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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R18040
Windsor Homes.
Plot 1 Cedar Ridge
St Johns Hill Rd
Woking
GU21 7RG

BUILDING REGULATION NOTES:

FIRST FLOOR. 22mm chipboard, 50mm biscuit screed laid with underfloor heating, 12mm ply, sat on 254mm Ceeden pre-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: Appliance efficiency should be as new systems, and not significantly less than of the appliance being replaced. Install a boiler interlock as defined for new.

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.

Pre-completion sound testing to be carried out to both party wall and party floor construction.

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 wc 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(c) 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.
Termostatic mixer valves to be fitted to baths to limit water temp to 48°C. Airated 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 foord 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.

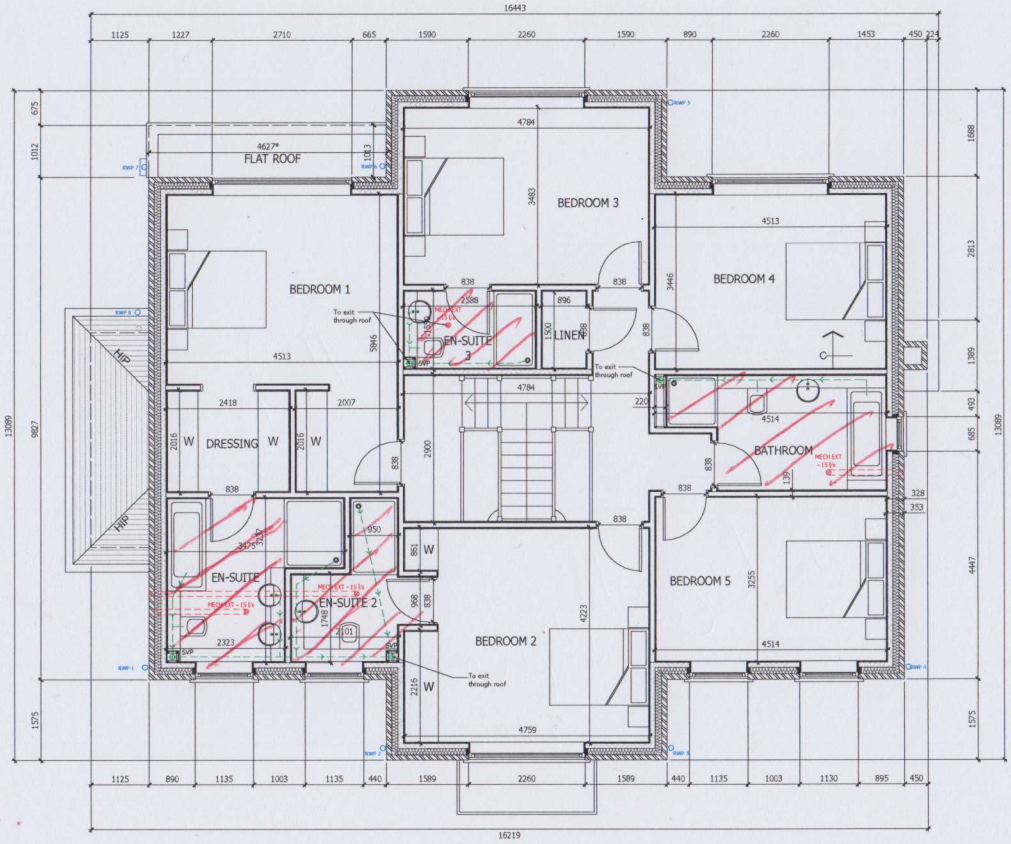
EFFICIENCY: New condensing Boilers should have a min efficiency of 88% SEDBUK 2009 or if unknown from manufacturer SEDBUK 2005 values to be used.

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 shoud 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.

Direction of laying.
Front - Back.



5 Bedrooms.
Dressing from Landing.

FIRST FLOOR PLAN

Fit to All areas not Tiled on 1st Floor.
Nosings @ Top Steps

Drawing to be read in conjunction with ???

0 1 2 3 4 5m
SCALE 1:50

Rev	Date	Description
B	05.10.17	Drawing amended
A	03.10.17	Layout amended

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

Client: Windsor Homes

Project: Plot 1 Cedar Ridge
St John's Hill Road
Woking, Surrey

Title: Construction Issue
First Floor Plan

Drawing. No.: J002785/ BR04 B