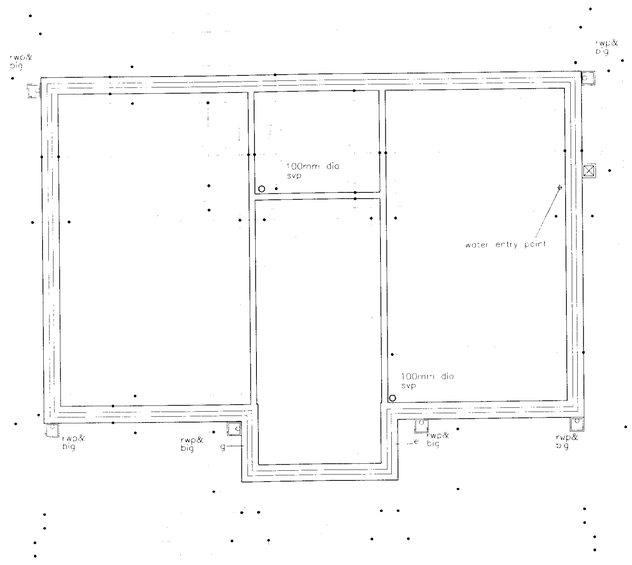
All dimensions must be checked on site prior to construction and any discrepancies should be reported immediately. Written dimensions to be worked to – DO NOT SCALE



Lintols to be provided where drainage penetrates walls.

Meter boxes to comply with section 'G' of approved document 'B'.

water meter to be floor mounted type

Note: for drainage connections see site domestic drainage layout

FOUNDATION DEPTH & DETAILS TO SUIT SITE CONDITIONS & TO THE SATISFACTION OF LOCAL AUTHORITY OR APPROVED INSPECTOR.

INDICATIVE STRIP FOUNDATION PLAN SHOWN. SITE SPECIFIC FOUNDATIONS SUBJECT TO DETAILED DESIGNS BY STRUCTURAL ENGINEER

FOUNDATION PLAN

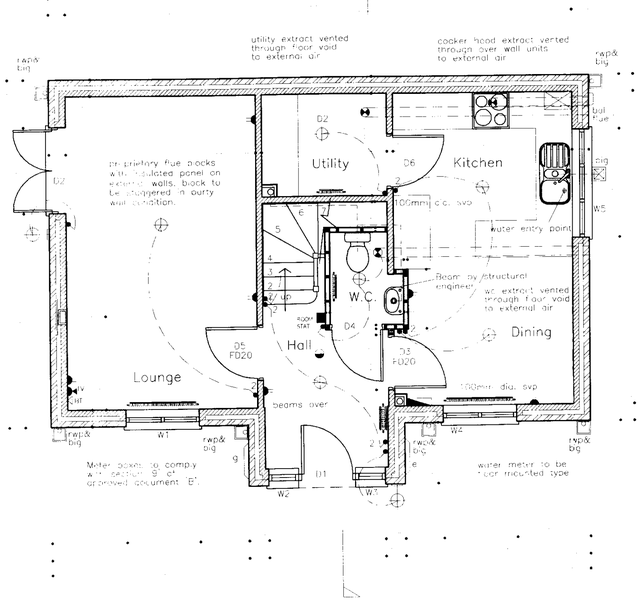
For beam and block floor design refer to specialist manufacturer's details

w.c. extract linked to light switch with min 15min over run, with fan rate of 15 litres/second.

kitchen extract over hob vented to external air with 30 litres/second fan rate.

utility extract vented through floor void to external air

cooker hood extract vented through over wall units to external air



Note: for drainage connections see site domestic drainage layout

provide level access into building in accordance with part M requirements.

GROUND FLOOR PLAN

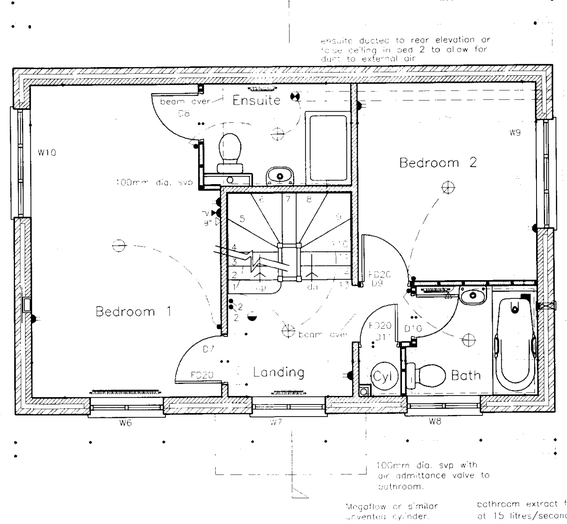
NOTE:
All external works i.e. means of access to dwelling to comply with Building Regs Part M (ammendments) 1999.

en-suite extract ducted via floor void to wall vent

en-suite extract linked to light switch with min 15min over run, with fan rate of 15 litres/second.

moisture resistant plasterboard and flooring to bathrooms and ensuites

ensuite ducted to rear elevation or to pv ceiling in ped 2 to allow for duct to external air



100mm dia. svp with air admittance valve to bathroom.

Megaflow or similar Joventus cylinder

bathroom extract fan rated at 15 litres/second.

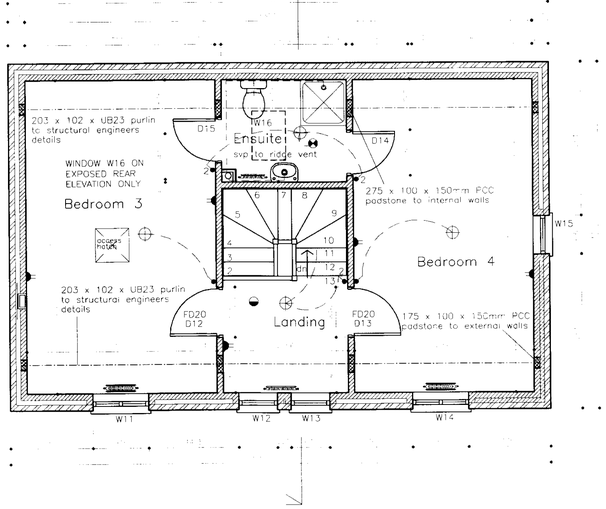
FIRST FLOOR PLAN

en-suite extract ducted via roof void to tile vent

en-suite extract linked to light switch with min 15min over run, with fan rate of 15 litres/second.

moisture resistant plasterboard and flooring to bathrooms and ensuites

NOTE: Purlins to be spliced in accordance with structural engineers design/details



NOTE: wall construction must comply with part L (2002) requirements

NOTE: construction must comply with DTLR & BRE "Robust details" 2001

A room where lighting is expected to have most use, provide basic lighting outlets, or complete luminaires, to accept only lamps with luminous efficacy greater the 40 lumens per circuit-watt (e.g. fluorescent tubes and compact fluorescent lamps NOT = GLS tungsten lamps with bayonet cap or Edison screw bases) at a minimum of 4 locations

All switches & sockets to be positioned at approximate heights between 450 & 1200mm above local finished floor levels.

Boiler specification wall mounted gas fired condensing boiler fitted in conjuction with Megaflow indirect mains pressured hot water cylinder (pre-lagged), all in accordance with specialist heating design by others.

LEGEND

		Approved facings
		100mm blockwork
		200mm insulating blockwork
		stud partition
		insulated stud wall
BEAM OVER		Support beams & padstones to ENGINEERS DETAIL.
IWS		IWS=Intex water management unit, installation to comply with the regulations of the service provider.Insulated Water intake/meter position
GAS		GAS=Gas intake/meter position (wall mounted)
	GAS	GAS=Gas intake/meter position (semi submerged)
ELC		ELC=Electric intake/meter position (wall mounted)
		ELC=Electric intake/meter position (wall mounted internal)
SVP		SVP=Soil stack into 100mm ø rest bend. Vent pipe reduced to 50mmø after last horizontal connection into 100mmø internal soil stack. Vent pipe taken up to tile outlet. External SVP to terminate with wire cage 900mm above any opening light.
AAV		AAV=Automatic air admittance valve on stub soil stack into 100mm drest bend
BIG		BIG=100mm diameter back inlet gully
RWG		RWG=Rainwater pipe & gully position
BOILER		BOILER=Gas fired, wall mounted balanced flue boiler, with durable guard to outlet. For type & size see HEATING ENGINEERS DESIGN.
GAS FIRE		GAS FIRE=Provision for Class 2 gas burning fire with max input rating of 60kW. Installed in accordance with manufacturers instructions.
CF		CF=Ceiling mounted extractor fan to wall or tile outlet.
WF		WF=Wall mounted extractor fan outlet.
AB	AIR	AB=Air bricks for combustion air supply - 215x65mm Glidevale MV2500 airbricks giving 6000mm² or similar.

SCHEDULES

FRAME SCHEDULE – EXT. DOORS & WINDOWS

Ref.	Width	Height	Lintel length	Comment
D1	932	2100	2250	
D2	1400	2100	1800	
W1	1200	1350	1500	
W2	488	2100	SEE D1	
W3	488	2100	SEE D1	
W4	1200	1350	1500	
W5	1770	1050	2100	
W6	1200	1350	1500	
W7	1200	900	1500	
W8	1200	1350	1500	
W9	1770	1200	2100	
W10	1770	1200	2100	
W11	915	1050		
W12	630	1050	900	safety glass
W13	630	1050	900	safety glass
W14	915	1050		
W15	630	1050	900	
W16	550 x 780 roof light			obscure

WINDOW W16 ON EXPOSED REAR ELEVATION ONLY

WINDOWS TO BE DOUBLE GLAZED, LOW 'E' SOFT COAT U VALUE 1.9

INTERNAL DOOR SCHEDULE

Ref.	Width	Height	Lintel length	Comment
D3	838	1981	BEAM	
D4	838	1981		
D5	838	1981	1350	
D6	838	1981	1350	
D7	762	1981	1200	
D8	762	1981		
D9	762	1981		
D10	686	1981		
D11	610	1981		
D12	762	1981	1200	
D13	762	1981	1200	
D14	686	1981	1050	
D15	686	1981	1050	

FD20 fire doors consisting 1/2 hour fire doors with suitable self closing devices

ELECTRICAL / PLUMBING KEY

- DENOTES SINGLE POWER POINT
- DENOTES DOUBLE POWER POINT
- DENOTES TELEVISION POINT
- DENOTES TELEPHONE POINT
- DENOTES LIGHT SWITCH
- DENOTES LIGHT PENDANT
- DENOTES WALL LIGHT
- DENOTES EXTRACT FAN
- DENOTES SMOKE DETECTOR
- DENOTES GAS POINT
- DENOTES CONSUMER PROTECTION UNIT
- DENOTES RADIATOR POSITION
- B.P. DENOTES BELL PUSH
- DENOTES INTERNET POINT
- DENOTES SHAVER POINT
- ROOM STAT DENOTES ROOM STAT

REVISIONS

A	FIRST ISSUE	TFA	19/03/2004
B	WINDOW W16 ADDED	TFA	05/04/2004
C	STRUCTURAL STEEL NOTES ADDED	TFA	01/06/2004
D	ROOFLIGHT POSITIONS AMENDED	TFA	28/06/2004

Project

BB TYPE - CHATSWORTH 1388sq.ft (side version)

Scale	Date	Drawn	Range	Code	Sheet	Revision letter
1:50	05/03	TFA		bb/N	1 of 3	A B C D

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