BASEMENT FLOOR PLAN

GROUND FLOOR PLAN

FIRST FLOOR PLAN

9.2 SOAKAWAYS
EXCAVATE SOAKAWAY TO SIZES SHOWN ON PLANS MIN. 5000mm FROM ANY BUILDING FILL WITH CLEAN BROKEN BRICK AND COVER WITH 1000 GAUGE POLYTHENE SHEET 600mm BELOW GROUND LEVEL MAKE GOOD TO SUIT EXISTING MAKEUP.
PERCOLATION TESTS TO BE UNDERTAKEN IN ACCORDANCE WITH APPROVED DOCUMENT H2 PARAGRAPHS 1.34 – 1.38 INCLUSIVE. THE MINIMUM SIZE OF SOAKAWAY TO BE DETERMINED IN ACCORDANCE WITH PARAGRAPHS 3.26 – 3.30 OF APPROVED DOCUMENT H2 (2002 EDITION).

9.1 SURFACE WATER DRAINS
100mm C.SMA OR SIMILAR UNDERGROUND PLASTIC DRAINS TO FALL AT 1:60 SURROUNDED IN 150mm PEA SHINGLE TO CONNECT TO EXISTING MAIN SURFACE WATER DRAIN OR SOAKAWAY

9.0 RAINWATER GOODS
115mm BLACK SQUARE LINE UPVC GUTTERS FIXED TO FALL TO OUTLETS
64mm UPVC SQUARE SECTION DOWN PIPES SECURED AT 1800mm CENTRES AND CONNECTED TO UNDERGROUND DRAINS WITH SEALED COLLAR

FIRE PRECAUTIONS
FIRE ALARM SYSTEM
EMERGENCY FIRE ALARM SYSTEM TO BS5839 PART6 1995 COMPRISING OF SMOKE DETECTORS TO LIVING AND BEDROOMS WITH HEAT DETECTORS TO KITCHENS ON GROUND AND FIRST FLOORS WITH 1 HOUR BATTERY BACKUP. ALL INTERLINKED AND INDEPENDENTLY WIRED IN FIRE PROOF CABLE FROM MCB BOARD.

FIRE DOORS
INTERNAL DOORS SHOWN FD30 TO HALLS AND LANDINGS TO BE SELF CLOSING (100mm RISING BUTS HINGES). FD30. FIRE DOORS AND FRAME AS INDICATED ON PLANS

SECONDARY MEANS OF ESCAPE
WINDOW OPENINGS SHOWN * TO HABITABLE ROOMS TO HAVE MINIMUM CLEAR OPENING 750mm x 450mm (0.33m2) OR EQUIVALENT FOR SECONDARY MEANS OF ESCAPE WITH CILLS BETWEEN 800mm AND 1100mm ABOVE FLOOR

ALL PROPRIETARY LINTELS TO BE INTEGRALLY INSULATED WITH PRETFORM D STOP ENDS BONDED TO CAVITY TRAY

ROBUST DETAILS.
THE FOLLOWING ROBUST DETAILS APPLY REFERENCES: 3.01, 3.02, 3.10, 3.12, 3.22, 5.02, 9.04, & 9.06 MODIFIED TO SUIT BASEMENT.

PART M DISABLE ACCESS AND USE
900mm MINIMUM. 1:20TH PAVING PATHWAY FROM BOUNDARY TO MAIN ENTRY DOOR WITH A MAXIMUM GRADIENT OF 1:15

MINIMUM FRONT DOOR CLEAR OPENING WIDTH TO BE 775mm WITH LEVEL THRESHOLD INCORPORATING WATER BAR STANDING PROUD MAXIMUM 12mm.
INTERNAL DOORS TO BE MINIMUM 838 WIDE
HALLWAY TO BE MINIMUM 966 WIDE

MECHANICAL SERVICES (HEATING)
IDEAL MAXIMISER 5065 GAS FIRED BOILER WITH ROOM SEALED POWERED FLUE (SEDBUK EFFICIENCY 90%) TO SERVICE
SMALL BORE PIPE WORK IN COPPER DISTRIBUTING WATER TO RADIATORS
RADIATORS TO BE FITTED WITH TVRS

SYSTEM TO BE CONTROLLED WITH SEVEN DAY PROGRAMMER WITH BYPASS

CORGI REGISTERED INSTALLER ONLY TO UNDERTAKE ANY WORKS TO THE GAS INSTALLATION AND CONNECTIONS

THE BOILER, PIPE WORK AND RADIATORS TO GIVE A HEATED ENVIRONMENT TO ACHIEVE WITHIN 60 MINUTES OF SWITCHING ON: HOT WATER TEMPERATURE TO BE 50DEG C AND ROOM TEMPERATURES TO BE: 16DEG C (65F) IN GENERAL CIRCULATION AREAS AND 21DEG C (70F) IN ALL ROOMS INCLUDING KITCHEN AND BATHROOMS AGAINST AN EXTERNAL TEMPERATURE OF -1DEG C (28F).

8.2 ABOVE GROUND DRAINAGE
100mm DIAMETER SOIL AND VENT PIPES TAKEN UP ABOVE ANY ADJACENT WINDOWS BY 1000mm AND FITTED WITH VENTILATED TERMINATION CAP.
CODE 4 LEAD FLASHING WHERE PIPES PASS THROUGH ROOF
SECONDARY VENTILATION PIPES AS INDICATED ON PLANS TO BE FITTED WITH NON RETURNABLE AIR ADMITTANCE VALVES
100mm QUICK FIT ADAPTOR CONNECTION TO WCS
40mm UPVC WASTE PIPES FROM BATH, SHOWER AND SINKS
32mm UPVC WASTE PIPES FROM HAND BASINS AND BIDET
50mm UPVC COMBINED WASTE PIPES WHERE USED WITH ANTI SIPHON TRAPS TO UNITS SERVED
75mm DEEP SEAL P OR S TRAPS TO ALL FITTINGS

0.0 GENERAL
THESE DRAWINGS AND SPECIFICATIONS ARE FOR PLANNING AND BUILDING REGULATIONS PURPOSES ONLY AND SHOULD NOT BE REGARDED AS DETAILED CONSTRUCTIONAL DRAWING OR SPECIFICATIONS

THIS DRAWING, DETAILS AND SPECIFICATIONS ARE THE COPYWRITE OF COLIN DAWSON AND ASSOCIATES AND ARE NOT TO BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT

BUILDER IS TO CHECK ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORKS AND VERIFY ANY DISCREPANCIES WITH THE APPROPRIATE AUTHORITY.

ALL STRUCTURAL TIMBER TO BE STRENGTH CLASS 3 UNLESS OTHERWISE SHOWN, AS DEFINED IN THE BUILDING ACT 1996.
ALL TIMBER TO BE TANALISED OR SIMILAR PRESSURE IMPREGNATED WITH PRESERVATIVE BEFORE DELIVERY TO SITE

8.1 PROPIETORY INSPECTION CHAMBERS MANHOLES
450mm DIA SUPERSLEEVE INSPECTION CHAMBERS WITH BRANCHES TO SUIT THE SITUATION CONNECTED WITH FLEXIBLE JOINTS TO DRAIN PIPES AND ENCASED IN 150mm PEASHINGLE
RAISING PIECES TO SUIT GROUND LEVEL WITH ALUMINIUM ALLOY SCREW DOWN COVER AND FRAME SET AT GROUND LEVEL

8.2 PUMP INSPECTION CHAMBERS
900mm DIA CONCRETE RING INSPECTION CHAMBERS ENCASED IN 150mm CONCRETE WITH INLET BRANCHES LOCATED ABOVE HIGH WATER LEVEL, WITH CAST IRON COVER AND FRAME SET IN CONCRETE AT GROUND LEVEL
PROPRIETORY MACCERATOR PUMP WITH AUTOMATIC HIGH AND LOW LEVEL LIMIT SWITCH
GRUNDFOS MULTILIFT ABL80 WITH AUTOMATIC CONTROLS.

SMOKE DETECTION SYSTEM
DOMESTIC MAINS AND BATTERY POWERED (1 hr Backup) INTERLINKED SMOKE ALARM SYSTEM FITTED AT CEILING LEVEL IN COMMON AREAS ON EACH FLOOR TO BS5839 PART 6.

ELECTRICAL FITTINGS
ALL ELECTRICAL OUTLETS, TV AND TELEPHONE JACK POINTS AND SWITCHES TO BE LOCATED ABOVE 450mm FROM FLOOR AND BELOW 1200mm FROM FLOOR

LIGHTING EFFICACY
FLUORESCENT TUBE LIGHT FITTINGS OR COMPACT FLUORESCENT LAMPS TO BE PROVIDED IN MINIMUM OF 5 ROOMS/LOCATIONS
HALL, STAIRS AND LANDINGS COUNT AS ONE ROOM/LOCATION
EXTERIOR LIGHTS TO BE CONTROLLED BY AUTOMATIC INFRA RED OR HEAT DETECTION WITH TIME CONTROLLED CUT OFF

8.0 FOUL DRAINS
100mm SUPERSLEEVE OR SIMILAR DRAIN PIPES WITH FLEXIBLE JOINTS TO FALL A MINIMUM 1:40 AND LADED ON MIN. 100mm OF PEA SHINGLE TO HALF THE PIPE DEPTH AND COVERED WITH SELECTED FILL FREE FROM STONES LARGER THAN 40mm, LUMPS OF CLAY OVER 100mm, TIMBER, FROZEN MATERIAL OR VEGETABLE MATTER (CLASS III BEDDING).

HEPWORTH OR SIMILAR GULLIES AND EASY BENDS TO CONNECT TO SOIL PIPES TO BE ENCASED IN CONCRETE WITH FLEXIBLE JOINT CONNECTIONS TO DRAINS

PROPRIETY STRUCTURAL BASEMENT SYSTEM TO SPECIALISTS DESIGN TO BE SUBMITTED AND APPROVED BEFORE INSTALLATION

Proposal: *PROPOSED NEW DWELLING* — Drawing: *BUILDING REGULATION DETAILS*
Site: **LAND ADJACENT TO ORCHARD COTTAGE FINCHAMPSTEAD.**
Date *15 March, 2002* — Scale *1:50* — Drawing No *D 490-03 D*

COLIN DAWSON & ASSOCIATES
Architectural Design & Building Surveying.
MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING BERKSHIRE RG10 9PY.
Tel: (0118) 9343322 Fax: (0118) 9343322.

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