

[illegible]

garden

UNDERGROUND DRAINAGE. New foul drains to be taken to existing drainage system on site. New surface water drainage to be taken to soakways min. 5 metres from any building. New drains to be 100mm Hespveye, min. fall 1 in 40. Drains passing through ground to be encased in concrete. Drains passing under ground slabs to be surrounded by 100mm gravel.

NEW DRAINAGE ABOVE GROUND

Waste sizes 40mm for baths, sinks, bidets and showers where the branch is less than 3 metres long; 50mm for baths, sinks, bidets and showers where the branch is between 3 and 4 metres long; 75mm for WC branches no more than 6 metres long. 75mm deep seal traps to be fitted to all baths, showers, sinks, bidets and washbasins. Anti-siphon traps fitted to washbasins. Soil stacks to terminate min. 900mm above any opening within 3 metres.

VENTILATION

All habitable rooms must have at least one twentieth of their floor area ventilated by means of mechanical or natural ventilation. The extractive ventilation provided by mechanical extraction from the kitchen shall be provided by min. 800sqmm of ventilation opening from slots, vents in window frames. Mechanical ventilation to be provided to all other rooms shall be provided by min. 600sqmm of ventilation opening from slots, vents in window frames. Mechanical ventilation to be provided to all bedrooms shall be provided by min. 30 litres per second extraction rate. Min. 30 litres per second also for utility rooms. Bathrooms and shower rooms ventilated at min. 15 litres per second. W.C.s ventilated at min. 10 litres per second. Minimum mechanical extraction rate for all rooms: Min. 6 litres per second mechanical extraction rate for w.c.

HEATING AND HOT WATER Central heating and hot water provided by condensing gas-fired, balanced flue boiler, SEDBUK A rating. Boiler and flue installed by a Gas Safe registered engineer. The boiler is fitted with a flue gas temperature sensor, which is fitted with protective guard, and it must be min. 300mm away from any window or boundary. Boiler controlled by a delayed start thermostat. System controlled by a timer, thermostats and thermostatic valves. All hot water pipework to be insulated and no hot and cold pipes to run close to each other. Hot water will be stored in a hot water cylinder. Hot water to the bath must be limited to 48 degrees

GAS
Gas to be provided to the boiler, a gas hob in the kitchen and to any other gas-fired appliances in the house. All installation and connection work must be carried out by a GAS SAFE registered person.

- F. 20 Oct 2016 Additional info for Building Regulations added.
- E. 26 Sept 2016 Garage dimensions restored.
- D. 23 Sept 2016 Construction notes added.
- C. 10 Aug 2016 Garage lengthened to 7.5m internally.
- B. 9 Aug 2016 Existing external wall retained, extension widened.
- A. 13 July 2016 Dimensions and drainage added.

Revisions

JEFF SOWERBY
290 Albert Road, Sheffield S8 9RD
email: jeff@jeffsowerbyarchitect.com

ARCHITECT
www.jeffsowerbyarchitect.com
telephone/fax: 0114 327 9036

JOB TITLE

PROPOSED EXTENSION TO RYMODEN, 14 MILTON ROAD,

Drawing title

GROUND FLOOR PLAN
AS PROPOSED

Scale	Drawing no.	Revision	Date
1:50@A1	LAC 03	F	26.06.2016