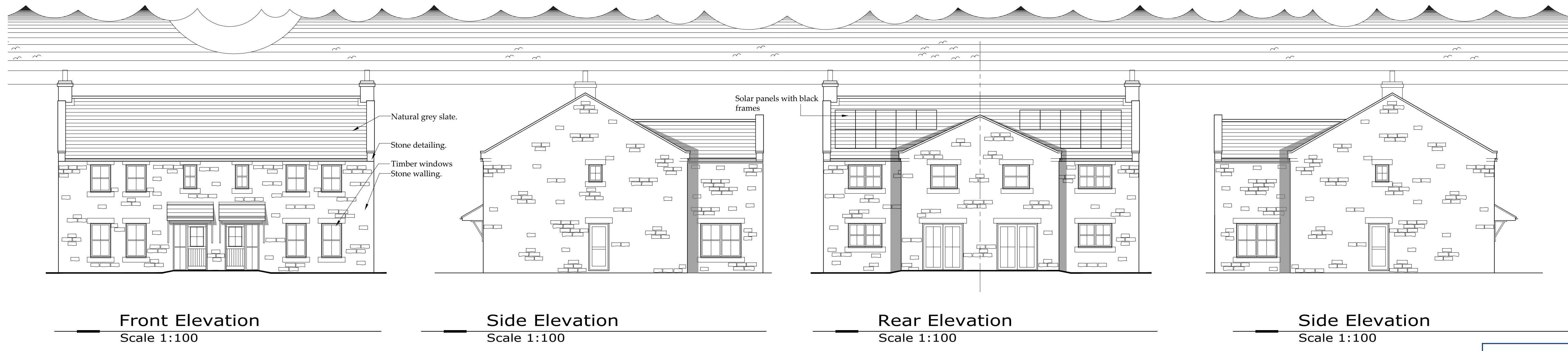


Do not scale from this drawing, only figured dimensions are to be taken from this drawing.
 The contractor must verify all dimensions on site before commencing any work or shop drawings.
 The contractor must report any discrepancies before commencing work. If this drawing exceeds the quantities taken in any way, the technician is to be informed before work is initiated.
 Work within the construction (design and management) regulations 2015 is not to start until a health & safety plan has been produced. This drawing is copyright and must not be reproduced without consent of BHD Design Ltd.



NYMNP
 21/09/2023

Stair:
 New staircase as shown at 900mm wide. Set out stairs to ensure 2m min headroom achieved. Provide and fix timber staircase with 13 no. risers of approximately 200mm and 12 no. treads of approximately 225mm and with timber string to suit. Max gradient 42°. Timber handrails at 900mm high (100mm high at first floor landing) 75mm square newel posts and spindles all to suit clients. (gaps between spindles must not be of a size that would allow the passage of a 100mm sphere.) All dimensions to be checked on site prior to fabrication.

Movement joints
 Movement joints need incorporating into long walls when the distance exceeds a maximum of 6m for blockwork and 12m stonework. Joints staggered between leaves.

Internal doors
 Internal doors to include all appropriate ironmongery such as hinges, door handles and allow for thumb turn locks to bathroom and ensuite. Undercut doors approx 10mm to allow for background ventilation. Doors and ironmongery to be as client requires. Note: Internal doors to have a min. clear opening of 750mm.

External doors
 Ground floor doors to have a min. clear opening of 800mm.

Accessible doors and windows.
 All accessible doors and windows to comply with part Q, security.

Drainage
 New below ground drainage pipes to be 'hempworth plastidrain' or similar. All new drainage to be laid at 1:40 falls. Pipes at depth of -0.6 to -7.5m cover to be bedded and surrounded in 100mm thick granular fill with 100mm granular material and 200mm selected as-dug material above.

The layout shown is provisional subject to excavation to locate existing runs. Should alterations be required, BHD to be advised. Confirm out fall level before starting drain runs.

- Use UPVC waste pipes
- All fittings to have deep seal traps
- 40dia to Sink, washer etc.
- 32dia to WHB.
- 110 dia to WC

Surface Water drainage
 Gutters to be 110mm diameter and downpipes 75mm diameter. Trapped gully entries for downpipes.

- Plumbing**
- All baths to have showers over.
 - Provide cold water tap within garage.

Water Efficiency Calculation:
 A Water Efficiency Calculation must be provided following completion.

Yorkshire Water
 Yorkshire water to be consulted prior to any works being carried out. If any sewers are affected by the works YW comments to be adhered to.

Heating & Hot water
 Heating system to be confirmed by client and designed by specialist. Hot water safety devices must be installed to prevent water temperatures exceeding 48°C in bathrooms, in compliance with part G. Radiator positions to be designed by specialist.

Electrical installation
 Layout and position of fittings to be agreed with the client.

In accordance with Part P of the Building regulations all electrical installation must be designed, installed, inspected, tested and certified in accordance with BS 7671:2008 Requirements for Electrical Installations. The 'Competent person' responsible for the electrical installation should supply these details to the Local Authority.

The contractor is to include all necessary cables, conduits, clips and associated fittings and fixtures to complete the entire system. All sockets, lighting & appliances are to comply with all current legislation and I.E.E. Regulations. All accessible sockets and outlets to be between the zone 450mm and 1200mm, in accordance with Part M of the Building Regulations. Automatic smoke detection to comply with part 'B1' of the building regulations & certified upon completion.

Note: 50% of all sockets to have USB points integral.
 Provide electric car charging point in garage

Lighting
 Fixed internal lighting should comprise fittings that only take lamps with a luminous efficacy greater than 40 lumens per circuit-watt. The fittings will be installed in the areas affected by the work at a ratio of one per 25m² of dwelling floor area OR three per four fixed light fittings. All to Building control approval.

Communication Networks
 Provide physical infrastructure for high speed electronic communication networks. To comply with Part K. A suitable duct approx 50mm min (PAS 2016:2010) from inside the dwelling to outside (sloping outwards to prevent water ingress) so that cabling can be installed at later date. The duct is to be suitable capped off until network cabling is provided, capping must not allow entry of dirt, vermin or water.

Electrical Legend

- Mechanical Extraction, allow for forming holes, making good and lead tiles to roof extracts
- Smoke detector
- Heat detector
- Carbon monoxide detector

Mechanical Extraction
 Extraction rates are as follows:

- Bathroom - 15Ltrs/sec
- WC - 6 Ltrs/sec
- Kitchen - 30Ltrs/sec (if extract over hob)
- Utility - 15Ltrs/sec

Bathroom to have 15min overrun operated via pull chord light switch.
 Kitchen extraction via proprietary cooker hood.

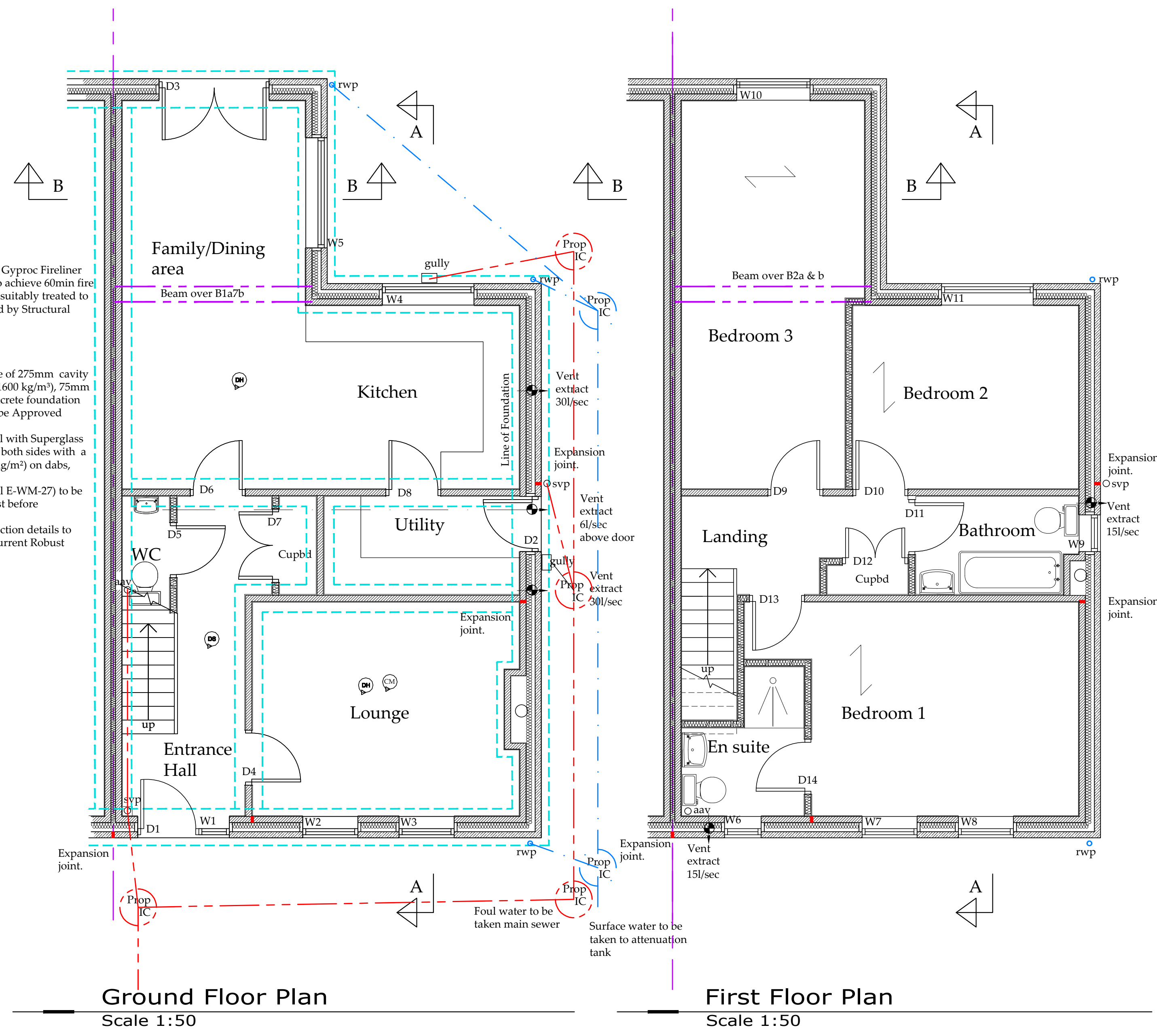
SAP Calculation:
 This property will require a SAP calculation to be provided by others.

Air pressure test:
 This property will require this test, therefore all holes, chases and joints to be sealed. Take extra care at abutments of walls and floors; joists built into walls to be sealed around abutment or use proprietary pockets; sealing at eaves inside attic.

Renewables
 To be confirmed by client.

All steelwork to be encased in Gyproc Fireliner board with staggered joints. To achieve 60min fire protection. All steelwork to be suitably treated to prevent corrosion. All designed by Structural Engineer.

Party wall
 Internal party walls to comprise of 275mm cavity wall, 100mm blockwork (1350-1600 kg/m³), 75mm cavity built of 600mm wide concrete foundation (as external walls). Wall ties to be Approved Document E 'Tie type A'. Insulation to type to be full fill with Superglass Superwall Cavity Slabs. Finish both sides with a gypsum based plasterboard (8kg/m²) on dabs, 3mm plaster skim.
 Party wall design (Robust detail E-WM-27) to be confirmed by Acoustic specialist before construction.
 Note: Client to ensure all connection details to party wall are as specified by current Robust detail E-WM-27.



DRAFT
 Drawings for client/BHD
 discussion before
 completion and issue

REV	DATE	BY	AMENDMENT
C	19/09/23	CE	Rear extension first floor
B	11/07/23	CE	Cavity changed to 150mm
A	30/01/23	CE	Issued for approval

BHD Design Ltd
 Airy Hill Manor
 Whitby
 North Yorks
 YO21 1QB

CLIENT: **Keeper Homes Ltd**

PROJECT: **Low Farm Sneaton**

Drawing: **Plot 3a/b Proposed Floor Plan and Elevation**

DRAWING STATUS: **Construction**

DRAWN: **C Eynon** CHECKED: **N I Duffield**

SCALE @ SIZE: **1:50 @ A1** DATE: **30/01/23**

DRAWING No: **D12519-06** REV: **C**