 150mm ABOVE FINISHED CL STEPPED AS NECESSARY. ALL OTHER WALLS BELOW GROUND IN AN BLOCK. WHERE PIPES PENETRATE WALLS PROVIDE 150mm N/A L/S OVER WITH 150mm END BEARINGS AND 50mm CLEARANCE TO PIPE CROWN. SEAL AROUND PIPE WITH ROBERTS PROOF BOARDS.

EXTERNAL CAVITY WALLS (MAX. U-VALUE 0.30 W/M²K)
300mm THK COMPRISING 100mm FACING STONEWORK WITH 100mm CAVITY FILLED WITH MINERAL WOOL CAVITY BATTS OR SIMILAR APPROVED. INNER LEAF 100mm 4th BLOCK INNER LEAF. ALTERNATELY USE STANDARD FOUNDATION BLOCKS. OUTER LEAF BLOCKWORK TO TERMINATE 150mm BELOW FINISHED GROUND LEVEL. PROVIDE ENGINEERING BRK TO DPC LEVEL. MIN 150mm ABOVE FINISHED CL STEPPED AS NECESSARY. ALL OTHER WALLS BELOW GROUND IN AN BLOCK. WHERE PIPES PENETRATE WALLS PROVIDE 150mm N/A L/S OVER WITH 150mm END BEARINGS AND 50mm CLEARANCE TO PIPE CROWN. SEAL AROUND PIPE WITH ROBERTS PROOF BOARDS.

INTERNAL WALLS
NEW HOLLOW STUD PARTITIONS TO CONSIST OF 50x100mm THICK TIMBER STUDS AT 400mm CL VERTICALLY & 600mm CL HORIZONTALLY. SOLE & HEAD PLATES. FINISH INTERIALLY WITH 18mm U/P PLASTER. NEAT DRYBRICK SKIM & TAPE AND SUPPORT ALL EDGES. ADJUTMENT WITH CEILING TO BE POINTED WITH FLEXIBLE MASTIC SEALANT. PARTITIONS BETWEEN GARAGE AND WORKSHOP TO HAVE VOID FILLED WITH 100mm THICK ROCKWOOL LINER BATTIS TO ACHIEVE 40 db ACOUSTIC ISOLATION AND PROVIDE INSULATION BETWEEN GARAGE & WORKSHOP AREA.
STUD PARTITIONS BUILT OFF TIMBER JOISTS TO BE RETURNED AROUND PERIMETER EDGE OF SCREED. LAY ON 100mm THICK CONCRETE. LNER BATTIS TO ACHIEVE 40 db ACOUSTIC ISOLATION AND PROVIDE INSULATION BETWEEN GARAGE & WORKSHOP AREA.
STUD PARTITIONS BUILT OFF TIMBER JOISTS TO BE RETURNED AROUND PERIMETER EDGE OF SCREED. LAY ON 100mm THICK CONCRETE. LNER BATTIS TO ACHIEVE 40 db ACOUSTIC ISOLATION AND PROVIDE INSULATION BETWEEN GARAGE & WORKSHOP AREA.

SOLID CONCRETE GROUND FLOORS WITH INSULATION BENEATH SCREED (MAX. U-VALUE 0.22 W/M²K)
ALL ABOVE TO BE LAID ON MIN 75mm SAND/CEMENT SCREED REINFORCED WITH A8 STEEL. MESH REINFORCEMENT ON MIN 75mm Kingspan Kooltherm K3 FLOORBOARD INSULATION SHEETS. 25mm OF INSULATION TO BE RETURNED AROUND PERIMETER EDGE OF SCREED. LAY ON 100mm THICK CONCRETE SLAB ON 100mm DPC LINKED TO WALL DPC ON 50mm SAND BENEATH ON 100mm MIN COMPACTED LIMESTONE HARDCORE.
ALTERNATELY INSULATION CAN BE POSITIONED BELOW FLOOR SLAB WITH SEPARATING LAYER BETWEEN INSULATION AND CONCRETE, AND DPM BETWEEN INSULATION SHEETS AND HARDCORE. AGREE LOCATION OF INSULATION ON SITE WITH BCO PRIOR TO START OF WORK.

ATTIC TRUSSES (PITCH 40°) (MAX. U-VALUE 0.16 W/M²K)
ROOF TILES TO MATCH EXISTING AND AS AGREED WITH LOCAL AUTHORITY BUILDING CONTROL OFFICER ON 25x50mm TANALED SW BATTENS ON UNFAIRABLE SARKING FELT TO BS 747 EITHER PREFORMED BOB-TAILED ATTIC TRUSSES AT 600mm c/c AS INDICATED ON PLANS & SECTIONS. WIND BRACING TO BS 5268 P13 1985. SPREAD TO SW WALL PLATES. TRADITIONAL ROOF OVER DORMERS TO CONSIST OF 50x100mm S/C RAFTER AT 400mm c/c AS INDICATED ON PLANS. FIXED AT RIDGE TO 20x25mm RIDGE BOARD. 50x100mm S/C CEILING JOISTS AT 400mm c/c AS INDICATED ON PLANS & SECTIONS. ALL TIMBERS TO BE SPIKED TOGETHER AT LAP.
WHERE ROOFS INTERSECT PROVIDE 25x125mm LAYER BOARDS TO RECEIVE ENDS OF RAFTERS. VALLEYS TO BE FORMED WITH EITHER VALLEY TILES OR USE COOK S LEAD WORK SUPPORTED ON TIMBER VALLEY BOARDS.

ROOF RESTRAINT TO CONSIST OF 30x50x200mm LONG GALVANISED MS GABLE STRAPS AT 2000mm c/c. FIXED TO LAST THREE RAFTERCINGLING JOISTS ON 30x100mm WOODEN FRIED BATTEN JOISTS SUPPORTED BY A/B. ALSO PROVIDE 30x100mm LONG VERTICAL RESTRAINT STRIPS TO EVERY THIRD RAFTERCINGLING JOIST AND CLIPPED TO 75x100mm SW WALL PLATE. WALL PLATE TO BE STRAP ANCHORED TO BLOCKWORK WITH 30x5x1200mm LONG AND STRAP TURNED OVER WALL PLATE AT 1800mm c/c.

INSULATE MAIN ROOF VOID WITH 1st LAYER OF 100mm ROCKWOOL QUILT Laid BETWEEN AND 1 LAYER 200mm ROCKWOOL QUILT Laid ACROSS CEILING MEMBERS ON 125mm FOL BACKED FIRELINE PLASTERED TO GIVE 30MIN FIRE RESISTANCE. QUILT CARRIED OVER WALL PLATE TO REST ON OUTER LEAF. ENSURE 25mm AIRSPACE IS MAINTAINED BY USING GLIDEVALE EAVES / ROOF VENTILATION SYSTEM OR SIMILAR APPROVED OVER VOID.

SLOPING CEILING TO BE INSULATED WITH 100mm KINGSPAN SHEETS BETWEEN RAFTERS AND 50mm KINGSPAN SHEETS BELOW RAFTERS WITH 125mm PLASTER TO SOFFIT OF ATTIC RAFTERS. MIN 30mm AIR GAP TO BE MAINTAINED ABOVE ALL INSULATION. ALTERNATELY 150mm FITTED TIGHT BETWEEN RAFTERS.
FLOOR VOID TO BE WITH SOUND INSULATED CONSISTING OF 100mm THICK ROCKWOOL Laid BETWEEN AND OVER FLOOR TIMBERS.
FLOOR VOID VENT STIP TO EAVES USING GLIDEVALE EAVES / ROOF VENTILATION SYSTEM OR SIMILAR APPROVED.
ALL FLASHINGS IN CODE & LEAD DRESSED 150mm UP WALL. LEAD NEEDED AND POINTED INTO MOAT COURSE AND LINKED TO CAVITY TRAY DPC.

LOFT ACCESS HATCH (IF APPLICABLE)
HATCH DOORS TO BE HINGED AND FITTED WITH COMPRESSIBLE DRAUGHT STRIPS AND SECURE LATCH. INSULATE AS PER REST OF VOID.

STRUCTURAL CALCULATIONS
CALCULATIONS TO BE PROVIDED FOR THE FOLLOWING ITEMS:
1. ATTIC TRUSSES, 2. STEELWORK, 3. LINTELS.
CALCULATIONS TO BE SUBMITTED AND APPROVED BY LOCAL AUTHORITY BUILDING CONTROL OFFICER 28 DAYS PRIOR TO START OF WORK ON SITE. IT IS THEREFORE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK THAT THE CALCULATIONS HAVE BEEN APPROVED PRIOR TO ORDERING STEELWORK.

ALL STRUCTURAL STEELWORK TO BE PROVIDED WITH MIN 30MINUTE FIRE PROTECTION CONSISTING OF TWO LAYER 12.5mm PLASTERED AND SKIM WITH JOINTS FILLED TAPPED AND STAGGERED OR USE ONE LAYER 12.5mm THICK FIRE BOARD.

STARCASE NOTES
DOMESTIC STAIRCASE TO CONSIST OF 125mm EQUAL RISERS 200mm EACH, 125mm EQUAL GONDS 225mm EACH. PITCH TO BE MAXIMUM 42 DEGREES. MIN 200mm CLEAR HEADROOM TO BE MAINTAINED MEASURED FROM PITCH LINE OF STAIRS. STAIRCASE WIDTH TO BE 900mm WIDE WITH 100mm CLEAR WIDTH BETWEEN NEWEL POSTS PROVIDE GUARDING TO FLIGHTS 900mm HIGH MEASURED FROM PITCH LINE AND 1100mm TO LANDINGS. ANY OPENINGS IN SPINDLES OR OTHER SECTIONS OFF STAIRCASE MUST BE PASSAGE OF A 100mm SPHERE. MINIMUM 50mm GONDS TO BE MAINTAINED TO WINDER STAIRCASES OR CHANGES IN DIRECTION. STAIRCASE TO BE UNDERDRAIN WITH TWO LAYERS 5.5mm PLASTERED AND 3mm HEAT OPSURUM SKIM WITH JOINTS FILLED, TAPPED AND STAGGERED.

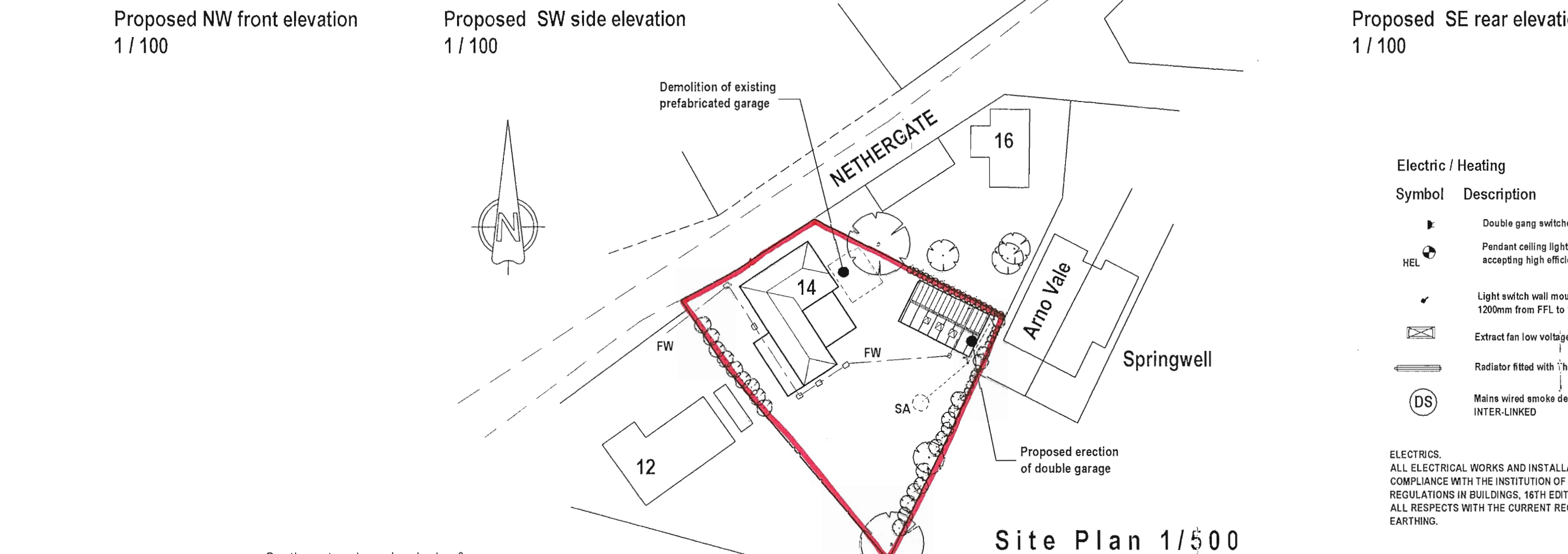
SMOKE DETECTION
SMOKE ALARMS TO BE PROVIDED THESE MUST BE INTERLINKED SELF CONTAINED SMOKE ALARMS. MAINS POWERED ON DEDICATED CIRCUIT TAKEN DIRECT FROM CONSUMER UNIT. DETECTORS TO BE CEILING MOUNTED AT LEAST 300mm AWAY FROM LIGHT FITTINGS. APPROXIMATE POSITION SHOWN ON PLANS. MARKED 'D.S.' LOCATE DETECTOR 7 METRES AWAY FROM LOUNGE / KITCHEN AND UTILITY DOORS. ALSO 3 METRES FROM BEDROOM DOORS.

MECHANICAL VENTILATION
TOILET TO BE PROVIDED WITH 100mm DIA LOW VOLTAGE EXTRACT FAN WITH TIMER. CAPACITY OF 15 L/S. (34M³/H) FAN NOT TO BE LINKED TO LIGHT SWITCH FAN FITTED WITH 15MIN OVERRUN FACILITY AND INCORPORATE A 3 POLE ISOLATOR. FAN TO DISCHARGE TO EXTERNAL AIR VIA CONTINUOUS SLEEVEDUCT FITTED WITH EXTERNAL GRILL/VENT FIXED TO EXTERNAL WALL. INSTALLATION TO FULLY COMPLY WITH MANUFACTURERS RECOMMENDATIONS AND INSTRUCTIONS.

BACKGROUND VENTILATION
PROVIDE TRICKLE VENTS TO ALL ROOMS INCORPORATED INTO WINDOW FRAMES WHEREVER POSSIBLE. OTHERWISE PROVIDE 300x200mm AIRBRICK WITH HT AND MSS GRILL. MIN SIZES AS FOLLOWS: 800mm SQ TO ALL HABITABLE ROOMS AND 400mm SQ ELSEWHERE.

PVC-U WINDOWS & DOORS MUST USE PULKONIK GLASS (MAX. U-VALUE 1.8W/M²K) ARGON FILLED NEW PVC-U WINDOWS & DOORS TO MATCH WITH EXISTING WINDOWS OF PROPERTY WHERE POSSIBLE. PVC-U DOUBLE GLAZING UNITS TO BE HERMETICALLY SEALED UNITS WITH MINIMUM 10mm GAP TO BE SPLICED TO EXISTING GLASS AS INDICATED ON PLANS. FRAMES TO BE MASTIC POINTED TO B/WK. AREA OF OPENING LIGHTS TO BE MIN 5% (1/20th) OF INDIVIDUAL ROOMS AND TO BE FITTED WITH COMPRESSIBLE DRAUGHT STRIPS. AT LEAST PART VENT 1.75M 1500mm FROM PFL TO COMPLY WITH BS 6206. CLASS A (SAFETY GLAZING). AS INDICATED ON PLAN & ELEVATIONS ('SG' OF DOORS. ALSO SHOWS BELOW 800mm FROM PFL TO COMPLY WITH BS 6206. CLASS A (SAFETY GLAZING). AS INDICATED ON PLAN & ELEVATIONS ('SG' OF DOORS.

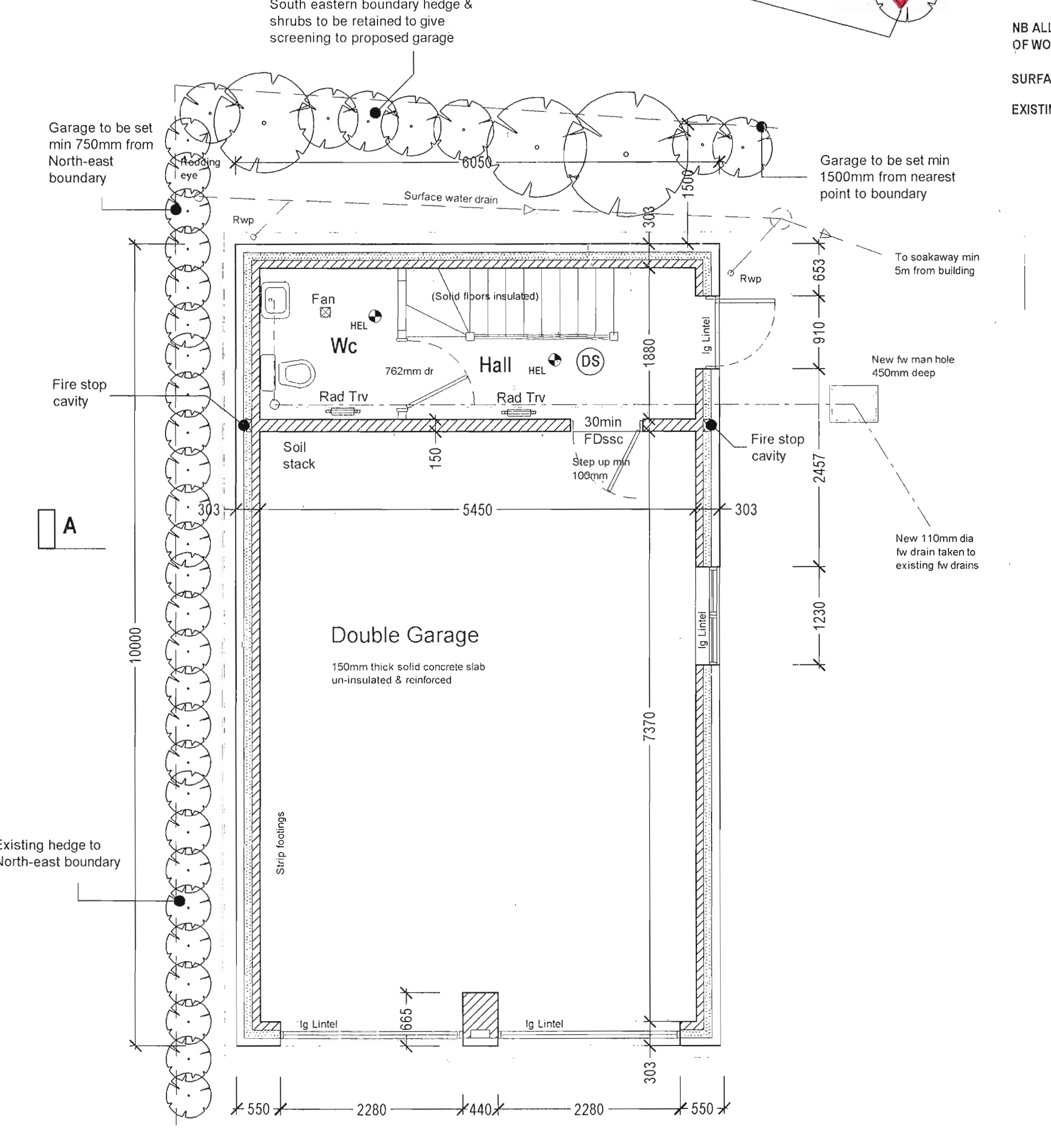
ESCAPE WINDOWS TO BE PROVIDED TO ALL FIRST FLOOR WINDOWS OR INNER ROOM SITUATIONS COMPLYING WITH THE FOLLOWING REQUIREMENTS.
WINDOW TO HAVE AN UNOBSTRUCTED OPENABLE AREA THAT IS AT LEAST 0.35SQM. AND AT LEAST 450mm HIGH OR 450mm WIDE MIN CLEAR UNOBSTRUCTED OPENING TO BE 450mm x 750mm (THE ROUTE THROUGH THE WINDOW MAY BE AT AN ANGLE RATHER THAN STRAIGHT THROUGH). THE BOTTOM OF THE OPENABLE AREA SHOULD BE NOT MORE THAN 1100mm ABOVE THE FLOOR.



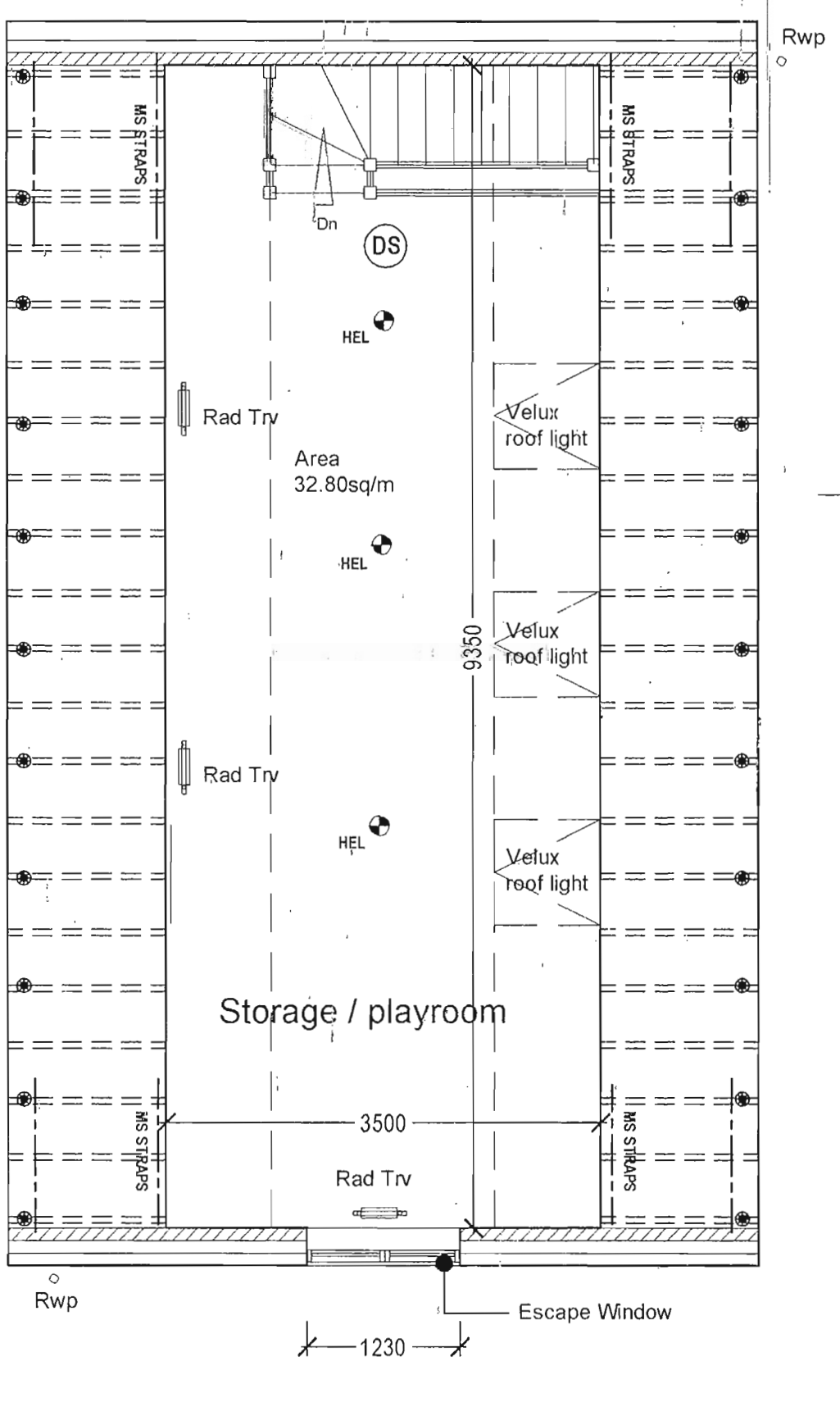
Site Plan 1/500

Electric / Heating

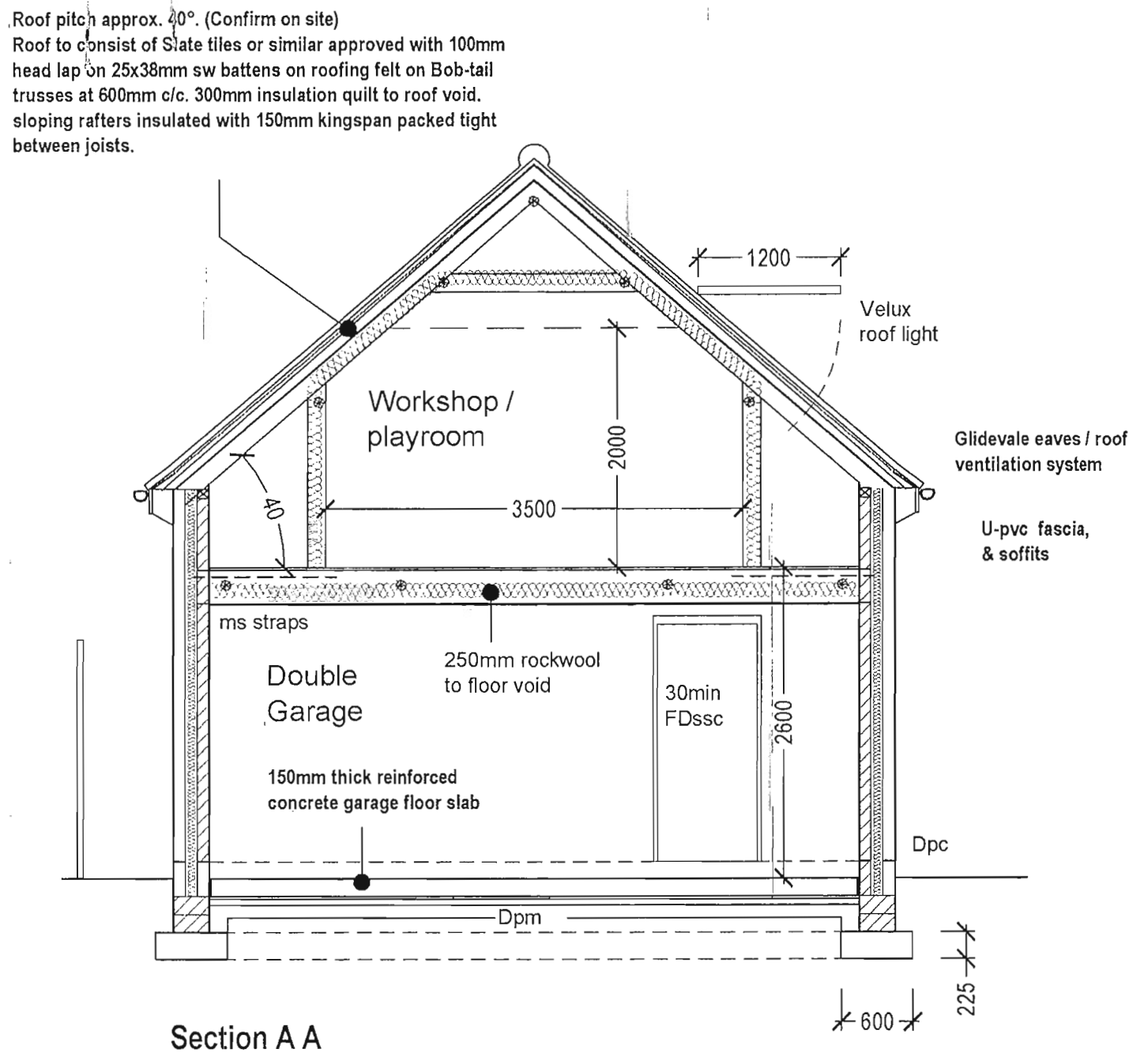
- Symbol Description
- Double gang switched socket low level
 - Pendant ceiling light and only capable of accepting high efficiency lighting
 - Light switch wall mounted located between 900 & 1200mm from FFL to BS3676
 - Extract fan low voltage type linked to light switch.
 - Radiator fitted with thermostatic control valves.
 - Mains wired smoke detector INTER-LINKED
- ELECTRICS.**
ALL ELECTRICAL WORKS AND INSTALLATION TO BE CARRIED OUT IN COMPLIANCE WITH THE INSTITUTION OF ELECTRICAL ENGINEERS' REGULATIONS IN BUILDINGS, 16TH EDITION, AND SHALL CONFORM IN ALL RESPECTS WITH THE CURRENT REGULATIONS AS REGARDS TO P.M.E. EARTHING.
- INCLUDE ALL WIRING, 2 GANG POWER POINTS, CEILING POINTS, LIGHT SWITCHES, LIGHTING AND POWER CIRCUITS, TV POINTS ETC. AMOUNT AND POSITION TO BE AGREED ON SITE.
- POWER POINTS & LIGHT SWITCHES TO BE FITTED BETWEEN 450mm & 1200mm ABOVE ALL FLOOR LEVELS.
- EFFICIENT LIGHTING SHALL BE PROVIDED (TO MINIMUM OF 1 IJ ROOM) IN THE FORM OF ILLUMINATED FIXED LIGHTING FITTINGS WHICH ONLY TAKE LAMPS HAVING A LUMINOUS EFFICACY GREATER THAN 40 LUMENS PER CIRCUIT-WATT IN FLUORESCENT TUBES AND COMPACT FLUORESCENT LAMPS (NOT GLS TUNGSTON LAMPS WITH BAYONET CAP OF EDISON SCREW BASES).
- ELECTRICS.**
ALL ELECTRICAL WORKS REQUIRED TO MEET THE REQUIREMENTS OF PART 'P' (ELECTRICAL SAFETY) MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO.
PRIOR TO COMPLETION THE COUNCIL SHOULD BE SATISFIED THAT PART 'P' HAS BEEN COMPLIED WITH THIS MAY REQUIRE AN APPROPRIATE BS 7671 ELECTRICAL INSTALLATION CERTIFICATE TO BE ISSUED FOR THE WORK BY A PERSON COMPETENT TO DO SO.
- HEATING SYSTEM**
PROVIDE WALL MOUNTED GAS FIRED CONDENSING COMB BOILER (Rural SEDGWICK A and an efficiency of 90% or more) LOCATION OF BOILER TO BE AGREED ON SITE SO THAT FUE OULET IS NO CLOSER THAN 2.5 METRES FROM THE BOUNDARY. TO PROVIDE CENTRAL HEATING TO WHOLE BUILDING, CONSISTING OF UNDERFLOOR HEATING TO GROUND FLOOR ONLY AND RADIATORS TO FIRST FLOOR. BOILER TO BE CHECKED BY QUALIFIED HEATING ENGINEER PRIOR TO START OF WORK. PROVIDE PANEL RADIATORS WITH THERMOSTATIC VALVES. ONE ZONE HEATING CONTROL. FITTED WITH TIBING CONTROLS AND BOILER TO BE FITTED WITH SUITABLE BOILER CONTROL INTERLOCK TO SHUT OFF BOILER WHEN NO HEATING DEMAND IS REQUIRED. ALL FLOW AND RETURN PIPEWORK TO BE INSULATED WITH PU FOAM SLEEVES EQUAL IN THICKNESS TO EXTERNAL DIA OF PIPEWORK WHERE RUNNING THROUGH UNHEATED SPACES. ALL INSULATION TO COMPLY WITH CURRENT BUILDING REGULATIONS PART L1. 2000.
- HEATING AND HOT WATER SHALL BE INSPECTED AND A COMMISSIONING CERTIFICATE ISSUED AT COMPLETION OF INSTALLATION TO CONFIRM THAT APPROPRIATE PROVISION HAS BEEN MADE FOR THE SYSTEMS EFFICIENT OPERATION FOR THE PURPOSE OF CONSERVATION OF FUEL AND POWER. THE CERTIFICATE TOGETHER WITH MANUFACTURERS OPERATION AND MAINTENANCE INSTRUCTIONS MUST BE AVAILABLE FOR OCCUPANTS USE.**
- HEAT PRODUCING APPLIANCES**
THE BUILDER SHALL INSTRUCT HIS HEATING ENGINEER TO COMPLETE THE CHECKLIST IN APPENDIX 'A' AND SUPPLY THE INFORMATION TO THE OCCUPIER OF THE DWELLING.
- A ROBUST 'NOTICE PLATE'** SHALL BE POSITIONED ADJACENT TO THE ELECTRICAL CONSUMER UNIT)
- FOUL AND WASTE WATER DISPOSAL**
ALL GROUND FLOOR WASTES INTO GULLIES TO DISCHARGE BELOW GRATING LEVEL BUT ABOVE WATER LEVEL IN TRAP. WC TO DISCHARGE DIRECT TO INSPECTION CHAMBER WITHIN 4000mm OF OUTFLET.
APPLIANCES 32mm DIA WASTE TO WASH HAND BASIN, 38mm DIA WASTE TO BATH, SHOWER AND SINK. ALL FITTED WITH 75mm DEEP SEAL TRAPS.
110mm DIA SOIL & V. P. TO BE LOCATED AS INDICATED ON PLANS TO BS 5572:1978. NO CONNECTIONS WITHIN 200mm CL OF WC CONNECTION STACK. STACK TO BE TERMINATED MIN 900mm ABOVE NEAREST OPENING VENT.
- INSPECTION CHAMBERS** ROODING ACCESS POINT AS INDICATED ON PLAN IN PROPRIETARY PVC-U 450mm NOM DIA. TO A MAX DEPTH OF 1000mm. ALL NEW FOUL WATER TAKEN TO EXIST F/W SYSTEM AND CHECKED ON SITE PRIOR TO START OF WORK. ALL NEW DRAINS BELOW GROUND LEVEL TO BE 100mm DIA VOW PIPES WITH FLEXIBLE CONNECTORS LAID TO 140° FALL AND SURROUNDED IN PEA GRAVEL, AND CONNECTED TO EXISTING F/W SYSTEM WHERE DRAINS PASS UNDER EXTENSION DRAIN TO BE EXPOSED AND SURROUNDED IN 150mm THICK CONCRETE. AND WHERE DRAINS PASS THROUGH WALLS PRE-CAST CONCRETE LINTELS PROVIDED OVER.
- RAINWATER DISPOSAL**
110mm HR GUTTERS LAID TO 10500 FALL TO 63mm DOWNPIPES. NEW ROOF WATER TO DISCHARGE TO EXISTING SYSTEM USING EXISTING DOWN PIPES



Proposed Ground Floor Plan
1 - 50



Proposed First Floor Plan
1 - 50



Section A A

NB footings to be reinforced with one layer A252 mesh to bottom of footing min 70mm cover to steel.

footing depth to be agreed with BCO on site and taken below invert level of drains

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO ORDERING MATERIALS.	DO NOT SCALE FROM THIS DRAWING.	Rev	Note	Date
Project/Client.	Proposed erection of double garage with playroom / store in roof space at 14 Nethergate, Westwoodside, Doncaster DN9 2DR for Mr S FORDHAM			
Drawing.	Proposed Floor Plans & Elevations & Sections & Notes			

BDS Simons Hainsworth Building Design Services
Planning, Building Regulations & Development Consultant
1 Pinder's Court, High Street, Bawtry, Doncaster, South Yorkshire DN10 6JA • Telephone / Fax: [REDACTED]

12 OCT 2009
DATE RECEIVED

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