Plumbing – Internal waste pipes to be provided as follows. To bath, shower and sink units – 40mm pvc 75mm deep seal traps (max 3.000 long) or 50mm pvc, 75mm deep seal traps (max 4.000 long). To lavatory basins 32mm pvc with 75mm deep seal traps (max 1.700 long) 40mm pvc with 75mm deep seal trap (max 3.000 long) Rodding eyes to be provided to all pipes which cannot be reached by removing traps.
Note: – any exposed waste pipes are be boxed in and sleeve insulated. Boxing and insulation to comply with lastest Regulation E.

WCs to have 100mm discharge PVC pipes, and connect to existing SVP, as indicated on the drawings.

Allow for all sanitary pipe work to be adapted and extended as necessary. All pipe work is to be in accordance with BS 5572:1978 and the Building Regulations. Hot and cold water supply pipes are to be sleeve insulated.

Sanitary Pipework
Soil & vent pipes to be 110mm diameter PVC–U to BS 4514: 1983 with vent to discharge to open air minimum 900mm above any opening into building within 3m. Terminate with durable cage and provide lead flashing where it passes through roof as applicable. 110mm stub stack to be fitted with air admittance valve and terminate above highest fitting in accordance with manufacturer's written details.
Sanitary pipework to comply with BS 5572: 1978. All appliances to be trapped. All plastic waste traps are to have 75mm deep seal and are to comply with BS 3943: 1979 [1988].
Basin Wastes: 32mm ø Up to 1.7m 40mm ø Up to 3m
Bath Wastes: 40mm ø Up to 3m 50mm ø Up to 4m
WC Wastes: 110mm ø Up to 6m max.
Shower Waste: 40mm ø Up to 3m 50mm ø Up to 4m
Sink Wastes: 40mm ø Up to 3m 50mm ø Up to 4m
WM/DW Wastes: 40mm ø Up to 3m 50mm ø Up to 4m
Where wastes connect to soil & vent pipes, these are to be at least 200mm clear of WC connections. A branch pipe should not discharge into a stack in a way which would cause crossflow into any other branch pipe.
Waste pipes are to have a gradient of 1:40 [25mm/m]. All waste pipes are to have rodding access points at all changes of direction. Shower traps are to be accessible. The lowest branch connection to the soil & vent pipe is to be 450mm above the drain invert. Bend at base of soil & vent pipes is to have a 200mm minimum radius. All waste pipes are to be air tested for approval by Local Authority.

Foul Drainage
All new drainage to connect into new 110mm SVP and to connect into existing sewer via new connection
H3 – Rainwater Drainage
H3 – Section 1 – Gutters and Rainwater Pipes
Existing downpipe to be relocated and new downpipes to be connected into existing system.
H3 – Section 2 – Drainage of paved areas – to connect into existing gullies and soakaway.
H3 – Section 3 – Surface water drainage – to connect into existing gullies and soakaway.

Existing drainage where running under new works must be exposed and surrounded in 150mm concrete, and where passing through new foundations must be protected by concrete lintels.

The Contractor is to check inverts and falls of existing drainage prior to commencement of works.

Easy bends radius at base of all soil pipes to be 450mm, if required. Drains to be 100mm Polypipe or equal. Where drains have a cover of 60mm or pass under driveways and or buildings, drains are to surrounded with a minimum of 150mm lean mix concrete. Elsewhere ie under paths and garden areas are to be surrounded in 150mm pea shingle.

Inspection chambers to be 460mm dia Polypipe ref no. UG440 with non–rocking iron covers or equal, or as agreed by the Local Building Inspector.

Back inlet gullies to be Polypipe ref no UG425 (access gullies) or equal. Where drains pass through walls/foundations install Francis Concrete or equal prestressed concrete lintels over. Ensure minimum bearings of 150mm and clear gap of 30mm around drain packed with polystyrene to allow for differential movement and prevent entry of vermin.

Protect drains running near buildings in accordance with Part H of the Building Regulations. All drain runs within 600mm of the surface below trafficked areas and below floors are to be encased in minimum 150mm concrete.

100mm diameter PVC–U soil drains to BS 4660:1989 laid to falls of 1:40 on 100mm bed of granular material and backfill with selected soil, free from stones larger than 40mm. Minimum cover to drains to be 300mm.

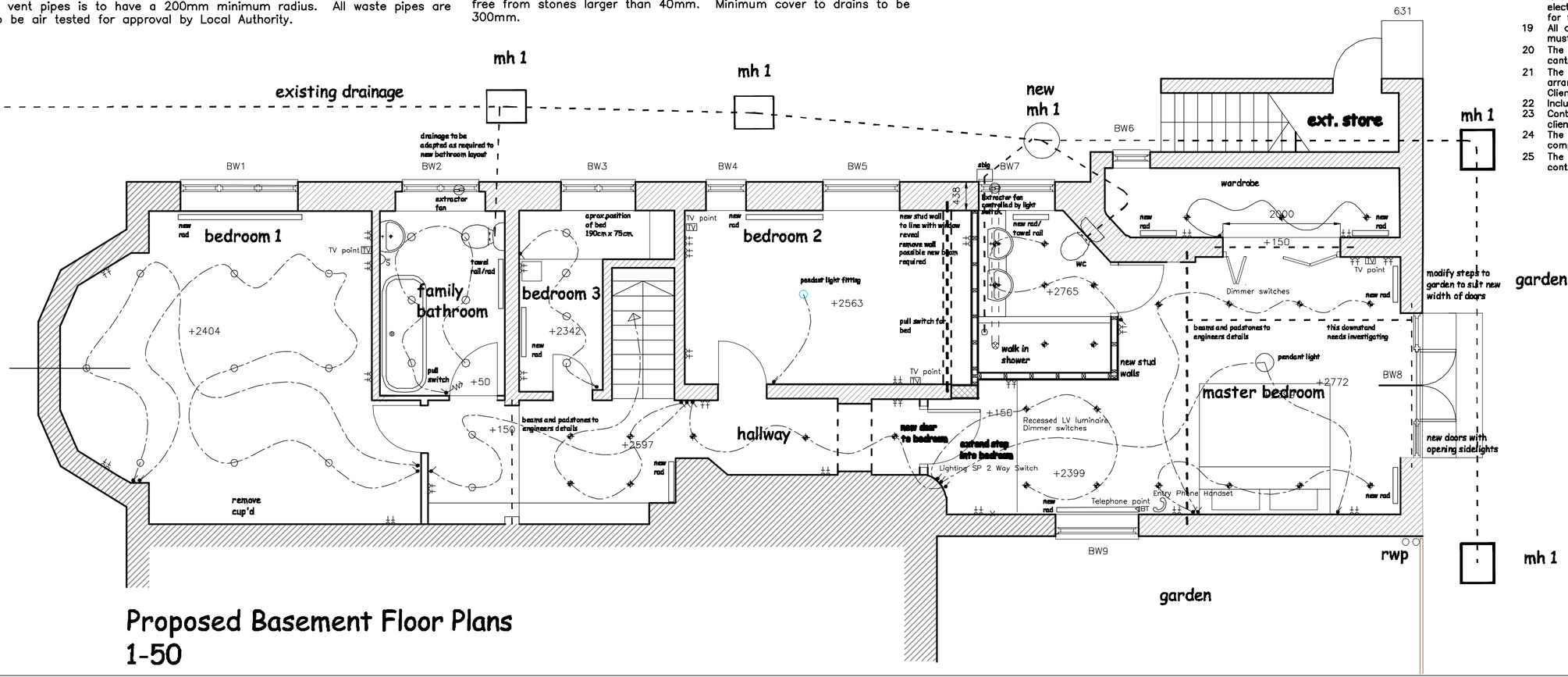
All drainage work to comply with BS 8301:1985 Code of Practice for Building Drainage and Approved Document H (2002 edition) of the Building Regulations. Generally movement joists are to be installed at every joint formed in accordance with manufacturers written details and Part H of the Building Regulations.

ELECTRICAL KEY:

- 13 Amp Double Socket Outlet (High Level)
- 13 Amp Double Socket Outlet (Low Level)
- Lighting SP 1 Way Switch
- Lighting SP 2 Way Switch
- Recessed LV luminaire
- Energy saving light
- Light
- Wall mounted Light
- Spotlights on strip
- Radiator
- Extractor fan controlled by light switch.
- TV point
- BT Telephone point
- Flex Outlet below c/top with indicated fused spur above c/top
- Fused Connection Unit DP with indicating lamp
- Cooker point
- 5 Amp Circuit Outlet
- Shaver Socket / Mirror light outlet with remote switch
- Heated Towel Rail
- Fluorescent Light
- Smoke Detector
- Heat Detector
- Distribution Board
- Boiler Control
- Boiler Thermostat
- Entry Phone Handset
- Air Extract Duct
- Boiler Flue
- Bell Bell/Intercom
- UFC Underfloor heating control

P1/2 – Client will appoint a suitable contractor, as defined by the competent persons scheme, to carry out the electrical installation, therefore complies.

Materials and Workmanship to be in accordance with regulation 7.



Proposed Basement Floor Plans
1-50

Only Figured Dimensions to be used.
All dimensions to be checked on site.
All materials and workmanship to compl with current British Standards and Cod of Practice.

GENERAL AND CONSTRUCTION NOTES

1 The Contractor will be expected to perform the duties of Principal Contractor under The Construction Regulations. (Design and Management)
2 All materials and workmanship are to comply with British Standards specifications and Agrement Certificates.
3 All electrical work is to comply with IEE Regulations, 16 edition (BS7671: 1992) and be installed a NICEIC Approved Contractor.
4 The Contractor is to check and verify all dimensions on site.
5 All materials are to be used in accordance with manufacturers written instructions and Health & Safety advice.
6 All workmanship is to comply with BS8000: workmanship on Building Sites.
7 All work is to comply with the construction Health Safety and Welfare Regulations 1996.
8 All work is to comply with the Current Building Regulations and the Disability Discrimination Act.
9 All work is to comply with current NHBC standards.
10 The main contractor is to allow for modifying, redirecting, moving, removing and make safe as applicable, all services, radiators, electrical fittings etc. affected by the works. Positions of new fittings to be agreed with the client. Allow for all disturbed surfaces to be made good to the existing.
11 Existing structure to removed or altered which will be as noted on the drawings. Allow for making good to all disturbed surfaces. Verify structural integrity with the structural engineer before any work is put in hand.
12 If in doubt the contractor must inform the Architect prior to carrying out any works.
13 All new timber is to be pressure impregnated against rot and insect attack.
14 All timber sizes specified are minimum sizes required.
15 Allow for all site investigations as directed with any requested reports to either the Client or Architect.
16 Allow for protection and making good to any external works where disturbed. Landscaping (hard and soft) will form a separate contract to the main works and will be as directed only by the Client.
17 The main contractor is to allow for setting out of the buildings.
18 Care must be taken to determine the exact positions and levels of all existing underground services, to include electrical intake position and associated cabling, and marked for future reference before any work is put in hand.
19 All damage to the existing drive and damaged grassed areas must be reinstated.
20 The contractor must allow for his own 'on site' sanitary and canteen arrangements.
21 The contractor must allow for his own 'on site' storage arrangements. Details of these must be agreed with the Client and the Architect.
22 Include for warning natices at entrance to site.
23 Contractors personnel are only to park where agreed with the client.
24 The contractor is to leave the site clean and tidy upon completion of the works.
25 The contractor's language and behavior on site must be controlled, and noise must be kept to a minimum.

S. L. Mobbs ltd
Chartered Architects
9. Riverhill Cottages
St. Julians Road
Riverhill
Sevenoaks
Kent TN15 0RT
tel 07890 544 806
peter.binstead1@btinternet.com

Job Title:
3 Rosecroft Avenue
Hampstead
NW3 7QA

Client:
Mr and Mrs Waites

Drawing Title:
Proposed
Basement Plans

Scale 1:50 A2 | Date: Mar 2012 | Drawn: PB

Drawing Number: 020312/10
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rev: