

Total Area: 102.7 m² ... 1105 ft² (excluding garden)

All measurements are approximate and for display purposes only

acoustic lining as-k10/155 system achieves 60 (55)db airborne

ALL doors as-L20/

SANITARY PIPEWORK AND DRAINAGE

All sinks and shower wares are to be connected to the appropriate water supplies using BS copper pipes of appropriate diameter installed in accordance with BS codes of practice in their current editions.
Waste and soil connections from the fittings are to be in flexible PVC piping toBS.
All traps gullies and bends and other fittings are to be to BS.

Waste and soil connections are to comply with Reg H1 discharging as follows:

Sinks- via 40mm dia. 75mm deep seal traps running in 50mm PVC pipes to 100mm SVP or trapped gullies and 100mm pipe below ground to manhole.

Lavatory basins- via 40mm dia. 75mm deep seal traps running in 50mmPVC pipes to 100mm SVP or stub stack as appropriate.

Baths- via 40mm dia. 75mm deep seal traps running in 50mmPVC pipes to 100mm SVP or stub stack as appropriate.

Soil stacks at the head of the runs are to vent to the external air in accordance with Reg H1 Diag 6. See separate document for AAV information

The bath should discharge thru a trap to a branch waste pipe connected to the soil pipe 100mm Dia.

for all drain runs:
rodding access must be incorporated for all changes in direction for those shown and any subsequent ones that may be required on site but not foreseeable at this stage of the project

Mechanical Ventilation

Mechanical Ventilation To Bathroom:
To Be Capable Of Extracting At A Rate No Less Than 15 Litres Per Second. Refer To Additional Notes Also On Drwg.

Mechanical Ventilation To Kitchen (with Cookerhood):
To Be Capable Of Extracting At A Rate No Less Than 30 Litres Per Second

Trickle Vents to achieve the required area of air change thus: 4,000 sqmm & 8,000 sqmm respectively

U VALUES, FOR NEW ITEMS

WINDOW DESIGN: 1.6 W/ SQm K
GLAZED DOOR DESIGN: 1.6 W/ SQm K
FLOOR BUILD UP DESIGN: 0.15 W/ SQm K
WALL BUILD UP DESIGN: 0.26 W/ SQm K

Proposed Basement Areas:

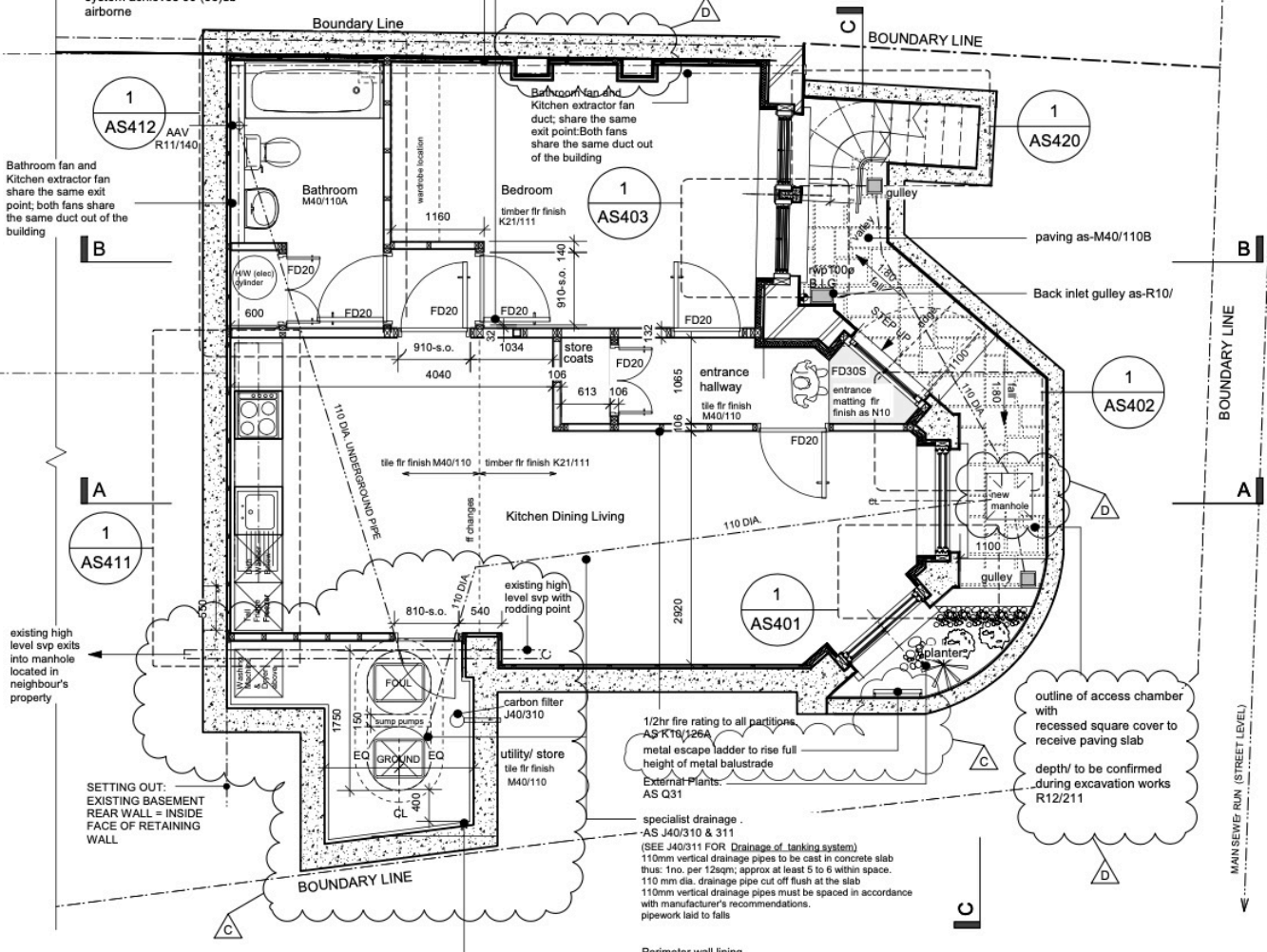
Proposed Total Gross Internal Area= 60.1 Sqm
Existing Total Gross Internal Area = 34.7 Sqm
Total Increase of Gross Internal Area = 25.4 Sqm
Proposed light well total area= 10.3 sqm

IMPORTANT:

All dimensions and setting out noted on this drawing must be checked on site before commencement of works.

IMPORTANT:

Structure shown is indicative. Refer to Structural Engineer's drawings & specification for correct and accurate structural information.



Bathroom fan and Kitchen extractor fan share the same exit point, both fans share the same duct out of the building

existing high level svp exits into manhole located in neighbour's property

SETTING OUT:
EXISTING BASEMENT REAR WALL = INSIDE FACE OF RETAINING WALL

Bathroom fan and Kitchen extractor fan duct; share the same exit duct out of the building

1/2hr fire rating to all partitions ASK19/26A
metal escape ladder to rise full height of metal balustrade
External Plants AS Q31

specialist drainage AS J40/310 & 311 (SEE J40/311 FOR Drainage of tanking system)
110mm vertical drainage pipes to be cast in concrete slab thus: 1no. per 12sqm; approx at least 5 to 6 within space.
110 mm dia. drainage pipe cut off flush at the slab
110mm vertical drainage pipes must be spaced in accordance with manufacturer's recommendations.
pipework laid to falls

outline of access chamber with recessed square cover to receive paving slab
depth/ to be confirmed during excavation works R12/211

Perimeter wall lining as k10/205A

BOUNDARY LINE

MAIN SEWER RUN (STREET LEVEL)