

Do not scale from this drawing, except for planning purposes.
Any discrepancies are to be reported to WS Planning & Architecture.
Refer to Structural Engineers details for structural design criteria.
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BUILDING REGULATION NOTES:

SECOND FLOOR: 22mm chipboard, 12mm ply, sat on 254mm Crenden posi-joists. 25mm (2 x layers of Soundbloc)

SMOKE ALARMS: Interconnected mains operated smoke alarms to be located in the entrance hall. Heat detector to kitchen. As shown on drawings.

RADIATOR: Fit TRVs if in a room without a room thermostat.

BOILER: System to be either combi boiler or boiler and hot water cylinder, with wet heating system, radiators and/or underfloor heating. No open flues.

AIR PRESSURE TEST: Satisfactory air pressure test results will be submitted upon completion to the Inspecting Authority.

SAP/EPCs: Final 'as built' SAP Assessment/EPC's will be submitted to the Inspecting Authority upon completion.

INTERNAL PLUMBING.

32mm trapped wastes to washbasins. 40mm trapped wastes to baths, sinks, showers and washing machine.
75mm deep seal traps to wastes on soil and vent pipe/stub stack (50mm to we pan).

Washbasins: minimum 32mm diameter for maximum 1.7m run. Minimum 40mm diameter for maximum 3m run. Fall of branch wastes for washbasins to be as indicated in diagram 30(i) of Part H1 of the 1990 Approved Documents. NOTE: Where 40mm branch pipe is used the tail of the trap should be lengthened by 50mm before increasing the diameter.

All plumbing to be in accordance with BS EN 12056 2000.
Thermostatic mixer valves to be fitted to baths to limit water temp to 48°C. Airted taps to be provided.
Anti-siphonic fittings required to waste runs greater than 3m. Access points to be provided at every change in direction of waste.

SOIL VENT PIPE: SVPs to terminate to open air at least 900mm above adjacent window openings.

WATER: A suitable installation for the provision of wholesome water and heated wholesome water must be provided to any place where water is drawn off, such as washbasins, bidets, baths, showers or sinks in food preparation areas. The water is considered wholesome if it is provided by a statutory water undertaker or licensed water supplier or by a source complying with the Private Water Supply Regulations 2009.

The potential consumption of wholesome water by persons occupying a dwelling should not exceed 125 litres per person per day. The person carrying out the work must give the Local Authority notice which specifies the potential consumption of wholesome water. This must be calculated in accordance with the methodology set out in the document 'The Water Efficiency Calculator for new dwellings'. This notice is to be given no later than 5 days after the work has been completed.

GAS INSTALLATION: All gas work required to meet the requirements of Part J of the Building Regulations must be designed, installed, inspected and tested by a competent person and a Gas Safe certificate is to be forwarded to the LA & owner, prior to occupation of the works.

EFFICIENCY: New condensing Boilers should have a min efficiency of 88% SEDBUK 2009 or if unknown from manufacturer SEDBUK 2005 values to be used.

SYSTEM CIRCULATION: Min provisions for system circulation Primary circuits should be fully pumped, if required automatic bypass valve to manufacturers' instructions.

HOT WATER STORAGE: Min provisions for hot water storage and labelling of storage vessels - Vented copper hot water storage vessels should comply with BS 1566:2002 Part 1, unvented or cylinder not made from copper hot water storage systems should comply with BS EN 12897:2006. Primary storage vessels should meet the insulation requirements set within the Hot Water Association Performance specification for thermal stores. (No greater than 2.21 kWh/day). The standing heat loss for all hot water storage vessels should not exceed the stated losses. Combination cylinders should comply with BS 3198:1981. All storage vessels should carry the necessary labelling.

HOT WATER CYLINDER: Install a boiler interlock and separate timing for space heating and hot water. Good practice would be to upgrade gravity-fed systems to fully pumped.

SURFACE WATER - Gutters and outlets to serve roof to be taken into existing soakaway. RWP's to connect into existing soakaway.

Main Roof (40°):
Effective area of roof: 127.4m²
Gutters: 100mm @ 0.6l/s
RWP - 4no. (min): 63mm @ 1.1l/s

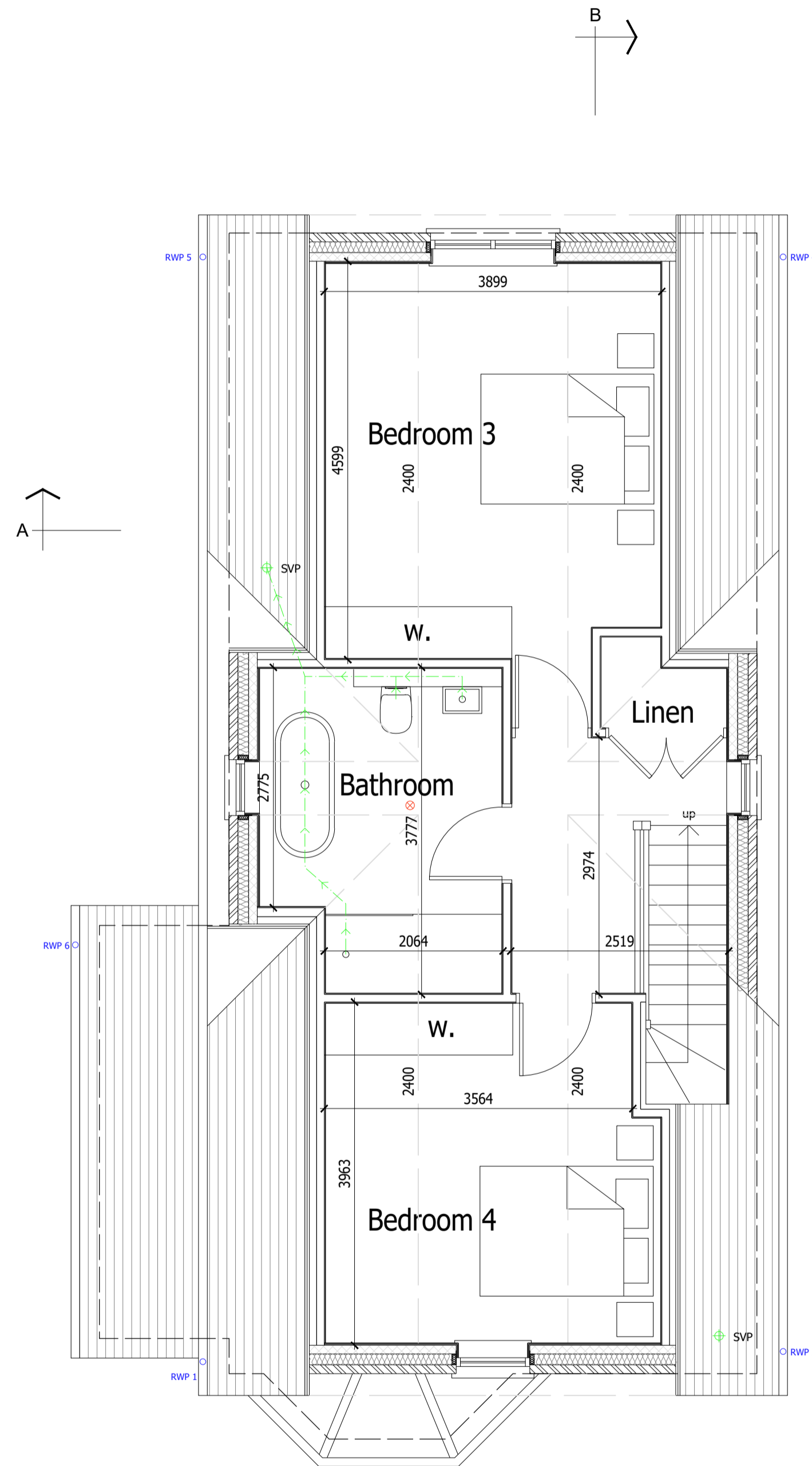
Lean-to Roof (40°):
Effective area of roof: 13.5m²
Gutters: 100mm @ 0.6l/s
RWP - 1no. (min): 63mm @ 1.1l/s

Bay Windows (40°):
Effective area of roof: 4.8m²
Gutters: 100mm @ 0.6l/s
RWP - 1no. (min): 63mm @ 1.1l/s

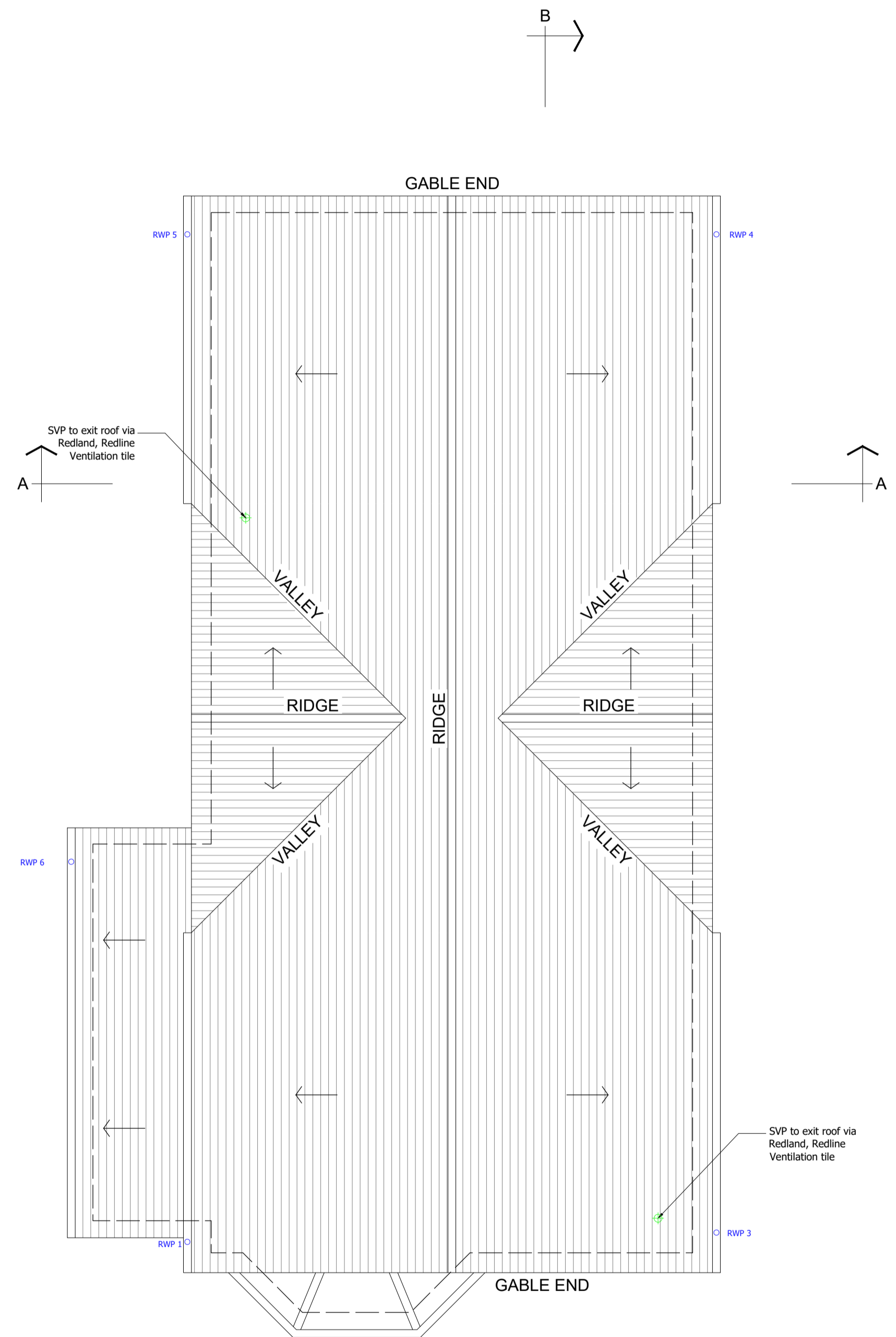
Total effective area 145.7m² x 0.040 = min. volume of 5.8m³ below invert. Provide soakaway of minimum volume of 5.8m³ below invert located in rear garden.

Volume calculation - soakaway calculated to receive max daily rainfall of 40mm.

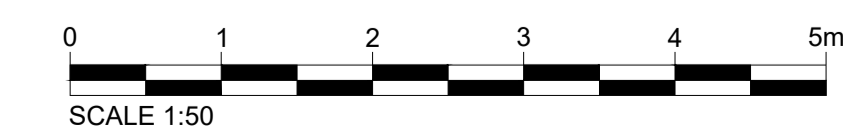
ROOF CONSTRUCTION. Cold roof - insulation below and between rafters. Clay plain tiles on 38 x 25 s/w battens, 50mm air gap, rafters (150 x50) fixed to 100 x 50 wall plate to S.E.s design.
Insulation insulation below and between joists 150x50mm @ 400cc
150mm Kingspan Kooltherm K7 Pitched Roof (between joists)
32.5mm Kingspan Kooltherm K118 Insulated Plasterboard fixed under rafters
3mm skim coat
U-value of 0.16W/m²k



SECOND FLOOR



ROOF PLAN



Rev	Date	Description

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Date	November 2017	Drawn By	CT
Scale	1:50@A1	Checked	

Client
Windsor Homes

Project
**Millstones - Plot 1
Portmore Park Road
Weybridge, SURREY**

Title
**Second Floor & Roof Plan
Construction Issue**

Drawing No.
J002785/ BR04