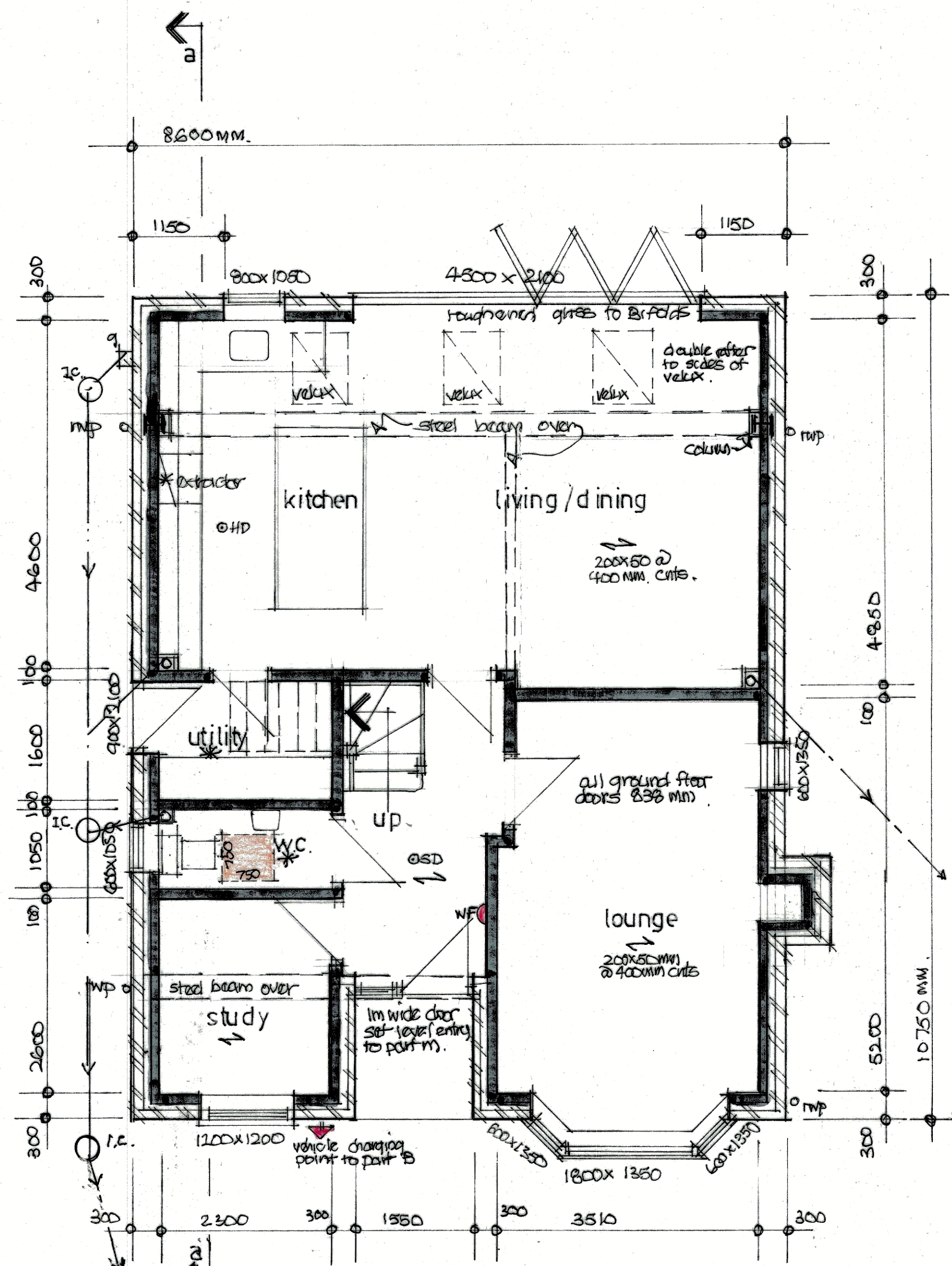


front elevation
0m 1 2 3 4 5m
scale bar 1:100

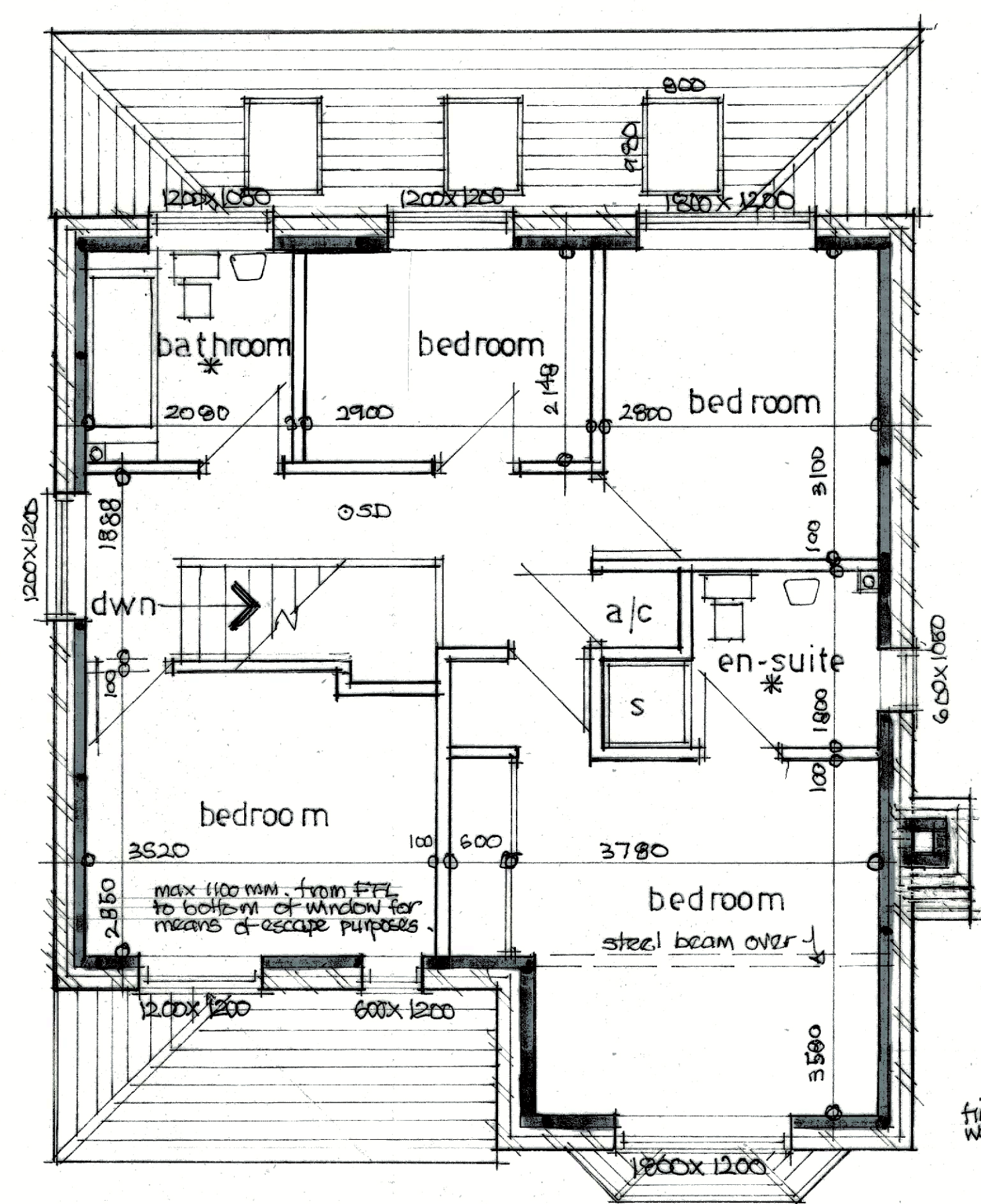
side elevation

rear elevation

side elevation



ground floor plan
0m 1 2 3 4 5m
scale bar 1:50
WF Internet connection point to Doc R.
car charging point to Doc B.



first floor plan

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 & 1200 mm of finished floor level.
All new light fittings to be low energy type.

SD & Detectors - All smoke & heat detectors to be mains operated with battery back 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 15 min overrun. Wall fan to utility min 30 litres/sec extraction rate.

Bathroom - 50 mm dia pvc waste to bath, showers & kitchen sinks, 38 mm dia pvc waste to handbasins all with 75 mm deep seal traps to discharge into 100 mm dia pvc soil & vent pipe all to BS S258 8201.

Below ground - 100 mm dia pvc foul drains encased in 150 mm pad shingle min fall 1:40 concrete lintels over where drains pass through walls all to BS S258.

Heating - Gas fired Buderus SUBEUK rating A, for supply of space heating & hot water needs, separate zone controls, thermostatic radiator valves, 800 certificate provided on completion all to BS S258.

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

Windows & doors - double glazed uPVC or timber casement windows over all openings insulated dpc to jambs opening lights equal to 120 th floor area. trickle vent to be set equal to 8000 mm² habitable rooms means of escape windows min clear opening size 450 x 750 mm, max U Value 1.2 W/m²K. Glazing in critical areas to app doc K to be safety/toughened glass in accordance with BS EN 12600 or BS 6266 (ref 8).

chimney - 100 x 50 mm. SW stud work @ 400 mm c/c, 100 mm acoustic quilt between studs min 10.3 kg/m² wall faced both sides with 12 mm plasterboard skim coated.

first floor walls - 100 x 50 mm. SW stud work @ 400 mm c/c, 100 mm acoustic quilt between studs min 10.3 kg/m² wall faced both sides with 12 mm plasterboard skim coated.

staircase - 13 R equal rises of 202 mm, 9 R equal treads of 225 mm, min width of tapered treads 75 mm, min clear width of stairs 800 mm, min handrail height 900 mm, max opening between balusters 90 mm, min clear headroom 2 m.

steel beams - All steelwork encased in 2 layers 12.5 mm fireline plasterboard skim coated to give 1 hrs fire protection.

Drawing title	
Proposed dwelling at 46 Station Road, Netley Abbey, Southampton, Hants. SO31 5AF.	
Scale	
1:50 1:100 @ A1.	
Date	October 25
Drawn by	David Windsor
Drawing no.	S.R.01.
Rev.	A.

A) Shower from bathroom removed 12/2/26.