

NOTE- All measurements are to face of Brickwork/Blockwork.

Note- Plans to be read in conjunction with engineers details

Plumbing
 WCs connected to 100mm UPVC soil and vent pipes.
 100mm UPVC soil and vent pipe to terminate not less than 900mm above any window within a 3m radius.
 Connect washbasins and baths/showers to SVPs using 40mm UPVC waste pipes and with 75mm deep seal traps. Access to roof void to be provided for rodding points. Internal stacks to be continued up into main roof void and vented to tile vents min 900mm above any window within a 3m radius.

All glazing to be Pilkington K glass. Max U value to be 1.8 W/m. Glazing to french doors and adjacent fixed windows to be safety glass. Provide 8000mm square trickle ventilation to heads.

Note- Min 150mm external step up to from balcony to cill of french doors

Provide Vertical DPC and insulated cavity closer at all reveals and openings.

Stainless steel rails with safety glass infills to form balcony

Provide frosted glass screen to flank of balcony set at min height of 1.8m from balcony floor.

Glazed roof lights in accordance with clients/manufacturers specification

Bathrooms to be provided with 15 litres per second extract fan.

Provide All light switches and sockets between 450mm and 1200mm above finished floor level.

Form stair well and install trimmers as per engineer's requirements. Install new timber stairs. Width 845mm over string rise 183mm; going 220mm. Angle not to exceed 42 degrees. Minimum headroom to be not less than 2000mm. Hardwood stained handrail and balustrade 900mm above string. Guarding to be constructed so that a 100mm diameter sphere cannot pass through any opening. Note-all details relating to staircase are approximate. Consult professional manufacturer before commencement to ensure structural opening is sufficient for proposed staircase.

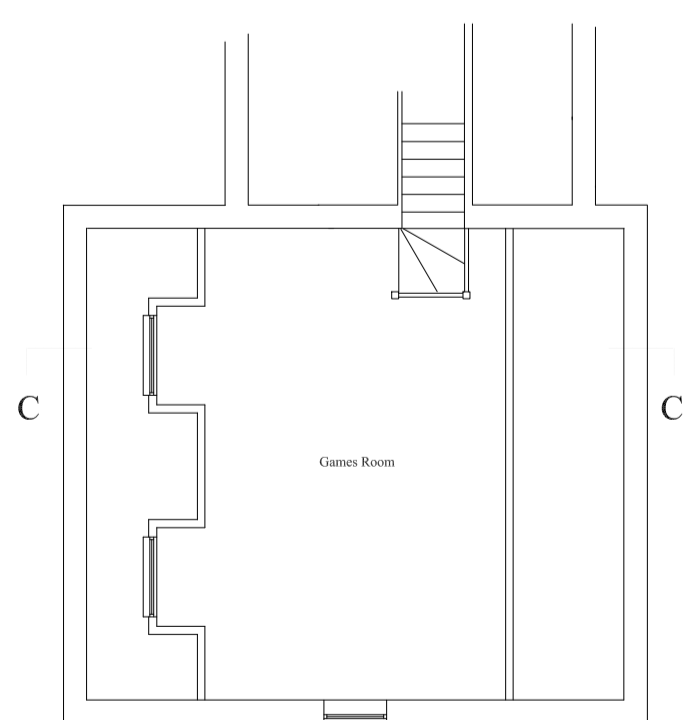
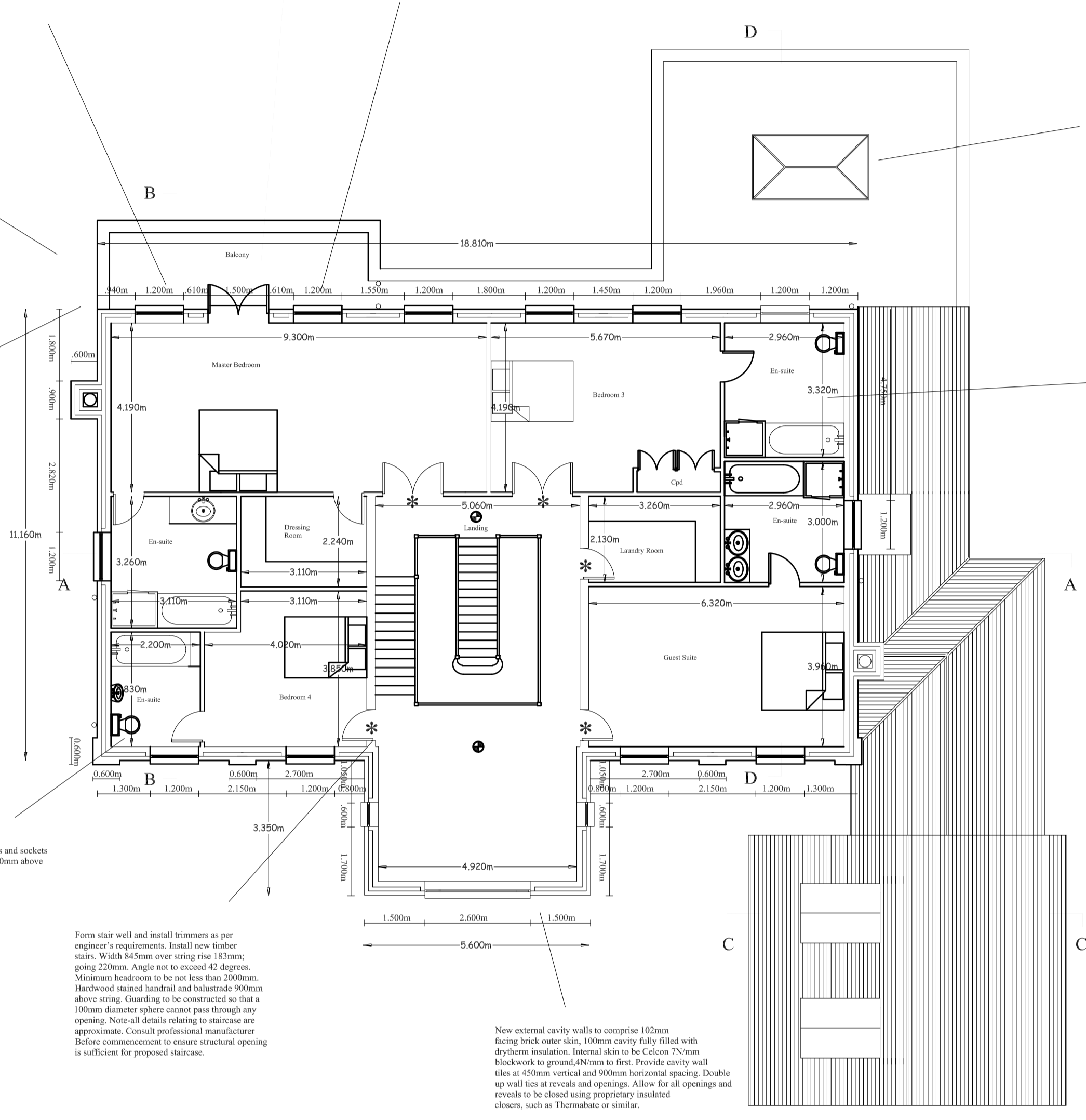
New external cavity walls to comprise 102mm facing brick outer skin, 100mm cavity fully filled with drytherm insulation. Internal skin to be Celcon 7N/mm blockwork to ground, 4N/mm to first. Provide cavity wall ties at 450mm vertical and 900mm horizontal spacing. Double up wall ties at reveals and openings. Allow for all openings and reveals to be closed using proprietary insulated closers, such as Thermabate or similar.

Note- All first floor blockwork to cavity walls and internal walls to be in 4n/mm blockwork

Note-Dimensions of returns to walls adjacent to openings to be adjusted where required to suit brick coursing

Proposed lighting to be in accordance with Part L1 of the Approved Documents. 1 in 4 light fittings shall be provided with light fittings having a luminous efficacy greater than 40 lumens watt per circuit. External lighting to have PIR and light level indicators.

* FD20 fire doors
 ● Mains wired interlinked smoke alarms



Garage First Floor

Client	Mr and Mrs Greenaway	Drawing Title	Proposed First Floor		
Job Title	Replacement Dwelling at Greensleeves, The Glade Kingswood,	Scale	1:100	Date	July 2010
		Drawing No	08/31-03K	Drawn By	KRS Designs