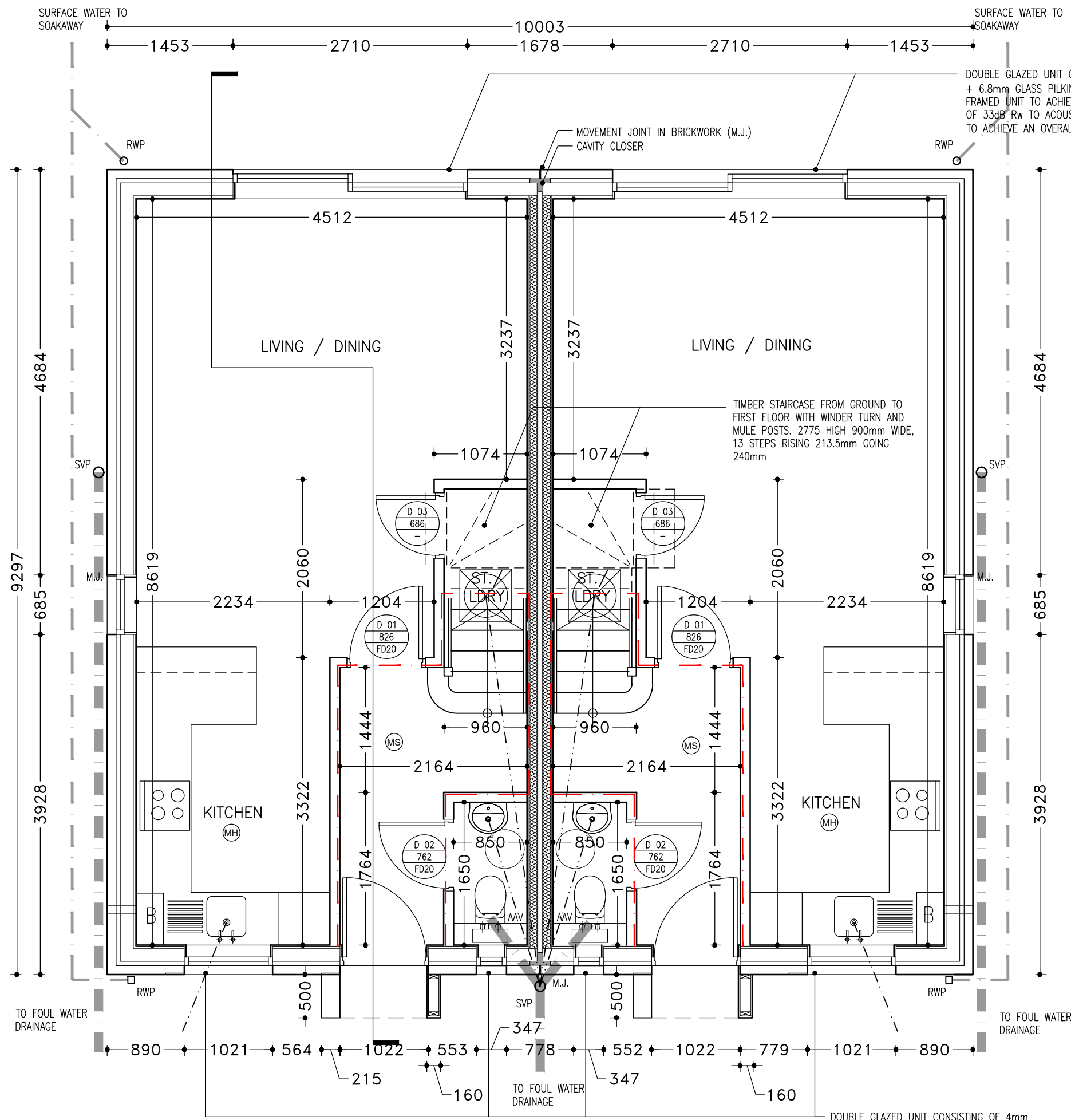
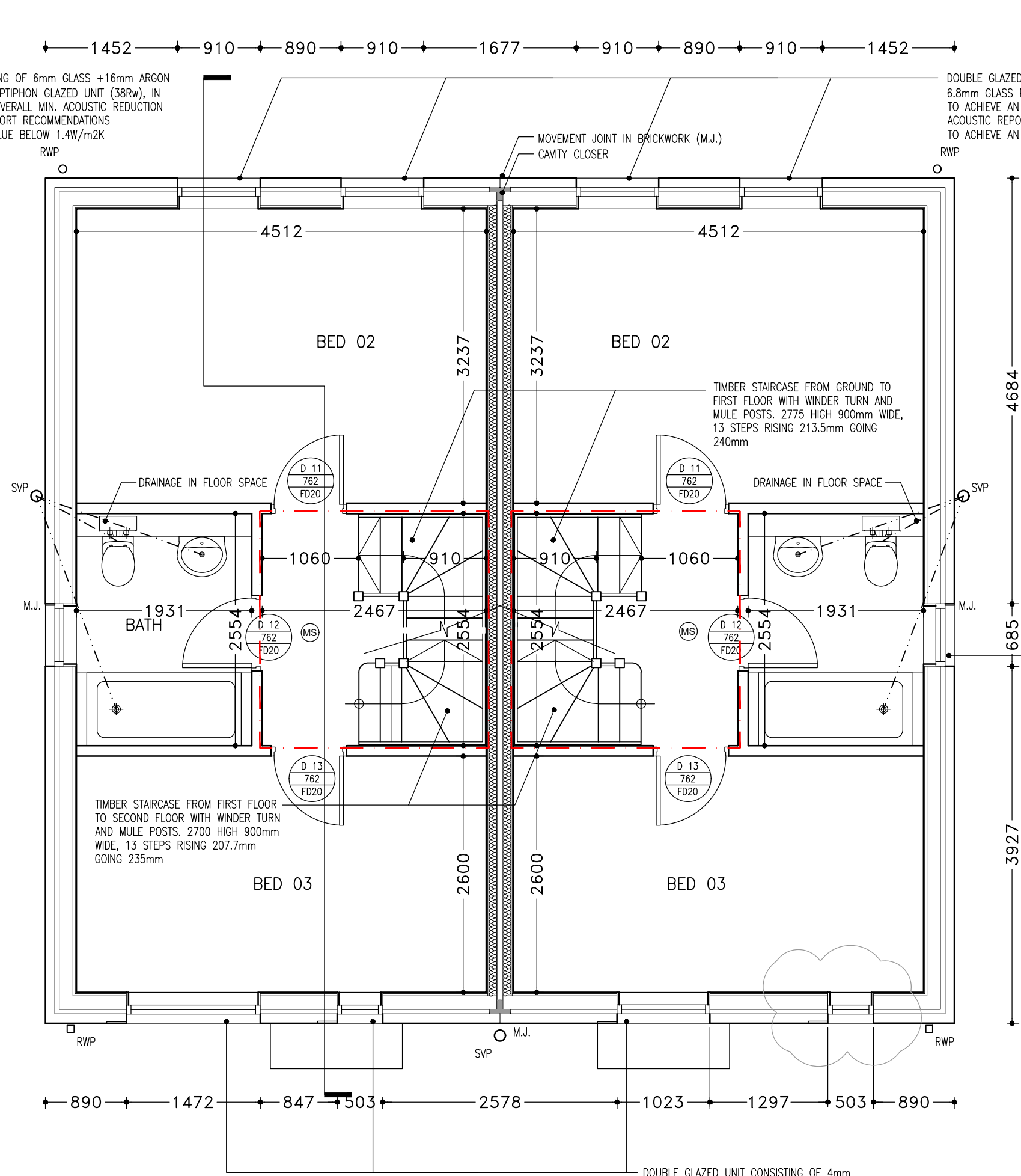
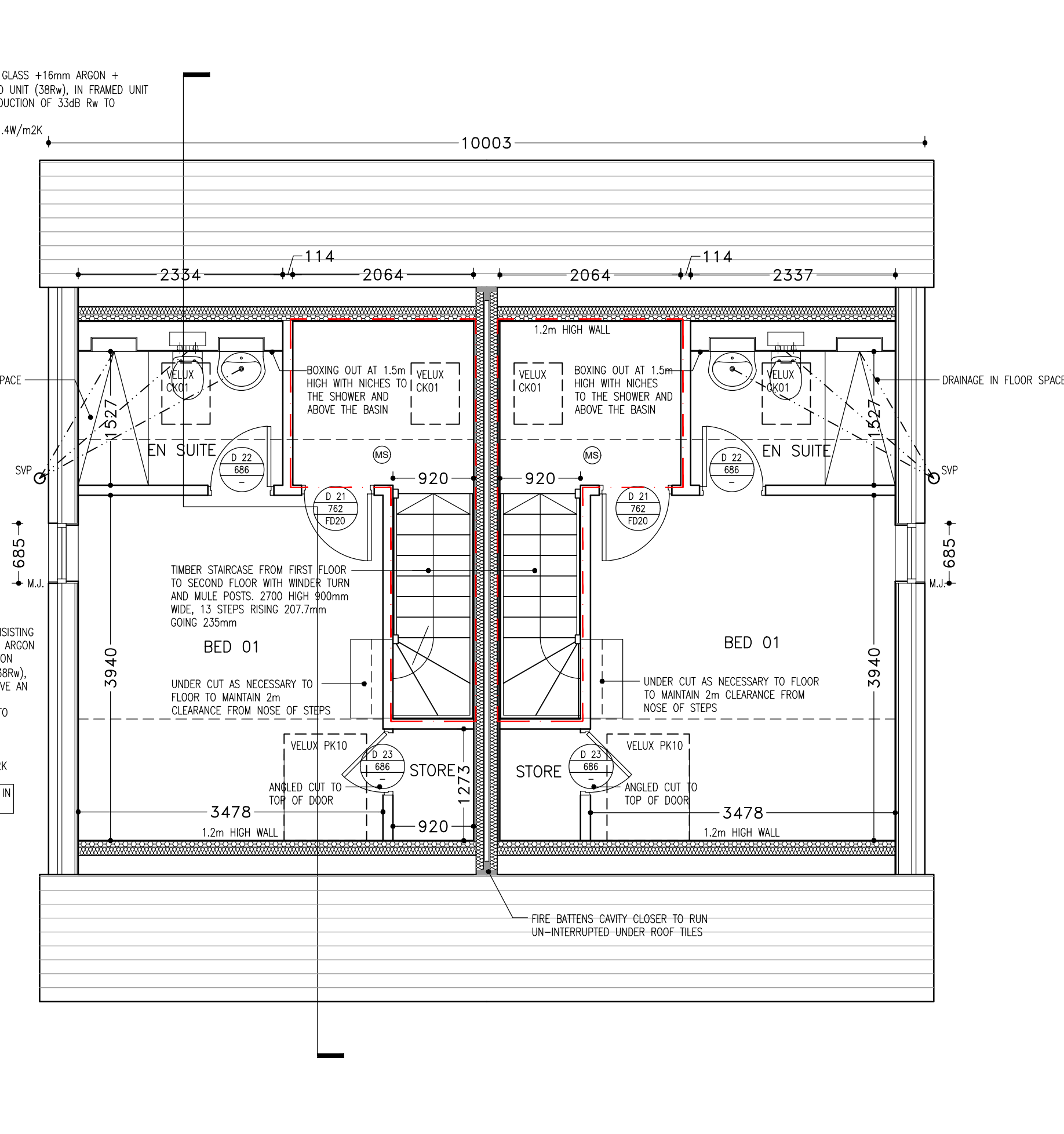




PLOTS 1 & 2 - GROUND



PLOTS 1 & 2 - FIRST



PLOTS 1 & 2 - SECOND

WALL TYPES KEY

EXTERNAL WALL COMPRISING BRICKS (TO CLIENT'S REQUIREMENTS), 50mm CLEAR CAVITY, T1200 THERMO BREATHER MEMBRANE, ON 5mm OSB, 140mm TIMBER FRAMEWORK WITH KNAUF FRAMETHERM 32 INSULATION, VCL 25mm SERVICES VOID FORMED USING 50x25mm VERTICAL BATTENS, WITH VOIDS INFILLED USING 25mm KNAUF ACOUSTIC ROLL OR ROCKWOOL SWANS AND 12.5mm PLASTERBOARD, TAPED & SKIMMED TO TAKE FINISHES.

TO GIVE U-VALUE OF 0.19W/m²K

PARTY WALL COMPRISING TWO LAYERS OF 15mm PLASTERBOARD WITH JOINTS STAGGERED TO 89mm TIMBER FRAMEWORK WITH 75mm KNAUF ACOUSTIC ROLL INSULATION TO CAVITY, 5mm OSB SHEATHING - SEPERATED BY 50mm CAVITY TO MEET ROBUST DETAIL E-W1-2

INTERNAL PARTITIONS COMPRISING 1 LAYER OF 12.5mm SOUNDBLOC PLASTERBOARD (MOISTURE RESISTANT TO BATHROOM) ON EITHER SIDE OF 89mm TIMBER FRAMEWORK WITH 75mm KNAUF ACOUSTIC ROLL INSULATION TO CAVITY

DRAINAGE KEY

WC TO HAVE 100mm Ø WASTE
BATH TO HAVE 40mm Ø WASTE
SHOWER TO HAVE 40mm Ø WASTE
SINK TO HAVE 40mm Ø WASTE
* TO BE PLACED IN FLOOR WHERE POSSIBLE
COMBINED WASTES TO BE 50mm Ø 100mm Ø SOIL (AND VENT) PIPE TO COLLECT WASTES FROM FITTINGS.

New 100mm FOUL Ø MIN 1:40 GRADIENT
NOTE: ALL NEW PIPEWORK UNDER BUILDING TO HAVE CONCRETE BED AND SURROUND

New 100mm SURFACE Ø MIN 1:40 GRADIENT

30 MINUTE FIRE RESISTING PARTITION WITH PROTECTED OPENINGS AND PENETRATIONS

○ SVP - SOIL VENT PIPE
○ RWP - RAINWATER PIPE
○ AA - AIR ADMITTANCE VALVE
T FIRE RATED CAVITY CLOSERS

FITTINGS KEY

MS MAINS OPTICAL SMOKE DETECTOR
MH MAINS HEAT DETECTOR
CO CARBON MONOXIDE DETECTOR

DOOR KEY

○ DOOR NUMBER
○ LEAF WIDTH
○ FIRE RATING

BUILDING REGS AND CONSTRUCTION NOTES

DESIGN AND LEGISLATION

The following notes are intended to be used for Building Regulations Approval and construction purposes. Any discrepancies in dimensions or constructional information should be reported to the drawing office once settling out in complete and before any further work is carried out. For individual site details refer to trade or site specifications. The drawings are not the sole contract document and reference should be made to the above specifications. All works are to be carried out in accordance with all relevant Building Regulations, NHBC Standards and British Standards, where applicable.

GLAZING

All glazing to be installed by a FENSA registered installer. Note at least one window to each new bedroom and study must qualify as a 'fire escape window' with an unobstructed openable area that is at least 0.33m² with no dimension being less than 450mm wide/high.

New glazing to be to max. U-Value of 1.4W/m²K, including rooflights.

FIRE DETECTION

Minimum two self-contained smoke alarm to be installed to each storey to be situated in the circulation space within 7.5m of the door to every habitable room. Ceiling mounted alarms to be min. 300mm from walls and light fittings. All smoke alarms to be interconnected and mains operated to current IEE wiring regulations.

HEATING

Heating system to comply with the requirements of the Domestic Building Services Compliance Guide. All gas and heating works are to be installed by a competent and qualified 'GasSafe' registered installer.

PART K - STAIRS

All new stairs are to have guardrails and handrails installed in compliance with building regulations part K.

VENTILATION

To comply with Building Regulations Part F.

To bathrooms/en-suite provide mechanical ventilation to give extraction rate of not less than 15 litres/second operated intermittently to give min 3 air changes per hour with 15 minute overrun facility operated via light switch. Vents to terminate via ridge terminal, through vent tile, soffit grille or wall grille. Provide a condensation trap and discharge pipe to outside air to all extract fan ducts that terminate via a ridge terminal, through vent tile of soffit grille. To be fitted in accordance with manufacturers installation requirements.

Other sanitary accommodation to be provided with either rapid ventilation equal to 1/20th of floor area or mechanical extract of 6 litres/second. If window is provided, a trickle ventilator of minimum 2500mm² to be installed to provide background ventilation.

All habitable rooms to have controllable trickle ventilator of 5000mm².

All door and window frames to be draught-proof.

All trickle vents to be Titan Tricky Ventilation SFXtraV75 + Standard Canopy achieving a 38dB Attenuation when open.

All trickle vents to bungalow to be Titan Sonair F+ Mechanical Input Ventilator with g3 filter and DV100P duct achieving a 56dB Attenuation.

DRAINAGE

Soil vent pipe and back inlet gullies to connect via rest bend to 100mm dia. Hephworth Supasleeve or other similar approved drainage pipes to connect to new inspection chamber and connect to new pump chamber. Existing drainage to be determined on site and connection to be agreed with building inspector.

Any drainage under slab to be encased in 150mm concrete.

All inverts, gradients and connections to be checked and approved on site to the satisfaction of the building inspector.

Below ground drainage to be identified and inspected by contractor prior to forming new connections (drainage locations are assumed).

PLUMBING

Soil vent pipes to be 100mm dia. UPVC, with 40mm dia. UPVC waste pipes to showers, sinks and baths, with 32mm dia. to wash hand basins. SVP to be taken up to terminate min 900mm above window head. Provide rodding eyes or removable traps to give access to all runs of the soil system. All traps to be 75mm deep sealed anti-vac traps. All plumbing installations to comply with BS6465. All boxing in for concealed service pipes to be sealed at floor and ceiling levels and service pipes which penetrate or project into hollow constructions or voids.

Hot tap to both to be thermostatically controlled so as to limit the water exceeding 48 degrees centigrade.

Any hot water storage vessel to be fitted with a safety valve limiting the water exceeding 100 degrees centigrade.

PART P - ELECTRICS

All electrical work carried out is required to meet the requirements of Approved Documents Part P (electrical safety) and must be designed, installed, inspected and tested by a person competent to do so. Prior to completion the building inspector must be satisfied that either:

A: An electrical installation certificate issued under the Competent Person Self Certification Scheme has been issued, or

B: Appropriate certificates and forms defined in BS7671 have been submitted that confirm that the work has been inspected and tested by a competent person. A competent person will have sound knowledge and experience relevant to the nature of the work undertaken and to the technical standards set down in BS7671, be fully versed in the inspection and testing procedures contained in the regulations and employ adequate testing equipment.

In the case of option B only, the competent person must be a member of NICEIC or ECA. In addition, in the case of minor works (see Part P for definition) an electrician qualified to at least City and Guilds 2391 is considered to be a competent person. The person carrying out the work must arrange for a competent person to inspect the electrical installation at first fix stage and inspect and test prior to the installation being live.

PART M - HEIGHT OF SWITCHES AND SOCKETS

All switches and sockets should be located at appropriate heights between 450 and 1200mm AFLL and at least 300mm away from room corners

FLASHING AND CAVITY TRAYS

All all abutments. Code 4 lead flashings with min 150mm upstand bedded below Tefloc or similar cavity trays and dressed down min 150mm over roof tiles. Weepholes at max 900mm centres at lowest levels of trays or level trays.

LIGHTING

All new internal lighting to comply with the requirements of the Domestic Building Services Compliance Guide, with all new light fittings being fluorescent or LED based.

NOTES

- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING REGULATIONS AND THE REQUIREMENTS OF THE LOCAL AUTHORITY.
 - NO DIMENSIONS TO BE SCALED FROM THIS DRAWING.
 - THE CONTRACTOR SHALL VERIFY ALL LEVELS AND DIMENSIONS ON SITE BEFORE COMMENCEMENT OF WORK.
 - ON SITE ALTERATIONS TO THE CONSTRUCTION OR FINISHES SHOWN OR IMPLIED ON THIS DRAWING MUST BE DRAWN TO THE ATTENTION OF THE ARCHITECT BEFORE SUCH WORK IS IMPLEMENTED.
 - ALL TIMBERS REQUIRE PRESERVATIVE TREATMENT
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ALL ACOUSTIC REQUIREMENTS ARE TO BE IMPLEMENTED IN ACCORDANCE WITH SPECIALIST REPORT AND RECOMMENDATIONS

03	12.01.23	WINDOW ADDED TO BEDROOM (CLOSED)
02	05.12.22	REVISED TO INCORPORATE ACOUSTIC RECOMMENDATIONS
01	11.02.22	REVISION TO DRAINAGE

Rev: Date: Details

BUILDING REGS



Progressive Architecture,
4 London Road, 34th Avenue, West Yorkshire, HD7 5AL. Tel: 01484 846784

Client:

Dimora Construction

Site:

William Street
Littleborough OL15 8JP

Drawing Title:

Block 01 Plans

Project Number:	Drawing Number:	Revision:
P1018	110	03

Date:	Scale:	Drawn:
07.02.2022	1:50 @ A1	JCM