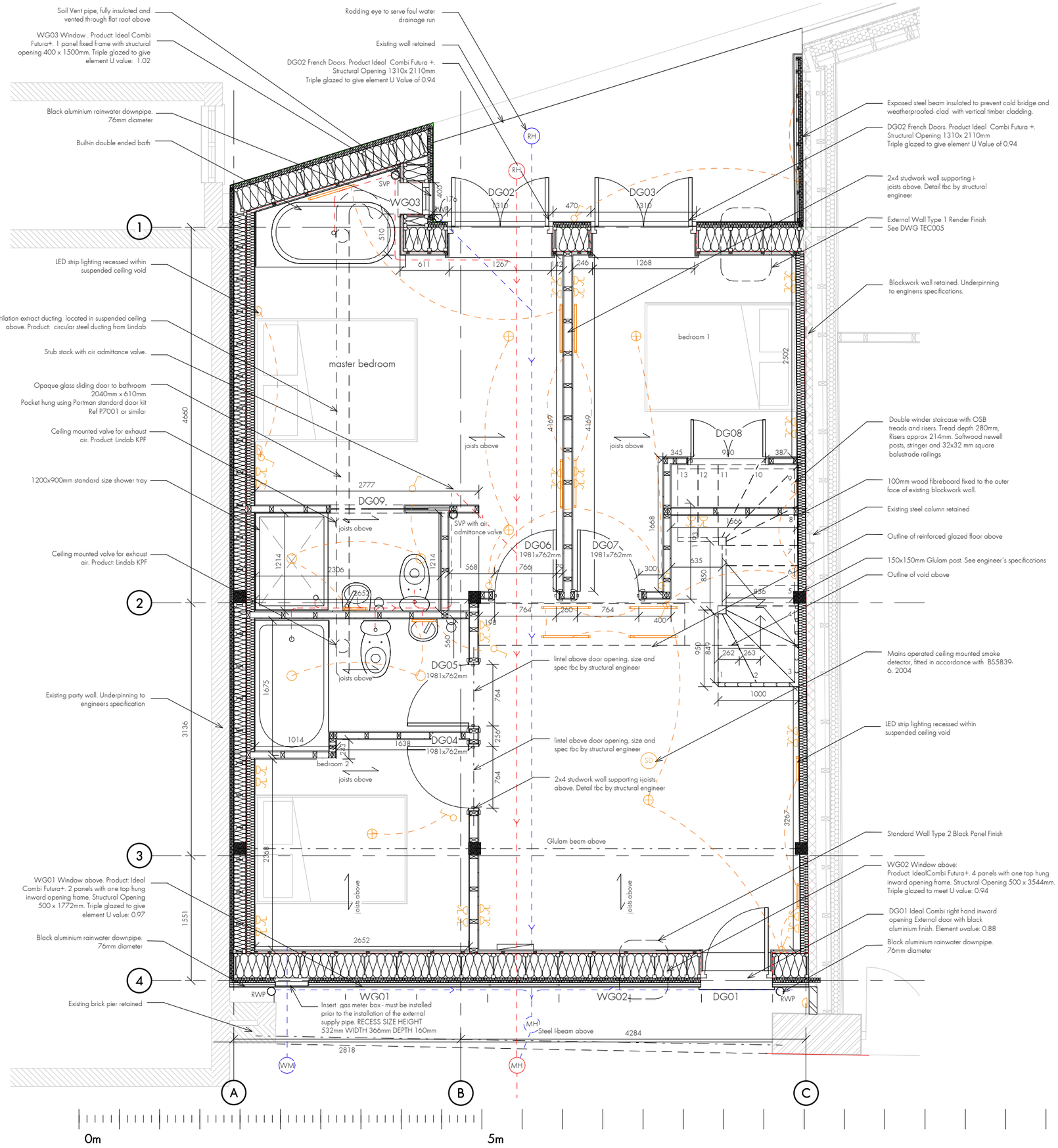

1. GENERAL NOTES
- Work to figured dimensions only. Contractor to check all dimensions on site
-This drawing to be read in conjunction with structural engineers calculations/drawings
- All materials to be detailed & installed in accordance with manufacturer's recommendations
-All electrical work to be undertaken and commissioned by NICEIC qualified electrician with appropriate electrical installation test certificates issued on completion of the work
-All plumbing to be to BS EN 12056-2000
- Where building to boundaries the adjacent owner is to be informed under the terms of the Party Wall Act 1996 and its provisions followed

2. THERMAL PERFORMANCE NOTES:
Triple glazed panels (4-14-4-16-4.) used throughout. Element U values for windows calculated by the manufacturer and annotated on plans. Other standard U Values for construction elements:
Roof: 0.104 W/m2K
External Walls: 0.099 W/m2K
Ground Floor: 0.097 W/m2K

3. FIRE PROTECTION
Mains operated, self contained and inter linked smoke alarms must be provided at each level within 7.5m of each habitable room and located away from any heat source. The smoke alarms must conform to BS 5446 2 Part 1. All units to have re-chargeable batteries in case of mains power loss.

4. BELOW GROUND DRAINAGE
The principle of reuse of all foul and surface water drainage has been confirmed acceptable by Wessex Water. All new drainage to be 100mm dia. uPVC in accordance with relevant British Standards laid to a minimum fall of 1:80. All pipework to be bedded/backfilled as follows: Table 4 or Type F bedding; to base of trench provide material conforming to BS:882 1983 BS:8301 1985 Appendix D. Where crown of pipe is within 300mm of underside of slab, concrete encasement should be used integral with the slab. Where drain runs through external wall form either vermin masked lintolled opening or short length of pipe embedded in wall - all as Part H1.

5. ABOVE GROUND DRAINAGE

6. STAIRS:- New softwood staircase with standard going of 280mm. Min going at winder measured from centre of stair 263mm. standard rise of 214mm. Standard width of 850mm with 836mm pinch point. Handrail 900mm above pitch line measured vertically with stair rails at max 95mm c/c where required. Minimum headroom over pitch 2000mm measured vertically. New staircase as per detail closed tread design. Site measure for new staircase prior to ordering. Provide 1/2 hr fire protected finish to underside. All to comply with approved Doc.K

7. STRUCTURE
See associated structural drawings and specifications for all structural elements.

8. VENTILATION
All habitable rooms to be ventilated with Mechanical Ventilation and Heat Recovery system. System specified and commission by Green Building Store or similar.

9. GAS INSTALLATION & HEATING:- The proposed gas installation shall be designed and installed by GASSAFE registered person and a relevant certificate provided to Building Control pre-completion. New boiler must have a SEDBUK rating of Class A or B and the condensate outlet must be taken to the foul drainage system. New radiators fitted with thermostatic type valves with pipework insulated to non heated locations.

10. FRAMES, SKIRTINGS, ARCHITRAVES:- Internal door linings shall be 100 x 38
with planted stops. Skirting boards shall be 100 x 19mm. chamfered. Architraves shall be 75x19 chamfered.

11. DAMP PROOF COURSES:- Horizontal and vertical DPC's will comply with BS743(pitch polymer) and be incorporated :-
(a) min. 150mm above ground to all load bearing walls, lapped with door damp
proof membrane.
(b) Vertically built into jambs of all external openings.
(c) Horizontally stepped to all external openings.

KEY

Lighting Lines

Airtightness Layer

DMP or DPC

Surface Water Drainage

Foul Water Drainage

No.	Description	Date
7	First draft of building regs drawings	10/1/2015
8	Second Draft of Building Regs - Plans Issued	09/02/2016
13	Building Regs Drawings Issued	18/03/2016

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Detailed Ground Floor Plan

Project number	033
Date	16/03/2016
Drawn by	LD
Checked by	-
	TEC 010
Scale	1 : 50
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