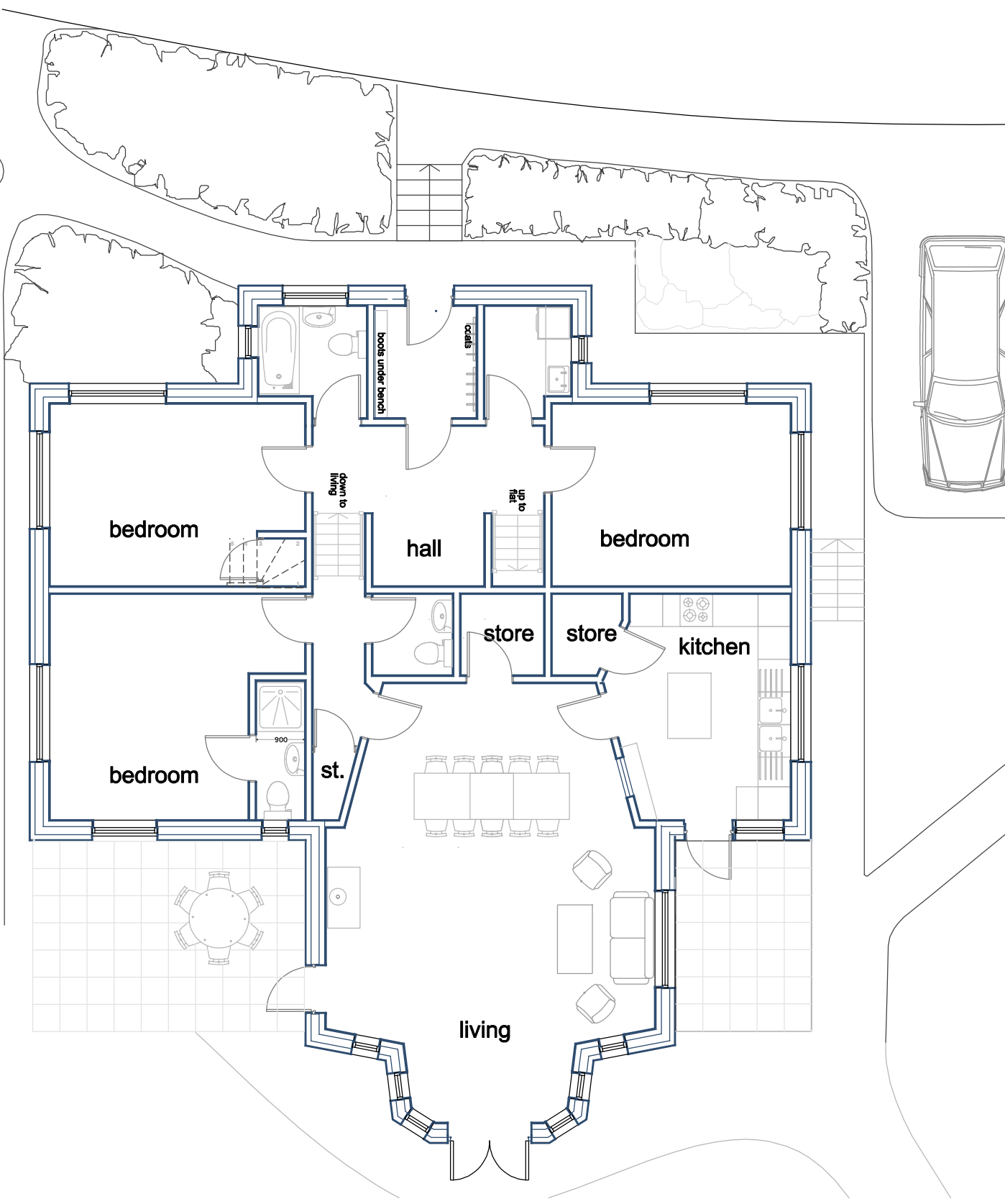
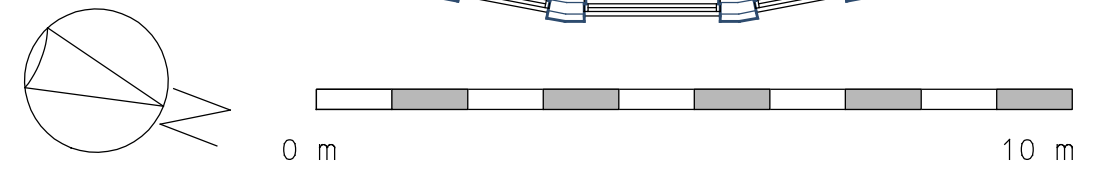
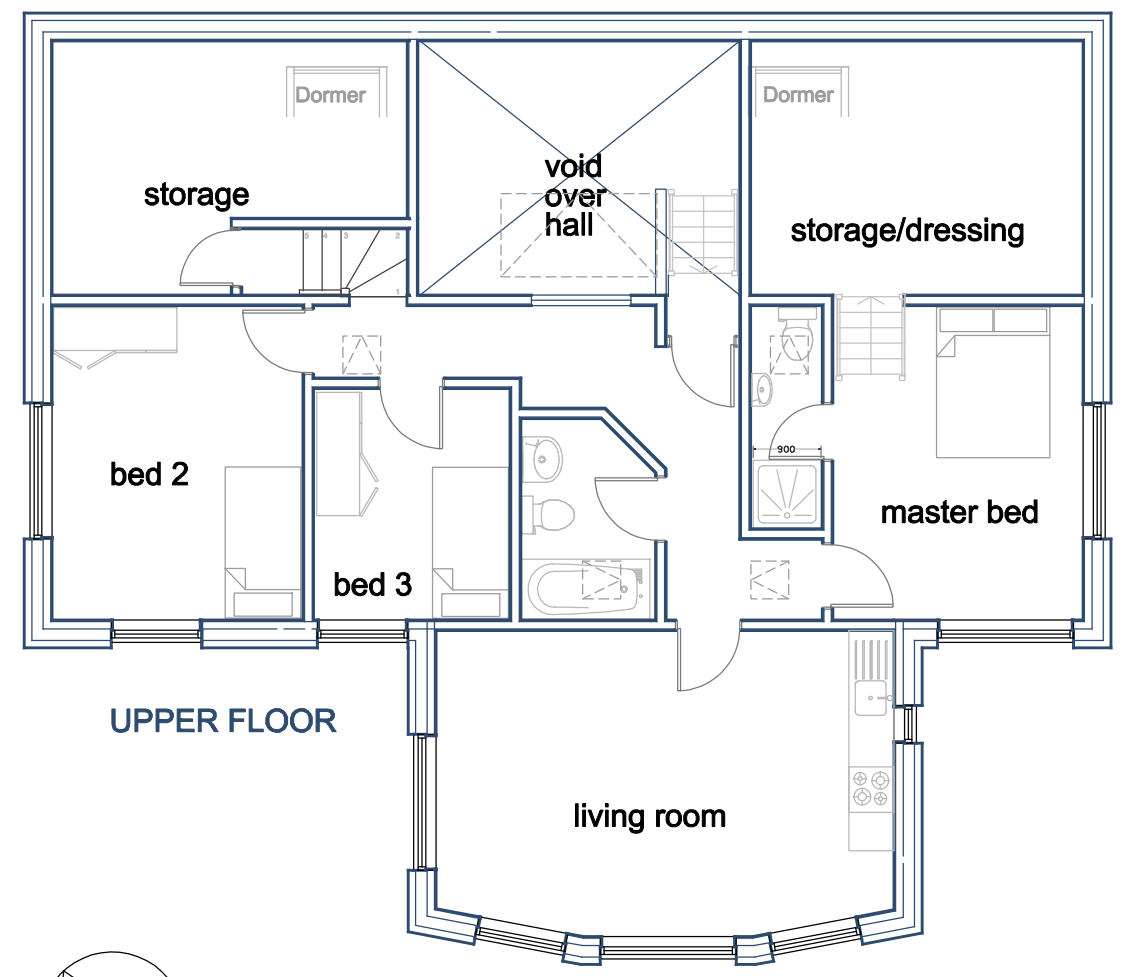


MIDDLE FLOOR

LOWER FLOOR



- PART A - STRUCTURE**
Refer to Structural Engineer's details and calculations (calculations under separate cover).
- PART B - FIRE SAFETY**
Ceiling mounted mains powered linked smoke detectors conforming to BS 5824 Pt 6 Grade 1 category LDS.
Ceiling mounted mains powered linked heat detector in kitchen to be compatible with smoke detectors specified elsewhere.
Walls and ceilings finished to National Class '1'. Floor voids to have a min. of 100mm rockwool between joists. Min 21mm on-board or Triper flooring over joists. Min 12.5mm plasterboard to underside of joists with plaster skim.
Fire escape egress is possible from upper floor windows.
- PART C - SITE PREP & RESISTANCE TO MOISTURE**
DPCs at 150mm above finished internal ground level. 1200 gauge polythene vapour barrier not required less than 15' grade.
Insulation laid above masonry.
Masonry continuous across internal retaining wall. All DPCs and Piles to BCO site approval.
- PART D - TOXIC SUBSTANCES**
No materials containing UF foam will be used in construction.
- PART E - RESISTANCE TO PASSAGE OF SOUND**
New walls that separate a water closet with any other room will be constructed using min 100x38mm timber studs a 50mm girth with 100mm Rockwool Fleece (or equivalent) and two layers of 12.5mm standard wall board to each side (mass per unit area 116 kg/m² achieving 46db in bathroom inner lining to be acoustic or similar).
- PART F - VENTILATION**
Mechanical ventilation to WCs/sanitary facilities to be light-tight-sealed & comply with F12.3b requirements.
WCs - 6 ltr/sec of air supply. Kitchen - extract fan adjacent to top of min. 30 ltr/sec or 60 ltr/sec elsewhere.
Bathrooms - extract fan of min.15 ltr/sec on humidity stat.
Ventilation of habitable rooms: Combined window/door opening to provide 100% ventilation. Low level vents will be fitted with at least one opening window with air flow vent of 1.75m above floor level opening area to be at high level (typically 1.75m above floor level).
Tumble ventilation provided through locking double latches.
- PART G - HYGIENE**
Hot and cold potable water supplied to all sinks, pipework, and detailed design by installers, certified through the competent person scheme.
All sinks to discharge through a grating, a trap min 40mm diameter pipe, min 10mm seal, and a branch discharge pipe to a discharge stack.
All baths & showers to discharge through a grating, a trap (min 40mm diameter pipe, min 10mm seal) and a branch discharge pipe to a discharge stack.
All closets fitted with a dual flushing system and discharging through an adequately sized trap (min 100mm min 50mm seal) to a discharge stack via a discharge pipe (min 100mm pipe size falls to be 15 - 20mm per meter). All to connect to existing inspection chamber to the rear of No.19. Falls across site and system to engineer's detail. Invert levels and falls to be checked on site and approved by BCO.
- PART H - DRAINAGE AND WASTE DISPOSAL**
Subject to percolation tests, surface water soakways to be positioned a min. 5m from the dwelling (15m from adjacent houses).
All workmanship to be in accordance with BS 8000. Workmanship on Building Sites Part 14: Code of practice for below ground drainage and to BCO approval.
Box gutters formed into roof. Min gutter sizes: 150mm x 80mm, min outlet size: 89mm.
- PART I - HEAT-PRODUCING APPLIANCES**
All stoves and boilers to be installed by OFTEC. Gas Safe or Heta registered installers as appropriate.
Carbon monoxide detectors to be provided to all rooms containing heating appliances.
Underfloor heating to ground floor and radiators, as shown to first floor rooms.
- PART J - STAIRS, RAMES & GUARDS (if required)**
Stairs to have going of 245mm, rise of 208.3mm and the pitch to be 60.4 degrees.
Stairs are of solid construction with no open risers.
Handrail to be fitted to one side of the stairs to a height between 900 and 1000mm from the top of the handrail to the pitch line of the floor.
Guarding to stairs (to first floor) to be min.1100mm high, with solid side.
- PART K - CONSERVATION OF FUEL AND POWER**
The external wall insulation shall finish at least at the same level as the bottom of the floor insulation, and shall meet with the roof insulation allowing ventilation if required.
External lights should either not exceed 150 watts per unit & have adequate control to automatically extinguish when enough daylight or have fittings that can only accept bulbs that have efficiency > 40 lumens per watt-watt.
A minimum of 25% of light fittings will only take low energy bulbs (efficiency greater than 40 lumens per watt-watt).
The owner of the building should be passed on all information received to the site and accepted running of the building with reference to all fixed services.
All cavities will be closed using insulated cavity closers.
Heating controls to be in accordance with current Part L requirements.
- PART L - GLAZING (MATERIALS & PROTECTION)**
Glazing in areas from finished floor level up to 800mm above top from finished floor level up to 1500mm above, in or within 300mm of door should be toughened or break-resistant.
All new external glazing (windows, doors, partitions) to be min. 4mm-thick Low-E double glazed units, U-value of 1.6.
- PART M - ELECTRICAL INSTALLATION**
All new electrical work is to be designed, installed, inspected and tested in accordance with BS 7671 (I.E.E. Wiring Regulations 18th Edition). The work are to be undertaken by an installer registered under the authority of the Electrical Contractors Registration Board or alternatively by a suitably qualified person with a certificate of competence produced by that person to Building Control on completion of the works.



apse architecture and planning
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- Notes:**
1. Do not scale from this drawing.
 2. This drawing is DRAFT issue unless marked otherwise.
 3. Symbols such as tiling and paving are generated by CAD hatching. This does not indicate exact setting out of these items and detailed drawings and specifications should be referred to.
 4. All products shown are to be fitted in accordance with manufacturers recommendations.

Revisions:
0 - denotes original drawing
A -

Drawing Title:	OAKLEA PLANS AND SECTION		
Project Name:	NUTLEY HALL NEW HOUSES	Scale:	1:100@A3
Drawing No:	NUTL-LAY-12-H	Date:	Oct 15
Revision:	H - Tweaks to Layout		