



side elevation

rear elevation

side elevation

Electrical - All electrical work to be carried out by a competent person, designed, installed & tested. Certificate of compliance produced on completion to BS 7671 2018 Part 6.
All sockets & switches sited between 450 & 1200mm of finished floor level.
All new light fittings to be low energy type.

SD $\odot$ **Detectors** - All smoke & heat detectors to be mains operated with battery back up all units interconnected to BS 5839 part 6 2004.

*** Mechanical** - cooker hood extraction to kitchen min extraction rate 30 litres/sec, ceiling fans to bathrooms min extraction rate 15 litres/sec linked to light switch with 15min overrun.

Bathroom - 50mm dia pvc waste to bath, showers & kitchen sinks, 38mm dia pvc waste to handbasins all with 75mm deep seal traps to discharge into 100mm dia pvc soil & vent pipe all to BS 5586 8404.

Below ground - 100mm dia pvc foul drains encased in 150mm pad single min fall 1:40 concrete lintels over where drains pass through walls all to BS 8801.

Heating - Gas fired Boker subterranean radiators for supply of space heating & hot water needs, separate zone controls thermostatic radiator valves, gas certificate provided on completion all to BS 5586.

Stormwater - To discharge into existing stormwater system or 100mm dia pvc stormwater drain to discharge into soakaways min 5m from any buildings, min size of soakaway 1m³ subject to percolation test.

Windows & doors - double glazed uPVC casement windows over all openings insulated dpc to jambs opening lights equal to 120th floor area trickle vent to head equal to 8000mm² habitable rooms means of escape windows min clear opening size 450 x 750mm, max U value 1.2W/m²C.

Where joists & rafters run parallel with external walls lateral restraint straps @ 1600mm c/cs covering min 20% joists turned down into cavity.

concrete interlocking roofing tiles to match existing on slox 25mm SW battens on breathable roofing felt on 150x50mm SW rafters @ 400mm c/c, ceiling joists 150x50mm @ 400mm c/cs 380mm fibreglass insulation sking coated pitch 18, max U value 0.15W/m²C.

100mm dia half round pvc guttering, pvc fascia & soffit.

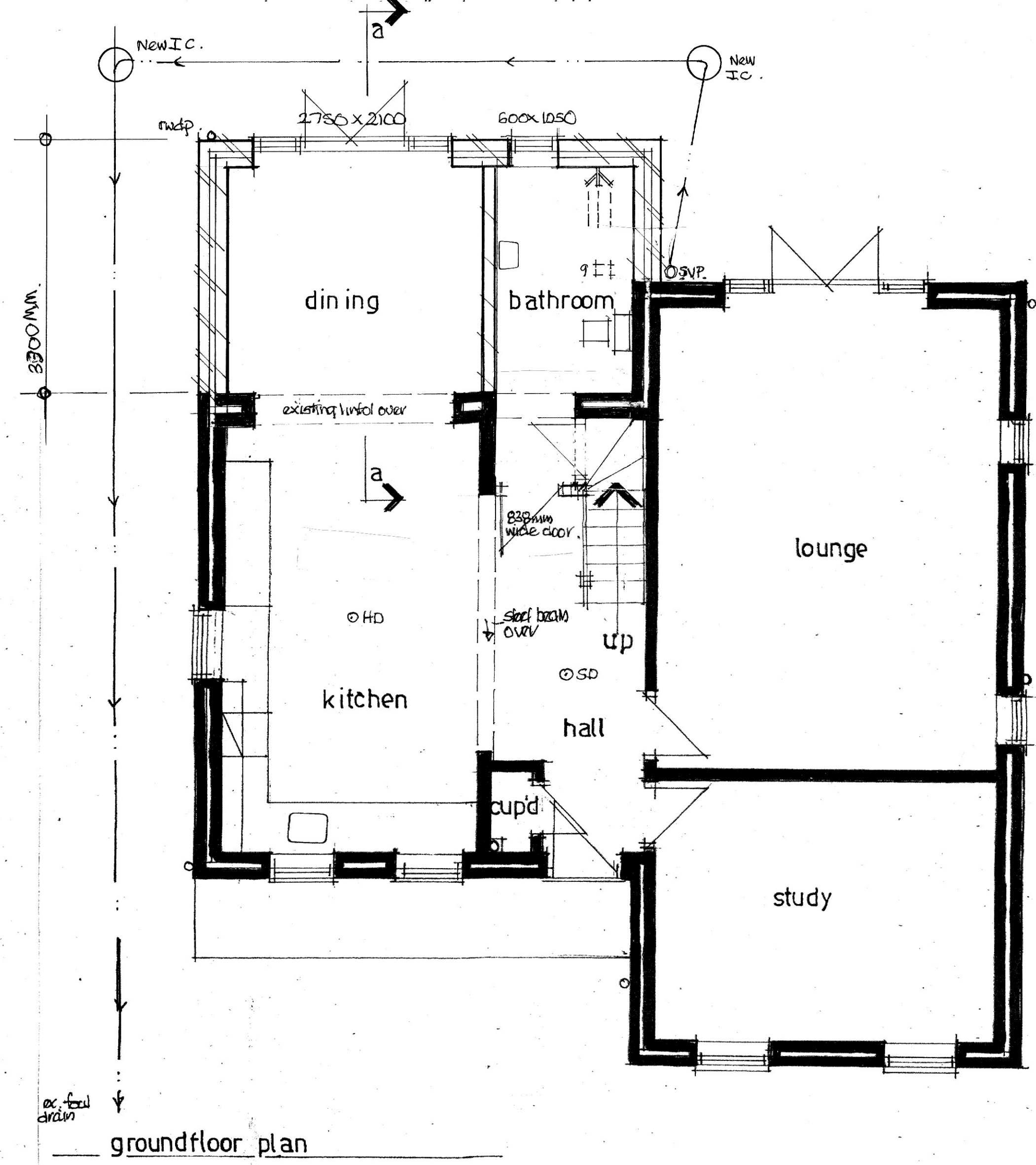
100mm facing brickwork to match existing 100mm cavity 47mm celotex cavity wall 21 insulation, 100mm insulation blockwork 75mm plastered finish max U value 0.18W/m²C.

100mm concrete slab on 1200g dpm on 100mm celotex insulation on 1200g dpm on 25mm sand bedding on 150mm hardcore, max U value 0.18W/m²C.

dpc min 150mm above ground level

600mm wide trenchfill foundations to L.A. approved depth, actual size & depth determined by site ground conditions.

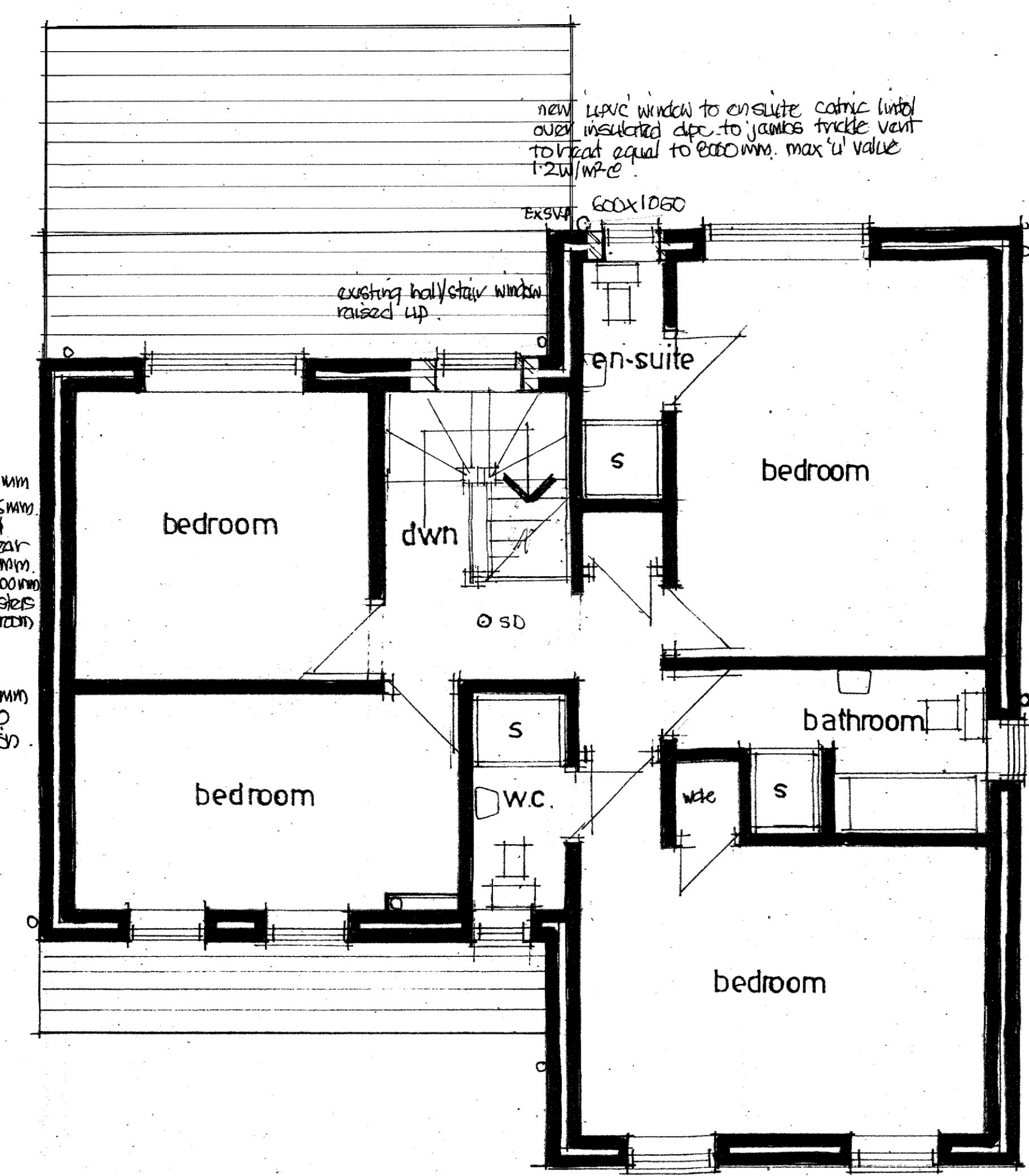
section a-a



ground floor plan

staircase 13 equal risers of 283mm & equal treads of 225mm, min width of tapered treads 75mm, min clear width of stairs 800mm, min handrail height 900mm, max spacing of balusters 100mm, min clear headroom 2m vertical.

steel beams encased in 25mm plasterboard 5set to give 15min fire protection.



first floor plan

B) " " 03/8/23
A) clients amendments 24/4/23

Proposed plans and elevations.
Proposed alterations at 14 Oram Way, West End, Hants. SO30 3JW.

scale
1:50 1:100 @ A1.

Date February 23 Drawn by David Windsor

Drawing of O.W. 02. Rev. 8.