

	Denotes main consumer unit		Denotes 13A fused spur at 450mm		Denotes ceiling mounted pendant light
	Denotes double switched socket at 1200mm		Denotes 1 gang light switch		Denotes recessed spot light (LED)
	Denotes single switched socket at 450mm		Denotes 2 gang light switch		Denotes surface mounted spot light (LED)
	Denotes single switched socket at 1200mm		Denotes 3 gang light switch		Denotes external wall bulkhead light
	Denotes single switched socket at 450mm		Denotes 4 gang light switch		Denotes wall mounted light fitting
	Denotes external double switched socket IP67 rated		Denotes ceiling mounted heat detector		Denotes ceiling mounted extract fan
	Denotes external single switched socket IP67 rated		Denotes ceiling mounted CO ² detector		Denotes external IP67 rated Gigabit access point
	Denotes 13A fused spur at 1200mm		Denotes ceiling mounted smoke detector (interlinked)		Denotes internal Gigabit Network Terminal Point
	Denotes 13A fused spur at 2100mm		Denotes cookeer socket at 1200mm		Denotes wall mounted security alarm panel

General
All wiring and electrical work to meet BS 7671. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a competent electrician.

Approved Document M recommends that in new dwellings only:

- Sockets to be mounted at 450mm AFF
- Switches to be mounted at 1200mm AFF
- Switches and sockets are to be positioned 350mm away from corners

Other notes:

- Above counter sockets to be mounted at a minimum of 150mm above the worktop
- Socket/outlets and similar accessories should be mounted at not less than 300 mm (ideally not less than 1000 mm) in the horizontal plane, from the extremities of a sink, tap or wash basin, hobs

Fire Regulations

The smoke and heat alarms should be interconnected mains-operated and conform to BS EN 14604:2005, Smoke alarm devices or BS 5446-2:2003.

Alarms to be permanently wired to a separate fused circuit at the distribution board and to have battery back-up.

There should be at least one smoke alarm on every storey of a dwellinghouse.

Where the kitchen area is not separated from the stairway or circulation space by a door, there should be a compatible interlinked heat detector or heat alarm in the kitchen.

Smoke alarms/detectors should be sited so that:

- In all circulation areas at each storey level that forms part of escape route from the dwelling
- There is a smoke alarm in the circulation space within 7.5m of the door to every habitable room;
- They are ceiling-mounted and at least 300mm from walls and light
- The sensor in ceiling-mounted devices is between 25mm and 600mm below the ceiling (25-150mm in the case of heat detectors or heat alarms).
- Smoke or heat alarms should not be fixed near appliances etc. That are likely to give a false alarms

Mechanical Ventilation

Kitchens to be ventilated via cookeer hood with extract not less than 30 litres/second (60 litres/sec if not incorporated in cookeer hood). Minimum 2500mm2 background ventilation to be provided.

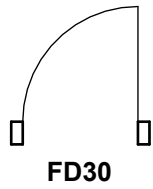
Utility rooms to be ventilated by mechanical means by extract fan extracting not less than 30 litres/second. Minimum 2500mm2 background ventilation to be provided.

Bath and shower rooms to be ventilated by mechanical means by extract fan extracting not less than 15 litres/second with 15 minute overrun controlled automatically or manually. Minimum 2500mm2 background ventilation to be provided.

Toilet to be ventilated by mechanical means by extract fan extracting not less than 6 litres/second W/C (with or without a window)

Structural Notes:

- All and any structural elements are indicative and are subject to a structural engineer report/design. the detail provided is for information only and should not be refered too as the final structural design
- All fixings are for visual purposes only. please refer to the structural engineer design



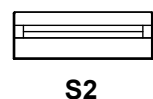
DENOTES:
Fire rated doors to **FD30** rating (minimum), this is to include door frames and hardware. Intumescent strips are to be rebated into the door frame



DENOTES:
Proposed **ESCAPE** window. All windows will have an unobstructed openable area of at least 0.33m2 and at least 450mm high and 450mm wide. The route through the window can be either at an angle or straight. The bottom openable area is not to be less than 800mm and no more than 1000mm. Safety glass must be installed if the cill falls below 800mm



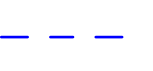
DENOTES:
Proposed **STANDARD** window. The bottom openable area is not to be less than 800mm and no more than 1000mm. Safety glass must be installed if the cill falls below 800mm



DENOTES:
Proposed **STANDARD OBSCURE** window. The bottom openable area is not to be less than 800mm and no more than 1000mm. Safety glass must be installed if the cill falls below 800mm



Denotes main foul sewer pipework 110mm



Denotes surface water drainage pipework 110mm



Denotes internal waste pipe 32mm to 50mm



Denotes soil vent pipe (SVP) serving upper floors



Denotes rain water downpipe connecting to gully



Denotes foul or storm water inspection chamber



Denotes foul or storm water manhole



Denotes attenuation tank/soakaway showing estimated size i.e (sized for 245m² x (50/3000) **4.1m³**

FOUL DRAINAGE CONNECTIONS & PIPE

Where foul waste pipe change direction, exceeding 30° then a manhole or inspection chamber is required.

The maximim distance between manholes or inspection chambers should not exceed 20m.



Denotes double convector radiator 800 wide



Denotes double convector radiator 800 wide



Denotes double convector radiator 1000 wide



Denotes double convector radiator 1200 wide



Denotes single convector towel rail / vertical radiator



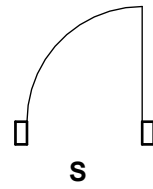
Denotes hot water/heating cylinder



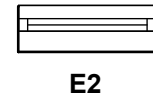
Denotes air source heat pump



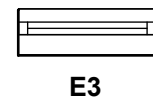
Denotes air source heat pump



DENOTES:
Standard door rating, this includes door frames and hardware.



DENOTES:
Proposed **ESCAPE** window with **TOUGHENED GLASS**. All windows will have an unobstructed openable area of at least 0.33m2 and at least 450mm high and 450mm wide. The route through the window can be either at an angle or straight. The bottom openable area is less than 800mm requiring safety glazing



DENOTES:
Proposed **ESCAPE** window with **TOUGHENED GLASS** and **OBSCURE GLASS**. All windows will have an unobstructed openable area of at least 0.33m2 and at least 450mm high and 450mm wide. The route through the window can be either at an angle or straight. The bottom openable area is less than 800mm requiring safety glazing

ABOVE GROUND FOUL DRAINAGE CONNECTIONS

All above ground waste and soil drainage shall be constructed of UPVC by Wavin Osma or similar to comply with BS 5572:1978 for sanitary pipework. All drainage in accordance with part H of the Building Regulations.

Size of wastes pipes and max length of branch connections (if max length is exceeded then anti vacuum traps to be used);

Sink - 3m for 40mm pipe; 4m for 50mm pipe
Washbasin - 1.7m for 32mm pipe; 4m for 40mm pipe
Bath/Shower - 3m for 40mm pipe; 4m for 50mm pipe
Washing machines/dishwashers - 3m for 40mm pipe; 4m for 50mm pipe
WC - 6m for 100mm pipe for single WC

All branch pipes to connect to 110mm soil and vent pipe. 450mm minimum from the lowest branch connection to drain invert (max. 3 storey).

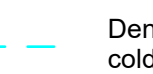
Waste pipes not to connect within 200mm of the WC connection. Provide access fittings and rodding eyes as necessary in convenient locations to permit adequate cleaning and testing of pipe work. Traps to Washbasins, Sinks and Bidet to be 75mm deep and Bath, Shower, WC to be 50mm.

Soil & Vent Pipe to be encased in two layers of plasterboard duct & wrapped in glass fibre quilt. Where SVØ pass through floor or ceiling pipe to be sealed around opening with flexible mastic (or packed with glass fibre). No waste pipes to be discharged into hopper heads or rainwater gutters and gullies

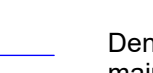
FOUL WASTE VENTILATING PIPES

Ventilating pipes open to outside air should finish at least 900mm above any opening into the building within 3m and should be finished with a wire cage or other perforated cover, fixed to the end of the ventilating pipe, which does not restrict the flow of air. Stack ventilation pipes (the dry part above the highest branch) may be reduced in size in one and two storey houses, but should be not less than 75mm.

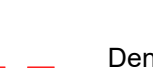
Ventilated discharge stacks may be terminated inside a building when fitted with air admittance valves complying with BS EN 12380:2002. Where these valves are used they should not adversely affect the amount of ventilation necessary for the below ground system which is normally provided by open stacks of the sanitary pipework. Air admittance valves should be located in areas which have adequate ventilation, should be accessible for maintenance and should be removable to give access for clearance of blockages. Air admittance valves should not be used outside buildings or in dust laden atmospheres. Where there is no open ventilation on a drainage system or through connected drains, alternative arrangements to relieve positive pressures should be considered.



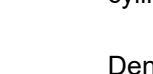
Denotes incoming mains cold water



Denotes cold water from mains Isolating/stop valve



Denotes hot water from water cylinder



Denotes central heating from water/heating cylinder



Denotes electric underfloor heating

Purge Ventilation
All habitable rooms to have openable windows with clear open area of not less than:

1/20th of the floor area – windows opens more than 30 degrees
1/10th of the floor area – windows opens between 15 and 30 degrees
Opening to habitable rooms to be at least 1.75m above floor

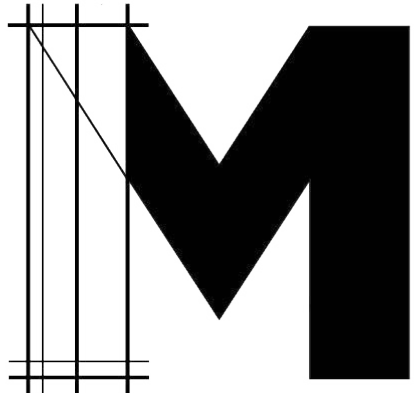
Area of external windows, doors, roof windows should not exceed 25% of floor area, otherwise SAP calculation required. All internal doors should have a 10mm gap under the door to ensure good air transfer throughout the dwelling.

Background Ventilation
Background ventilation should be provided to all new windows, doors and roof windows. Minimum requirement for trickle vents now 8000mm2 for habitable rooms or 10,000mm2 for single storey dwellings.

Background ventilation to be provided via window trickle ventilators:

8 000mm2 - Habitable rooms and kitchens (more than one storey dwellings)
10 000mm2 - Habitable rooms, kitchens (single storey dwellings)
5 000mm2 - Bathrooms, WC and utility rooms

To avoid draughts the background vents must be located 1.7m above floor level.



MOOSECONSULTING

CLIENT REVIEW

ISSUE STATUS

CLIENT
MR & MRS GREEN

PROJECT

FAIRHAVEN

REV	DESCRIPTION	DATE
A	CLIENT REVIEW	24.03.25

Notes

1. Structural calculations, guidance or notes of any is for guidance only, not for construction. You must engage a structural engineer.

2. All documentation provided does not limit your liability in respect to the engagement and full compliance of Planning and/or Building Control.

3. The nominated Building Control officer has the right to superceed any and all of the information contained within this document. You are required by Law to comply with the explicit directions given by your Building Control officer.

PROJECT ID	DATE of ISSUE
2503101	24.03.25
SCALE (@ A1)	REV
1 : 50	A

TITLE
LEGEND

DWG No.

A001

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