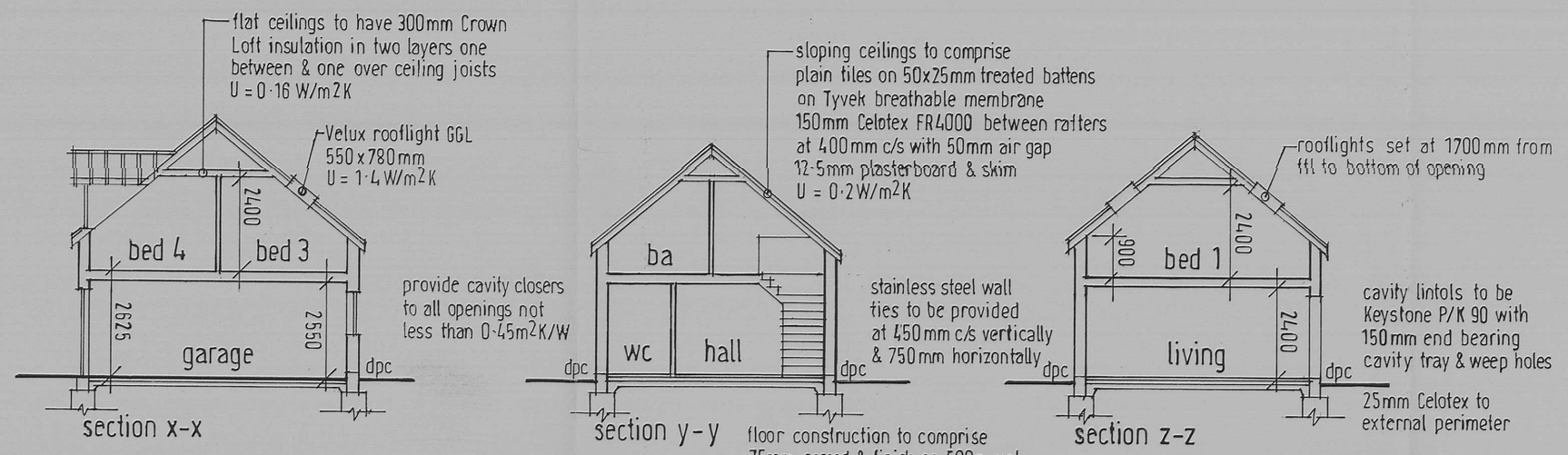
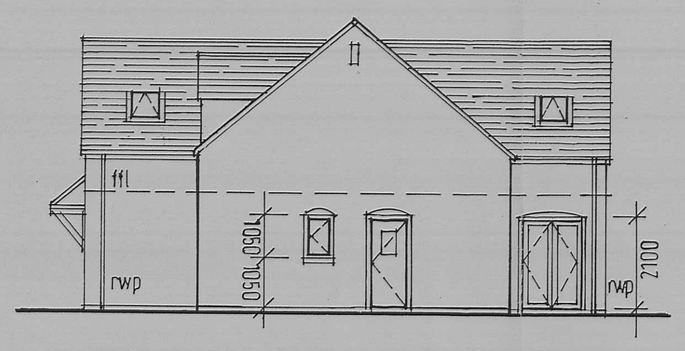
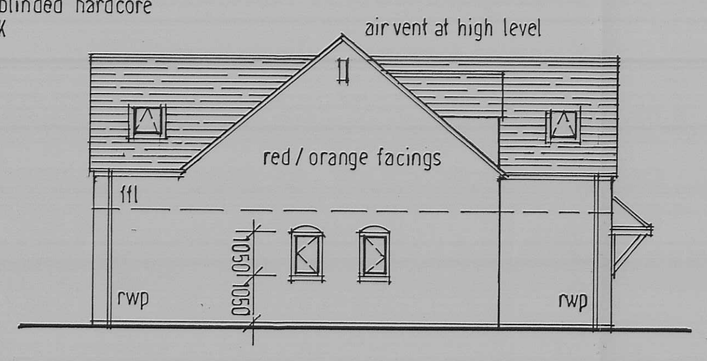
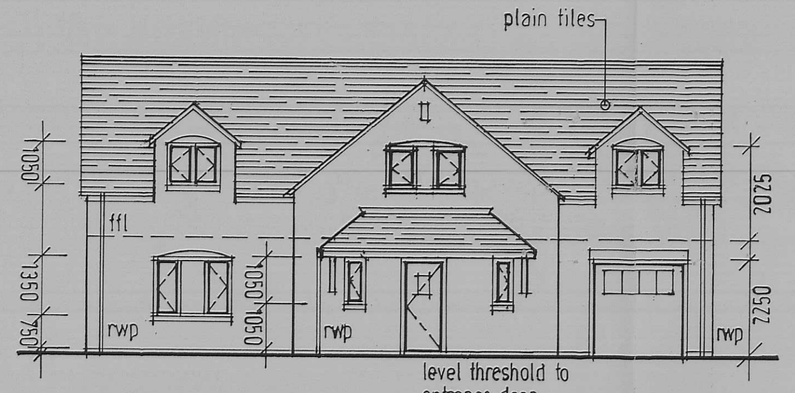




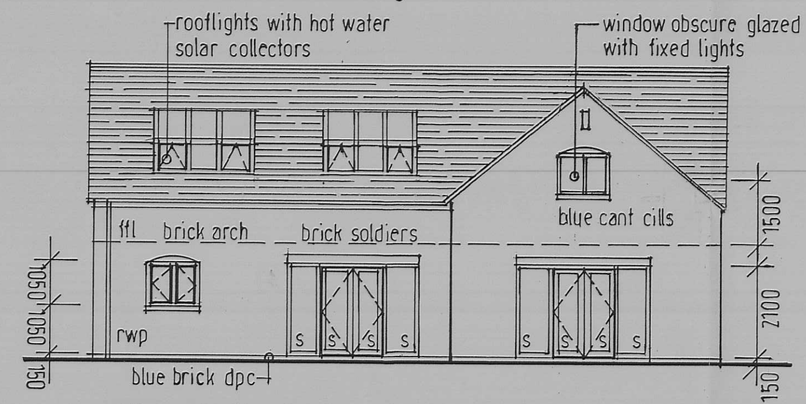
south west elevation
all new windows to have opening lights equal to 5% floor area



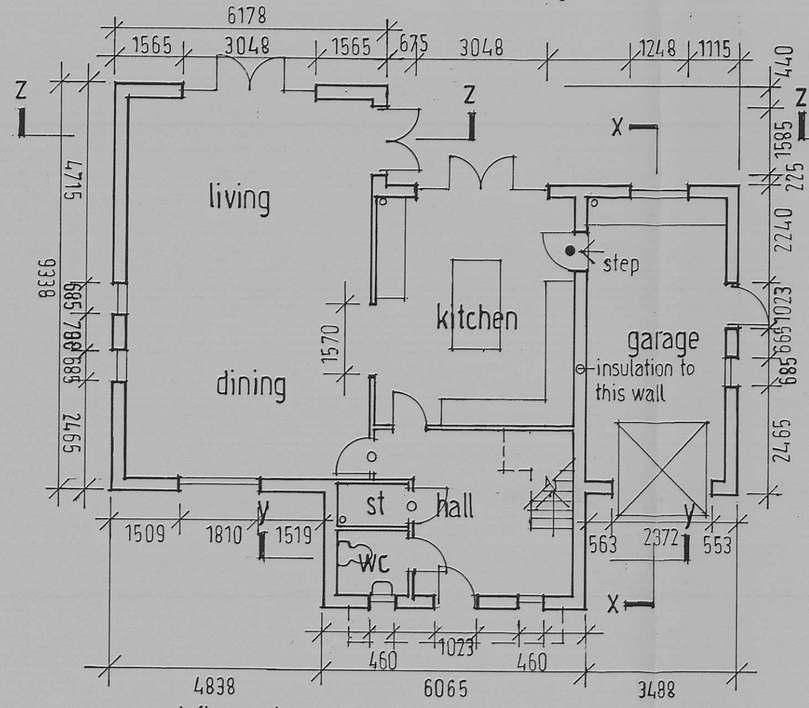
north east elevation
new windows & doors to be draught stripped & double glazed with low soft e coating U = 1·6 W/m2K



north west elevation
first floor bedroom windows to have escape window min clear opening size 450 x 735mm min area 0·33m2 with bottom opening between 800-1100mm

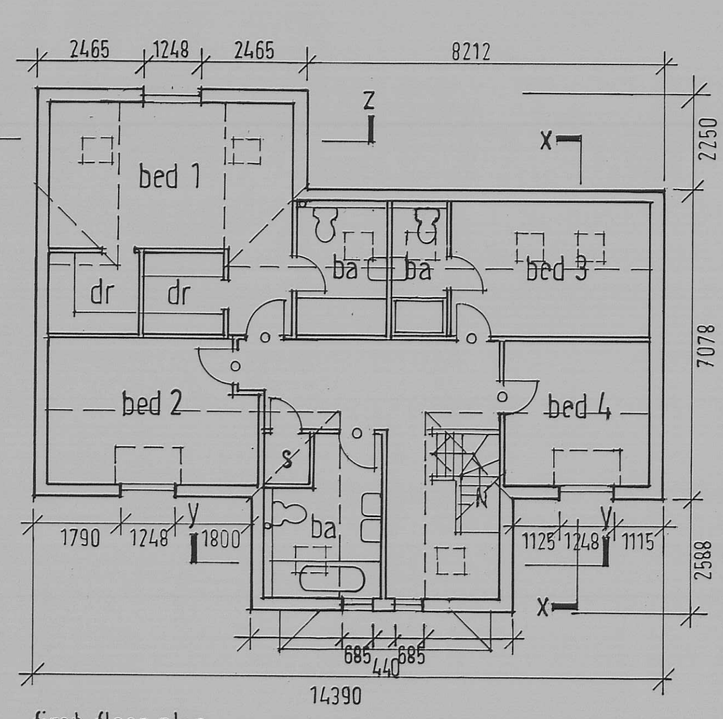


south east elevation
glazing to doors & side screens to be safety glass



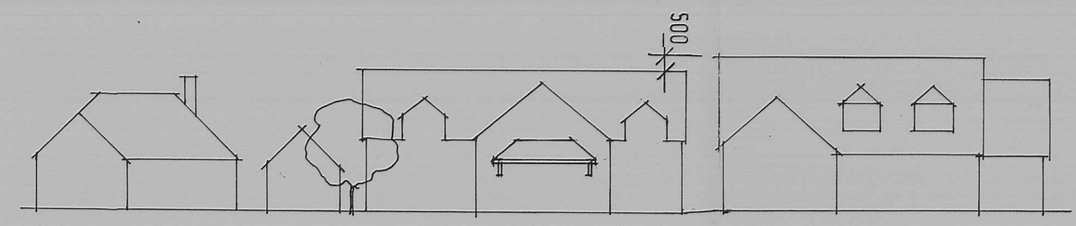
○ indicates FD 30 door
● FD 30S door
all single doors to be 838mm wide to ground floor & 762mm to first floor

background ventilation to be provided by trickle vents in windows & doors equal to 2500mm2 for wet rooms & 5000mm2 for habitable rooms fixed at 1·7m or above floor level



stud partitions are to comprise 100x50mm timber studs at 400mm c/s with 12·5mm plasterboard & skim to both sides & 25mm mineral wool min density 10 kg/m3

new staircase to have max pitch of 42° & clear headroom of 2m with 220mm min going & 220mm max risers with handrail fixed at 900mm above nosings & non climbable balusters at 100mm c/s



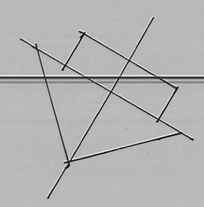
street scene Spa Close
1:200

NOTES

9 Drainage
New foul drains to be 100mm Ø & connect to existing sewer in Spa Close with min fall 1:80 via pump
Surface water to be collected via 100mm Ø drains & stored in soft water tank with pump & filter with overflow connected to combined sewer
Pipes are to be bedded on 100mm granular material 10mm nom size & laid to manufacturer's instructions
All ics & mhs to be in accordance with AD Part H 2002

10 Air Leakage test
An air pressure test is to be carried out by a competent person upon completion to achieve 7·0 or less

11 Information
The owner shall be provided with sufficient information for the effective operation & maintenance of all new building services



site plan
1:200

internal drainage
waste to whb 32mm Ø min
shower 38
bath 38
sink 38
All traps to be 75mm deep seal
All fittings to have access

cavity wall to comprise
103mm facing brick
100mm Earthwool Dritherm 32 Ultimate
100mm lightweight block 3·6N 0·11W/mK
12·5mm plasterboard & skim on dabs
U = 0·25 W/m2K

NOTES

1 All work is to comply with current building regulations
2 Existing services
Before starting work check & mark the position of existing services
3 Electrical installation
All work is to comply with 17th Edition of IEE Wiring Regs & BS 7671: 2008 & AD Part P 2006
All installation to have electrical test certificate upon completion for design installation & testing by competent person under a registered body
Smoke detectors to be hard wired in accordance with BS 5839-6: 2004 & BS 5446-1: 2000 with battery back up
Light fittings to have low energy bulbs where lamp luminous efficacy is greater than 45 lumens per circuit-watt & total output greater than 400 lamp lumens
Switches & socket outlets to be fixed at height between 450-1200mm above ffl to all rooms
4 Heating & hot water
Heating & hot water to be provided by gas fired boiler in accordance with AD Part L1A 2010 & Domestic Building Services Compliance Guide 2010
Condensing boiler to have balanced flue & be min 97% efficiency SEDBUK 2009 with controls including boiler interlock & room thermostat
Underfloor heating to have individual room or zonal temperature controls
Boiler to be installed by Gas Safe reg engineer
5 Mechanical extract
Extract ventilation rates to comply with AD Part F 2010 & be as follows:

	intermittent min rate	continuous min high rate
kitchen	30 l/s hob 60 wall	13 l/s
utility	30	8
bathroom	15	8
wc	6	6

6 Hot water supply & systems
Heated water is to be supplied to all whbs sinks showers & baths
The hot water system shall be designed, constructed & installed to resist the effects of pressure & the temperature exceeding 100°C
7 Water efficiency & consumption / day
The potential consumption of potable water is not to exceed 125 litres per person & a notice has to be given to that affect within 5 days of completion in accordance with AD Part G 2010
8 Commissioning of building services
Heating hot water & ventilating systems are to be commissioned in accordance with a procedure approved by the Secretary of State

REVISIONS

A	Rooflights raised & first floor gable windows revised	2 5 11
B	Additional notes for building regulations	4 5 11
C	Gable windows revert to original style	5 5 11

NEW DWELLING
SPA CLOSE HINCKLEY
FOR MR & MRS J WHITE

1:100 / 1:200 at A1 1 3 11

db
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B10/14/P01C

Received 05/05/11