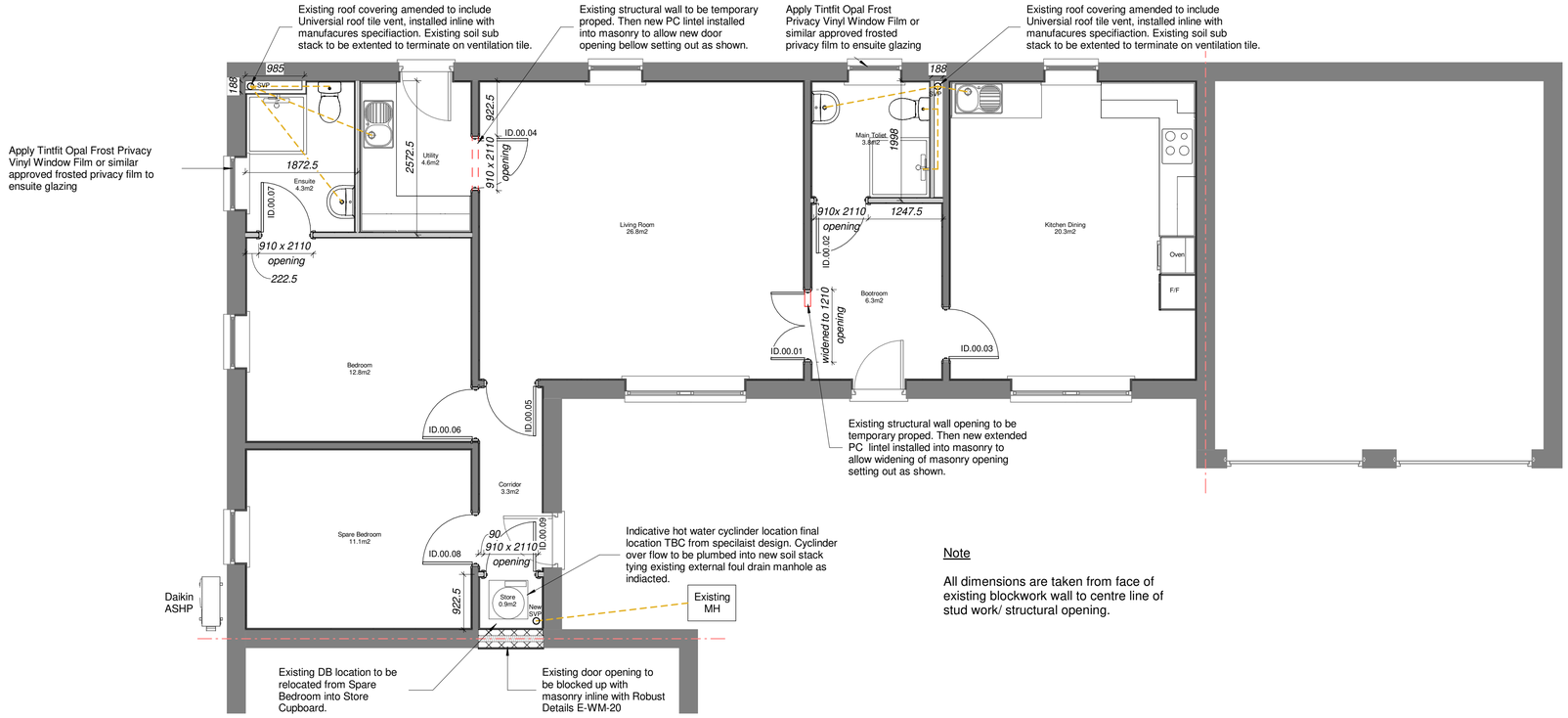
A1L DO NOT SCALE



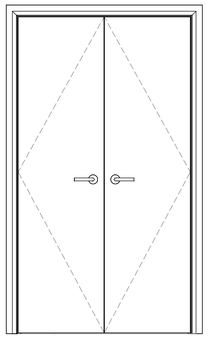
Ground Floor
1 : 50

Note

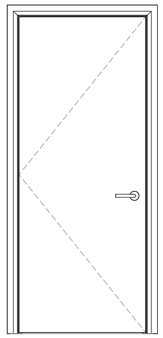
All dimensions are taken from face of existing blockwork wall to centre line of stud work/ structural opening.

Internal Door Schedule

Mark	Door Type	Location	Width	Height	Wall Thickness	FR (mins)	Lever Handles	Latch	Door Stop	Bathroom lock (large turn)	Mortice Lock
ID.00.01	Type 1	Living	1210	2110	145	N/A	Yes	Yes	N/A	No	No
ID.00.02	Type 2	Main Toliet	910	2110	100	N/A	Yes	Yes	Wall	Yes	No
ID.00.03	Type 2	Kitchen Dining	910	2110	145	N/A	Yes	Yes	Wall	No	No
ID.00.04	Type 2	Utility	910	2110	145	N/A	Yes	Yes	N/A	No	No
ID.00.05	Type 2	Corridor	910	2110	145		Yes	Yes	Wall	No	No
ID.00.06	Type 2	Bedroom	910	2110	145	N/A	Yes	Yes	Wall	No	No
ID.00.07	Type 2	Ensuite	910	2110	100	N/A	Yes	Yes	Wall	Yes	No
ID.00.08	Type 2	Spare Bedroom	910	2110	145	N/A	Yes	Yes	N/A	No	No
ID.00.09	Type 2	Store	910	2110	100	N/A	Yes	Yes	N/A	No	Yes



Type 1 - 1no.
1 : 20



Type 2 - 8no.
1 : 20

- Non FR Internal Timber Doors to be 44mm thick paint grade hollow core doorsets, Final profile to be confirmed by client.
- Frame size to suit wall thickness, Final architrave profiles to be confirmed by client.
- Doors to provide minimum 30 DB RW acoustic rating
- Door Ironmongery finish and style to be confirmed by client.

Internal Door Types

General
- The building works are to be completed in accordance with the Architect's and Structural Engineer's drawings and specifications and in accordance with the requirements of Building Control.
- Contractor to supply all Health & Safety information required to comply with the Construction (Design and Management) CDM Regulations 2015.

Underground Drainage
- All drainage to comply to BS65(1971).
- Foul drainage to connect to existing
- Surface water to connect to existing
- All pipe work under or in close proximity to the new building works to be encased in 150mm concrete.
- All pipes, gullies, inspection chambers in the below ground drainage system to be unplasticised pvc and in accordance with BS4660 and BS5481.
- Underground pipe diameters to be 110mm and laid to min. 1 in 40 falls for foul water and 1 in 100 falls for surface water.
- Trenches should be excavated to a depth of 100mm below the invert of the pipe. The width of the trench should be equal to the diameter of the pipe + 150mm to both sides. A bedding of 10mm nominal sized aggregate to be laid and well compacted. Compact side fill & back fill to a minimum depth of 300mm above crown of pipe.
- All drainage to be located above foundation level. Any drains passing through walls to be spanned with PRC lintels leaving 50 gap a round pipe. All voids to be filled with inert flexible material.
- Back inlet rod able gullies to drainage runs without access to inspection chambers.

External & Structural Walls
- Internal load bearing wall lintels, Catnic BSD100 steel box or Naylor ER2 Concrete (100x140mm)
- Lintels to have minimum 150mm bearing.
- If using steel lintels and beams all to be encased in 2 layers of 12.5mm plasterboard and skim or painted with intumescent paint to give minimum ½ hour fire resistance.
- All structural work to have minimum 100mm bearing onto 440 x 100 x 215 mm mass concrete pad stones, unless otherwise noted.

Internal Fixtures & Finishes
- Internal walls and ceilings shall be finished with 12.5m plasterboard with skimmed finish plaster.
- 50mm thick Isoler sound insulation (or similar approved) to installed in all stud walls adjoining a WC or bathroom.
- All walls and ceilings to be painted with Trade Emulsion (or alternative specified by client). One mist and two full coats. Ceiling colour to be Brilliant White. Wall colour to be confirmed by client.
- Skirtings, architraves and window board style to be confirmed by client.
- All internal joinery to be painted with Dulux trade Satinwood paint (or similar approved). One coat primer, one undercoat and two full coats. Colour to be Brilliant White.

Plumbing Installations
- Pipe work must be designed in accordance with BS5572 and installed to ensure that appliances drain efficiently without causing crossflow, backfill leakage of blockage and no air from the drainage system shall enter the building.
- Soil and vent pipes to be 110mm diameter uPVC . Where terminating externally, to be a minimum of 900mm above nearest opening light. Where terminating internally, fit proprietary air admittance valves. No branch connection to be within 450mm above foot of soil pipe. No connection to the stack within 200mm vertically of WC connections.
- WC connections to be 110mm diameter uPVC. Sinks, baths and shower wastes to be 40mm diameter and basin wastes to be 32mm.
- The maximum lengths of waste pipes shall be as follows, 1.7m for 32mm pipe: 3.0m for 40mm pipe, 4.0m for 50mm pipe, 6.0m got 100mm pipe.
- All waste pipes shall be laid to appropriate falls for their length and fitted the adequate support along their length and at junctions and changes in direction.
- All fittings are to have 75mm deep seal traps. All appliances on common wastes to have anti-vac traps.
- Anti-scold devices to baths to ensure that the water temperature does not exceed 48°C
- Hot water taps being positioned on the left hand side

Mechanical Installation
- Hot water and heating to be supplied by an, ASHP, final specifcation to be confimed by specilist design.
- All pipe work in un-heated spaces to be insulated.
- Radiator. Type and location to be confirmed with client. Radiators to be fitted with TRV's
- Extract fans to provide the following minimum extraction rates; toilets 6 l/sec, bathrooms 15 l/sec, kitchen adjacent to hob 30 l/sec, kitchen without cooker hood 60 l/sec, utility room 30 l/sec.
- Any toilet without openable window to to fitted with extract fan with 15 minute overrun and base of door to have minimum 10mm gap.

Electrical Installation
- All electrical installations including power, lighting, smoke/heat detector installations etc be carried out in compliance with BS 7671:2008 and the IEE Wiring Regulations 18th/ Edition. All electrical works shall also comply with the Approved Document Part P and a certificate of compliance supplied on completion by the installer.
- Self contained and interlinked smoke alarms to be connected to separate fused circuit. Smoke alarms to be located within 7.5m of every habitable room door and a min. of 1 smoke detector in every storey of the dwelling.
- Services and fittings within the roof space are to be protected from overheating. Lighting circuit cables to be 1.5sqmm minimum where within insulation, all other cable runs to be supported by and clipped to roof timbers and kept clear of insulation.
- New wall mounted switches and sockets to be installed not less than 450mm and not more than 1200mm above finished floor level, in accordance with Approved Document Part M.
- Consumer unit switches to be positioned between 1350 - 1450mm above finished floor level.
- Electrical socket and switches. Type and location to be confirmed with client.
- Lighting. Type and location to be confirmed with client.
- Inline with Approved Document S2 - no car charger to be installed due to capacity of existing electrical supply.

Rev	Date	Description
C2	04.12.24	Amended to BC Comments
C1	02.12.24	Building Control Issue

SAFETY, HEALTH & ENVIROMENTAL INFOMATION.

in addition to the hazards/risks normally associated with the types of work detailed on this drawing.

Site specific hazards are denoted by the following diagram, it is the contractors duty to eliminate, reduce or manage the hazards

Elliott Young
E: elliott.young.design@gmail.com

Project
Fulbeck
NE61 3JX

Drawing Title
Proposed
Construction Plans

Scale - Size	Drawn
As indicated @ A1	EY
Date	Check
Feb 2023	KC
Project-Originator-Form-Number	Rev
24-100-EYD-DR-101	C2