SUBSTRUCTURE & SERVICES

Outline of foundations indicative only. For actual arrangement refer to structural engineers design and details. Lines of service intakes are indicative only and are subject to confirmation on site. For actual concrete floor design and spans etc. refer to manufacturers/ Engineers drawings. Void under precast beam and block floor top to be ventilated on two opposing walls with patent ventilators placed so that the ventilating air will have a free path between opposite sides and to all parts. Patent ventilators to be large enough to give an actual opening of at least equivalent to 1500mm sq. for each metre run of walls.

BELOW GROUND DRAINAGE

Prior to commencement of any works on site, the line and level of existing drainage systems is to be established and checks carried out to;
i) confirm invert levels etc of existing runs.
ii) ensure proposed connections to the existing system are achievable.
All new below ground pipes to have min 100mm pea shingle bed/surround & be laid at min 1:40 falls.

WATER SERVICE PIPES TO BE INSTALLED & INSULATED IN STRICT ACCORDANCE WITH BYELAW 49

FND LEGEND - HOUSES

- C Gas spur to cooker
- B Gas spur to boiler
- F Gas spur to fire
- AB Air Brick
- HBIG Horizontal back inlet gulley
- Semi concealed gas meter box
- Wall mounted gas or electric meter box, Cavity tray/ Lintel over and DPM behind
- Internal wall mounted electric meter installed in accordance with the local electricity boards requirements
- RWP Rainwater downpipe

ABOVE-GROUND DRAINAGE

All above ground pipework to be UPVC, Kitemarked certified and installed in accordance with BS EN 12056 - 1,2 & 5 and BS EN 12200 - 1.

Rain water drainage to comprise Nom, 68 mm Ø downpipes, positioned where shown on the drawings. All downpipes to be directed into existing drainage system.

Foul drainage above ground to comprise (unless otherwise noted) 40 / 50 mm dia. waste pipes from all appliances fitted with 75 mm deep seal traps. WCs to be fitted with 100 mm dia. waste pipes fitted with 50 mm deep seal traps. All connected to new 100mm dia soil and vent stacks.

AAV's to be positioned above the highest spill over level of the appliances served.

Rodding access points to be provided at the ends of all branch runs and at the base of the stack. All branch runs to be laid to minimum 1:60 fall. Bottom end of stacks to be fitted with 200mm radius bend at min 450mm below level of lowest connection. All stacks/ pipes to be wrapped in quilt insulation where ducted through habitable rooms.

KEY TO WALL TYPES

All blockwork strengths and densities are to be confirmed by structural engineer before any work commences on site. Refer to specification for detailed requirements of wall types.

- External brickwork
- 3.5N Concrete blockwork
- 7N Concrete blockwork
- Timber Frame

FLOOR/ROOF SPAN NOTES

- Denotes span of NEW CEILING JOISTS / TIES over as per SE's design
- Denotes span of NEW RAFTERS / FLAT ROOF JOISTS over as per SE's design
- Denotes ASSUMED EXISTING FLOOR SPAN above as per SE's design

All new timber members to be sized and calculated by the Structural Engineer. Any items shown / noted as "To SE design" on the Architectural drawings should be cross-checked with the Structural Engineers calculations for confirmation. Connections, supports and noggins all to Structural Engineers design.

FIRE LEGEND

- FD30 1/2 Hour fire door (where noted as FD30s, intumescent smoke seals to be fitted)
- Describes protected fire core, all walls / doors forming this core MUST achieve minimum 1/2 hour fire resistance.

FD30s doors are specified as a minimum standard, they exceed the performance of an FD20 door, and are therefore suitable for use within a protected core requiring 30 minute fire rating.

All doors on escape routes should be free from fastenings, or if fitted should only be simple fastenings that can be readily operated from the side approached by people making an escape.

WALL LINING NOTES

"PLASTERBOARD JOINTS TAPED AS VCL".

Wall / ceiling linings where the vapour control layer and plasterboard lining are required in one fixing operation, BG Gyproc WallBoard Duplex should be used in place of standard BG Gyproc WallBoard.

"1/2 HOUR PROTECTED FIRE CORE".

Internal walls forming a protected fire core (requiring 30 mins fire resistance), can be achieved with the following build-up;

1) 100mm thick masonry wall with 1 layer of 12.5mm BG Gyproc WallBoard on dabs each side.
2) Timber stud wall (min stud depth 75mm) with 2 layers of 12.5mm BG Gyproc WallBoard or BG Gyproc SoundBloc each side (presence of acoustic insulation within the stud cavity does not affect fire performance.)

Above recommendations are as described in the White Book. If British Gypsum (BG) products are not to be used, fire performance of chosen lining boards should be checked prior to purchase to ensure suitability to achieve the required fire rating as described above.

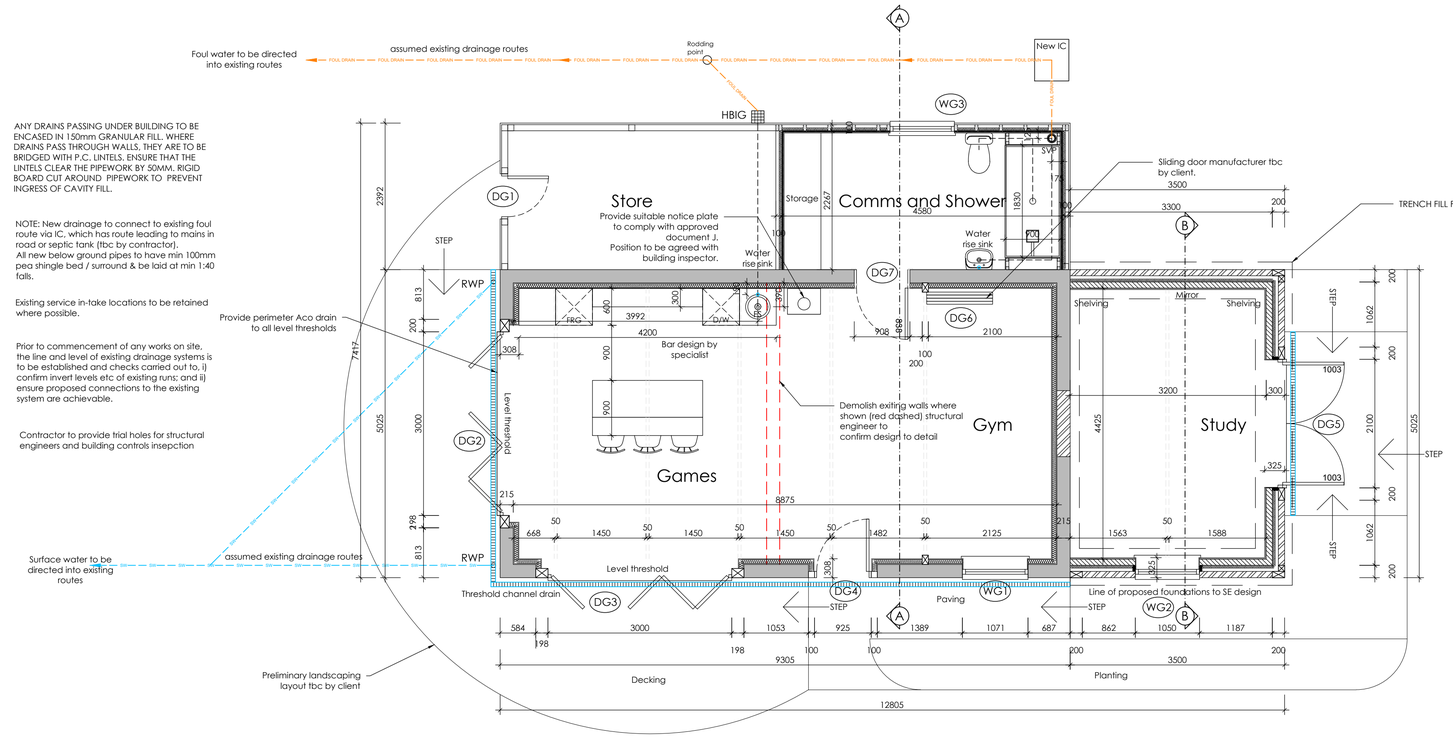
NOTES

1) Toughened glass to be in accordance with Part N of the Building Regulations
2) Front door to be min 800mm clear opening in accordance with Part M of the Building Regulations
3) All switches and sockets are to be located between 450-1200mm above finished floor level. This does not include consumer units/room stats and overide fused spurs.
4) All construction detailing to comply with 'Robust Details' guidance document.
5) Dashed circle denotes 750mm diameter clear disabled access.
6) All leadwork to be installed in accordance with the Lead Sheet Association's recommendations & details.

BOILER VENTILATION REQUIREMENTS :

a) when the appliance is installed in a room or habitable internal space, there are no specific ventilation requirements
b) when the appliance is installed in a compartment it is essential that permanent high and low level vents are provided for the circulation of cooling air. Purpose made vents must have a non-adjustable free area not less than the minimums specified in the specified in the table below.

Minimum effective area of compartment air vents	140	155x
Position of opening	Ventilated to	Area of each vent
High and Low Level	Room	60cm²	60cm²
High and Low Level	Outside	27cm²	30cm²



Ground Floor Plan

ALL F.W DRAINAGE ROUTES TO BE CONFIRMED FOLLOWING SITE INSPECTION, SITE & INVERT LEVELS.

DIMENSIONS ARE TO STRUCTURE

0 1 2 3 4 5 6 7 8 9 10 Metres

Scale Bar - 1:50

Notes

PRIOR TO THE COMMENCEMENT OF ANY WORKS, THE BUILDER IS TO CHECK AND/OR DETERMINE ALL CONSTRUCTION DETAILS, INCLUDING CHECKING EXISTING SITE LEVELS AND DIMENSIONS. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER PROJECT DRAWINGS, CONSTRUCTION NOTES AND/OR PROJECT SPECIFICATION. ALL DISCREPANCIES SHOULD BE REPORTED IMMEDIATELY.

THESE DRAWINGS ARE UNDER THE OWNERSHIP OF INSIDE OUT YOUR SPACE LTD. IF ANY CHANGES ARE MADE TO THE DESIGN WITHOUT PRIOR DISCUSSION WITH INSIDE OUT YOUR SPACE, THE PERSON(S) RESPONSIBLE WILL TAKE ON THE PRINCIPAL DESIGNER ROLE, ITS RESPONSIBILITIES AND LIABILITIES.

CIAT REGISTERED PRACTICE

No.	Date	Revisions

Project Address
Ms Sophie Lamb
Garage Conversion at The Old Rectory
Elsdons Lane, Monkton Wyld
Dorset
DT6 6DA

insideOUT your space interior + exterior design

Drawing Title	Date	Drawn by	Drawing No.
Ground Floor Plan	28/10/2020	GW	070 STEP 3_02
	Scale 1:50 @ A1	Checked by GW	Stage STEP 3

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