

Basement Floor Plan

DRAINAGE

Access is to be provided to all traps and radding is to be provided at all bends in waste pipes. No waste connections are to be made to the soil & vent pipes within 200mm vertical distance of W.C. branch connections. Soil stacks are to be in 100mm diameter P.V.C. Waste run in P.V.C. generally as stated in the Building Regulations H.1, Table 3 & to BS 5572.

- W/C 100mmØ waste with P trap to soil waste
- Hand Basin 32mmØ trap and min. 75mm seal
- Kitchen Sink 40mmØ trap and min. 75mm seal
- Shower 40mmØ trap and min. 50mm seal
- Bath 40mmØ trap and min. 50mm seal

All drains laid at 1:60 min fall in uPVC with radding access points to all straight runs

Where drainage pipe passes through the wall the opening is to be supported with lintels, and filled with compressible material, and the pipe is to have a joint either side of the wall to allow for any differential movement

WATER

Appliances to be fitted with flow restrictors. W/Cs to be low flush. Allow for a maximum water provision of 125 litres /person/day. Water efficiency calculations to be submitted to building control for new dwellings.

Existing water supply to be extended to serve new flats. All new water supply to be installed in strict accordance with water supply company advice and instruction – Routes are indicative only and are to be confirmed and agreed in site by building control

SURFACE WATER DRAINAGE

All surface water drainage runs are to be laid to a minimum fall of 1:60.

Surface water drainage to discharge into main 150mm and into an adjacent drainage ditch to the western boundary. Pipes are to be set in a 100mm shingle bed.

KEY:

- Foul Drainage
- Surface Water Drainage
- SVP Soil vent pipe
- AAV Air admittance valve
- IC Inspection Chamber

ELECTRICAL

Height of sockets and light switches to be agreed on site with client but must be between 450 and 1200mm above floor level & 150mm above work surfaces.

All electrical wiring is to be undertaken by a competent electrician in compliance with part P of the building regulations and BS7671. A test certificate must be produced on completion with all information provided for the home owner.

All light fittings are to be only capable of being fitted with low energy bulbs to comply with part P.

Smoke / heat detectors to be installed in accordance with BS 5446-2, be mains operated and interlinked with battery backup.

SAP/EPC

SAP/EPC to be provided for all new dwellings. Certificates to be provided to building control and owner of building upon completion.

VENTILATION

Windows to include trickle vents supplying total equivalent ventilator area across entire dwelling in accordance with Part F of the Building Regulations with a min. 5000mm² to each habitable room and 2500mm² to each wet room.

All internal doors to be undercut by a min. 10mm to allow for cross ventilation

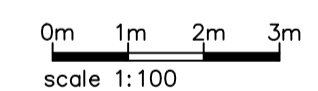
Allow for installation of intermittent mechanical extract fans as described below:

- Kitchen 30l/s adjacent to hob
60l/s elsewhere
- Utility 30l/s with 15 min. light switch overrun
- Bathroom 15l/s with 15 min. light switch overrun
- Ensuite 15l/s with 15 min. light switch overrun
- W/C 6l/s with 15 min. light switch overrun

KEY TO ELECTRICAL SYMBOLS

- Gas meter
- Electricity meter
- Water meter
- Boiler
- sub-consumer unit
- Radiator
- Underfloor heating
- cooker connection point
- telephone socket
- television ariel
- Cat 5 Data point
- cab/satellite ariel
- mains powered battery backup interlinked heat detector to BS 5839:6 2019
- mains powered battery backup interlinked smoke alarm to BS 5839:6 2019
- Carbon Monoxide alarm

NOTE: All positions indicative. Location of existing services to be confirmed on site



revision	description	date

Client: **LW Developments**
Job Title: **Northaw House**

NORTHAW HOUSE – FLAT & HOUSE KEY PLAN

- Flat 1
- Flat 2
- Flat 3
- Flat 4
- Flat 5
- Flat 6
- Flat 7
- Flat 8
- Flat 9
- Flat 10
- Flat 11
- House 13
- House 14

Drawing Title: **Basement - Service Plan**

Scale: 1:100	Drawn By: @ A1	Date: August 2022
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NOTE:
Do not scale from this drawing except for the purposes of planning. Confirm all dimensions on site. Refer any discrepancies to the Architect before work is put in hand. Read this drawing in conjunction with the relevant sections of the specification, schedule of works and other drawings.

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