

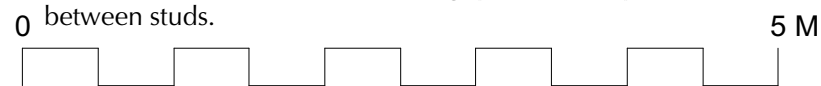
First Floor Plan

Surface Water Drainage :

100mm dia. Lindab (colour:grey) with 68mm dia. downpipes to match.Downpipes to discharge into Gulleys where shown on plan. New surface water manholes to be 450mm dia Osma Inspection chambers (or similar approved). Surface water drains to be 100mm dia. Osmadrain. Pipes to be laid on 100mm Class P granular material and backfilled with same if necessary. Minimum laid fall to be 1 : 60. Where drains pass beneath or within 1000mm of the building they are to be encased in a Class Z concrete surround. Where drains pass through walls build in precast concrete lintel over.

Stud Partitions:

50x100mm softwood studs at 450mm centres with 15mm plasterboard and skim finish to both sides. Provide softwood noggins at all joints in plasterboard. Plasterboard joints on either side of partition to be staggered. 100mm Rockwool sound deadening quilt to be stapled between studs.



Granular Fill Soakaways :

Form new soakaways in positions shown on drawings. Soakaway diameter to be 900mm ,depth to be 1500mm filled with broken brick graded large at base to small at head , 300mm topsoil to ground level. Minimum distance from building to be 4m.

Foul Water Drainage - Below Ground :

Drains to be laid to minimum fall of 1 : 40. Where new drains pass beneath or within 1000mm of the building they are to be encased in a Class Z concrete surround. Where drains pass through walls build in precast concrete lintel over. All new foul drains to discharge into existing village private sewage treatment plant.

Foul Water Drainage - Above Ground :

Waste Sizes : Sink 38mm dia.,WC 100mm dia.,Wash Hand Basin 32mm dia.,Washing Machine 38mm dia.,Dishwasher 50mm dia.,Bath 38mm dia.,Shower 38mm dia. All appliances to be fitted with 75mm deep seals , all waste pipework above ground to be Osma Osmaweld to BS5255. Provide rodding access points at all changes in direction of runs. All waste pipes to be fully accessible for maintenance purposes. 100mm dia.soil stack/stub stacks to be provided in positions shown on drawings. Stub stack to ground floor bathroom to terminate 1100mm above FFL with Durgo air admittance valve. SVP to bathroom to terminate through roof - minimum of 900mm above adjacent window with proprietary cage. No waste connections are to be made within 200mm vertically of the WC waste connection. WC to have 12mm dia. overflow pipe discharging externally.

Part M Compliance

Allow level threshold to entrance doorway. The sockets and switches are to be located at a level no lower than 450mm from finished floor level not higher than 1200mm.

Part R1

Allow installation of conduit for easy access for the installation of high sped comms, optics and wires.



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Address: Plot adjacent the Old Farmhouse, Shelwick, Hereford
Client: Mr & Mrs Beament
Title: Proposed Floor Plans
Scale: 1:100
Dwg no: 130.P11
Date: Octo.2016