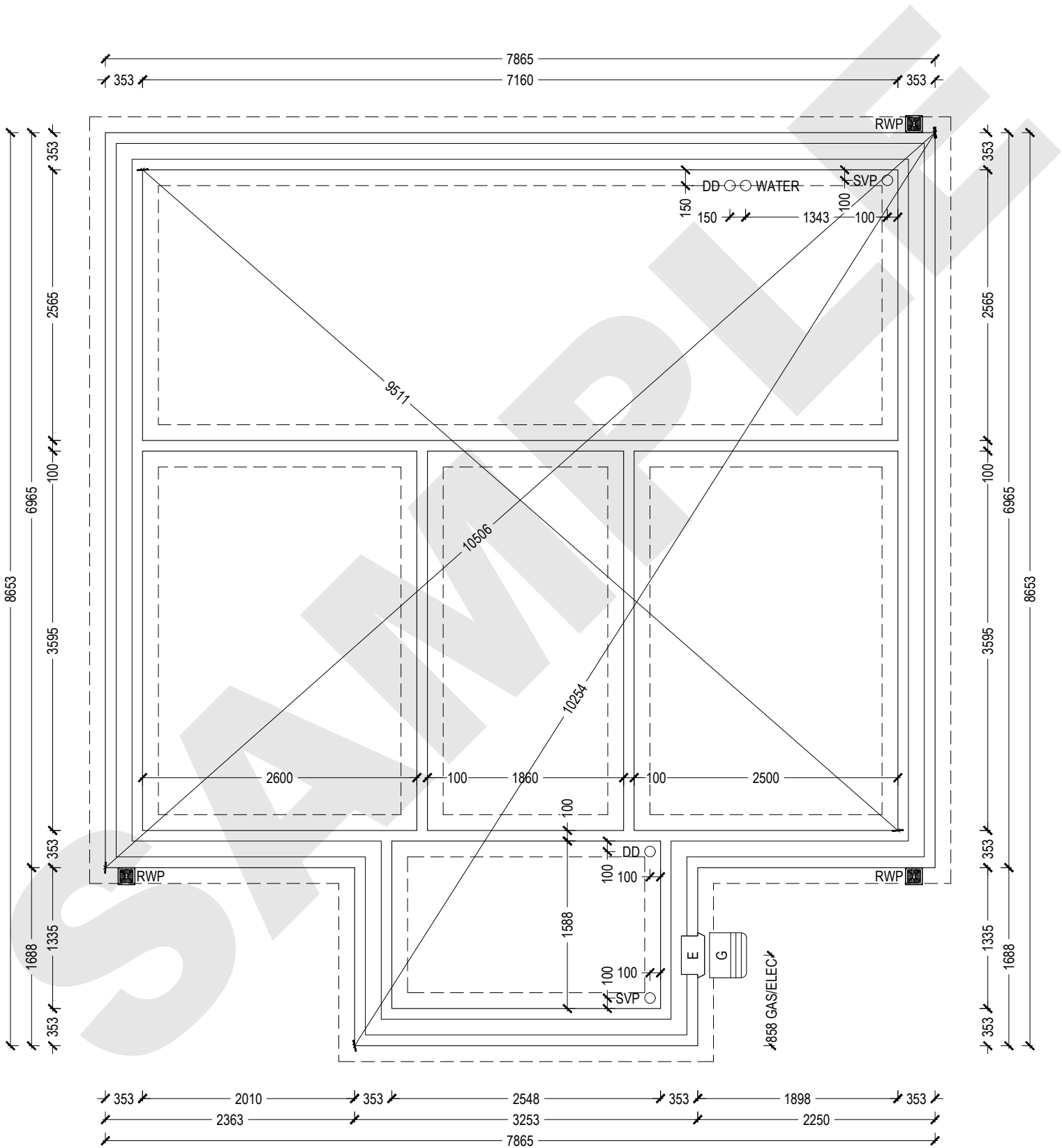


FOUNDATION NOTES:

- Foundations are to be of a site specific design to suit individual site conditions as produced and approved by site engineering consultant.
- Foundations to be taken down to a level below invert of any adjacent drainage. PCC lintels are to be provided over all services where they pass through walls above the foundation.
- Design to be in accordance with AD/A Section A1/2 Section 2E and to the satisfaction of the Building Inspector.
- Ensure DPM is lapped in with DPC under blockwork.

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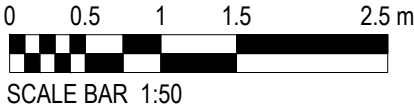
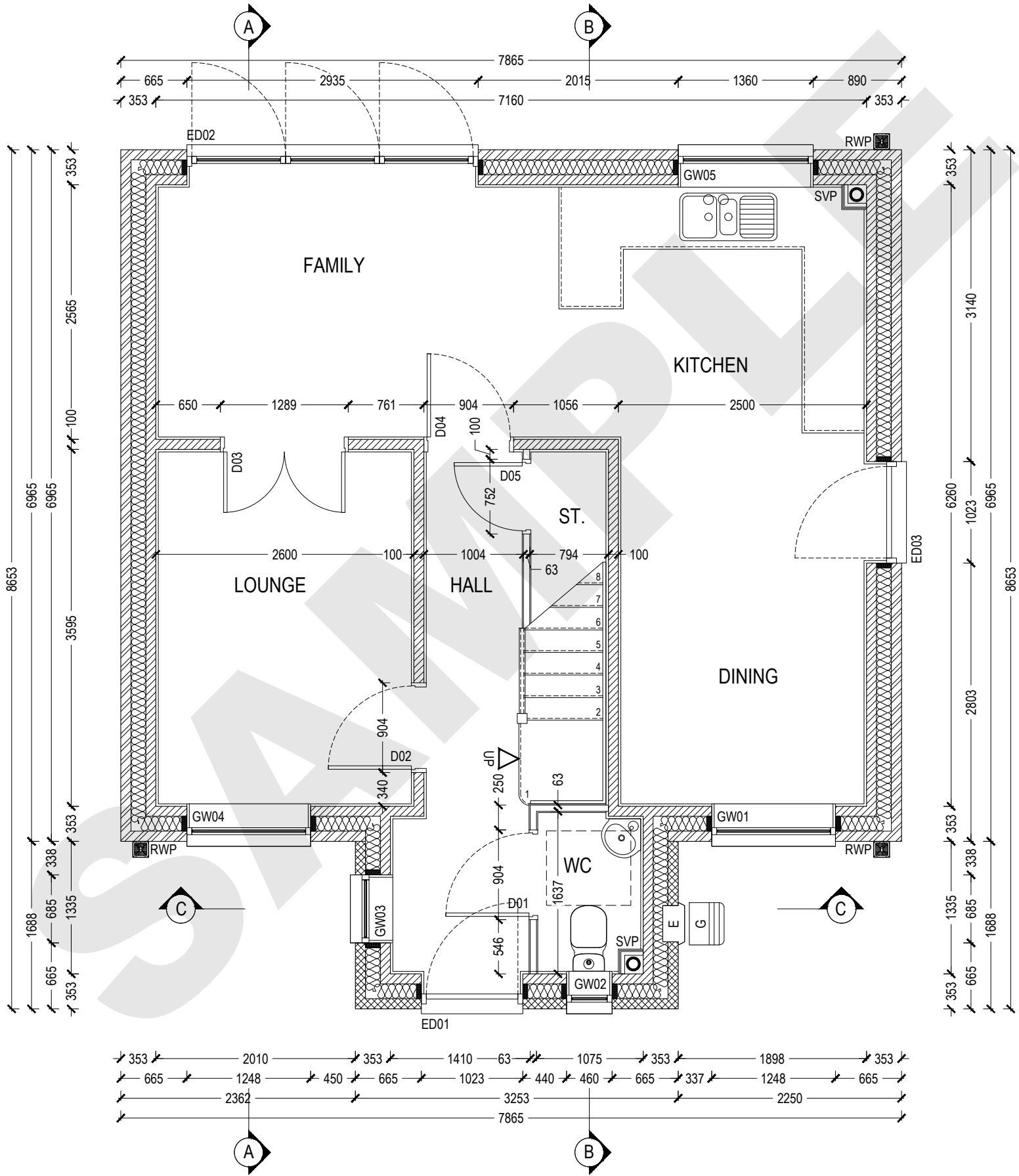
Rev.	Description	Ini.	Date
Drawing Status:			
BUILDING REGULATIONS			
Project:			
NEW BUILD			
4 BED DETACHED HOUSE			
Drawing Title:			
FOUNDATION PLAN			
Job Information			
Client Information			
Drawing Information			
Company Information			
Drg No.: 00-000-BR-03 Sheet Size:			
Rev: -			
Drawn: INI			
Chk'd: INI			
Date: 00.00.00			
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FLOOR PLAN NOTES:

- All plasterboard edges at external/separating wall perimeters, socket/switch outlets and at the junctions of window and door frames must be sealed with a continuous ribbon of plasterboard adhesive.
- All boxing in to concealed services must be sealed at floor and ceiling levels with a proprietary mastic sealant and/or expanding foam.
- Provide a min.850mm wide x 750mm deep clear area to the front of the WC pan to the entrance storey of the dwelling in accordance with the requirements of AD/M.
- Provide a level access threshold at the principal entrance of the dwelling in accordance with the requirements of AD/M.
- Secondary DPC to be provided to level access thresholds 150mm above main DPC and stepped down to main DPC where necessary.
- Internal soil pipes to be wrapped in min. 25mm mineral fibre quilt and fire stopped where it passes through intermediate floors and be encased full height with 2No. layers of 12.5mm plasterboard on 38x38mm sw framing in all cases.
- Indicative kitchen layout shown. Please refer to kitchen manufacturers drawings for exact details and spec. including electrics.
- Water main ducted to stop tap and water meter under kitchen sink.
- Stairs to be constructed in accordance with manufacturers details and AD/K. Min. 860mm wide with 13 risers @ max. 204.8mm and 12 goings @ min. 227.5mm.
- Boiler flue outlet to have a min. clearance of 300mm from any opening light. Refer to manufacturers instructions for further details.

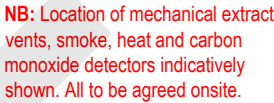
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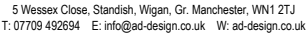
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Drawing Status: BUILDING REGULATIONS			
Project: NEW BUILD 4 BED DETACHED HOUSE			
Drawing Title: GROUND FLOOR PLAN			
Drg No.: 00-000-BR-04 Sheet Size:			
Rev: -			
Drawn: INI			
Chk'd: INI			
Date: 00.00.00			
Scale: 1:50			
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MECHANICAL & ELECTRICAL KEY	
	Consumer unit
	Internal light point - low energy
	External light point with integrated dawn/dusk sensor - low energy
	Emergency light fitting (communal) - low energy
	Double socket (switched) - low level
	Double socket (switched) - high level
	Single socket (switched) - low level
	Single socket (switched) - high level
	Double socket (lockable) - low level
	Fused spur - low level
	Fused spur - high level
	Cooker switch & single socket
	Bank of switches (kitchen appliance isolation)
	TV point
	Telephone point
	Multi-media plate (tv, satellite, data, telephone)
	BT, ONT & BBU (fibre)
	Combined boiler programmer & room thermostat (portable)
	Single light switch
	Double light switch
	Isolator switch
	Smoke detector
	Heat detector
	Carbon monoxide detector
	Mechanical extract vent
	Gas point
	Radiator
	Doorbell (push)
	Doorbell (chime)
	External tap
	Shaver point
	Intercom call system linked to main entrance door
	PIR sensor for communal lighting
	Automatic openable vent (to specialists manufacturers design)
GENERAL M&E NOTES	
1.	All switches & sockets for lighting and other equipment in habitable rooms to be located at appropriate heights between 450mm and 1200mm from FFL.
2.	Consumer units to be located at a height between 1350 and 1450mm from FFL.
3.	All sockets and switches located in Kitchen areas to be min. 300mm from any adjacent sink or drainer and min. 100mm from a cooker/hob.
4.	All fixed internal light fittings to be 100% low energy.
5.	All fixed external security lighting to be fitted with PIRs, 'dusk till dawn' sensors and a manual override.
6.	Fused spur for boilers to be located within boiler housing cupboard where possible.
7.	Smoke detectors to be sited 300mm from walls and light fittings and within 7.5m of the door to every habitable room.
8.	Heat detectors to be sited 300mm from walls and light fittings.
9.	Carbon monoxide detectors to be provided in the room where the appliance is located and between 1-3m horizontally from the appliance.



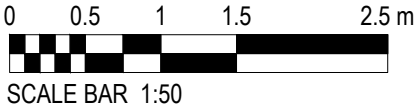
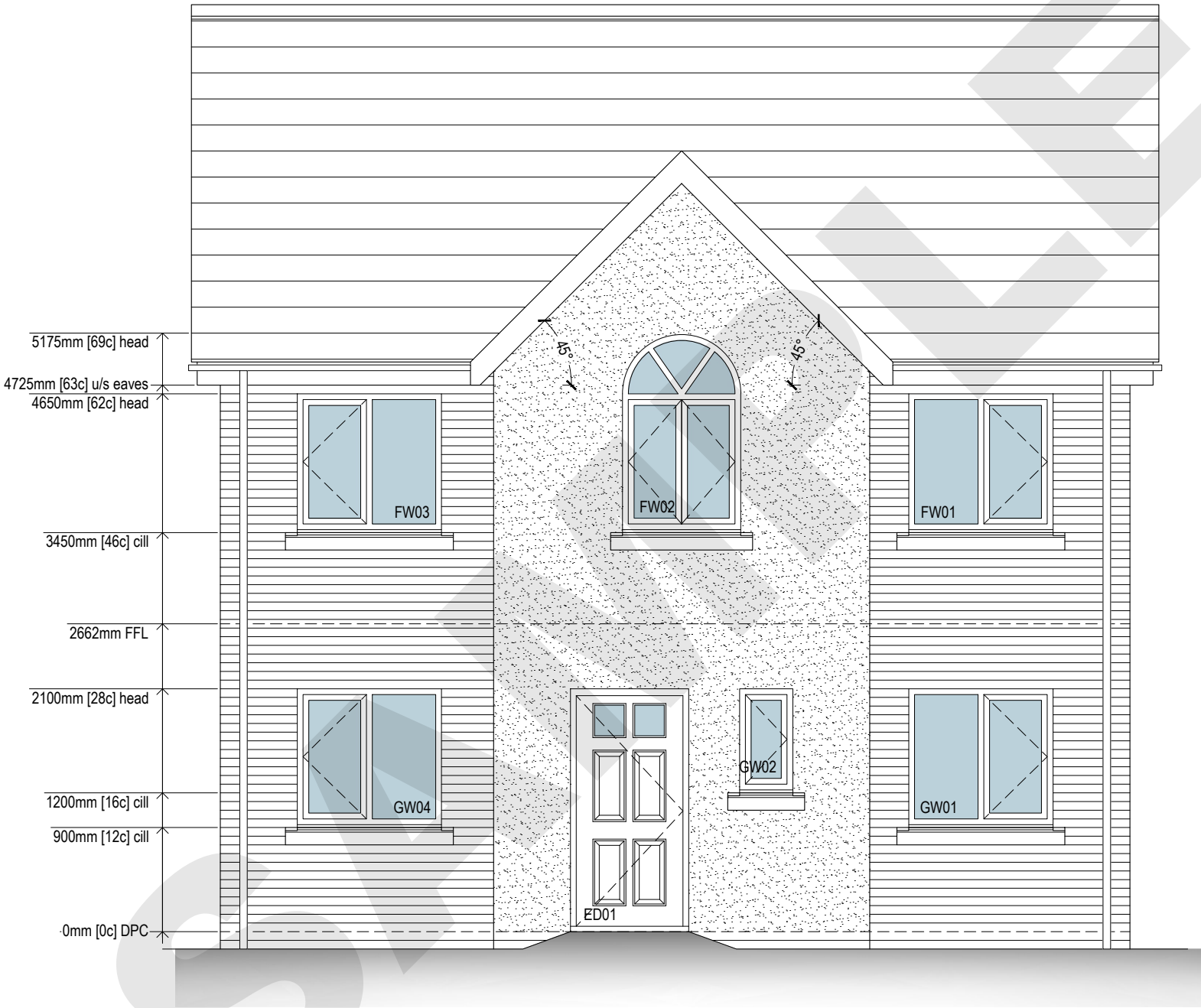
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ELEVATION NOTES:

1. Type/style of roof tiles and facing materials including external features such as canopies, cills, heads, fascia, windows and doors to the site specification and LA Approval.
2. Provide Code 4 lead flashings with cavity trays over at roof/wall abutments.
3. Escape windows to have an unobstructed openable area that is at least 0.33m², and at least 450mm high and 450mm wide. The bottom of the openable area should not be more than 1100mm above the floor.
4. Wall and roof tile vents to be provided for SVPs and mechanical extracts.
7. Location of mechanical extract vents to be agreed onsite.
8. SVPs to finish at least 900mm above any opening into the building within 3m.
9. Boiler flues - in accordance with AD/I, maintain the following required clearances from edge of boiler flue - 300mm directly below, above or alongside an opening window, air vent or other ventilation opening, 300mm from an internal / external corner, 75mm below RWP's and soil pipes, 200mm below eaves and 150mm horizontally from a RWP or Soil Pipe. Alternatively refer to manufactures details and specifications.

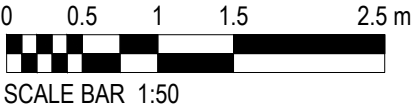
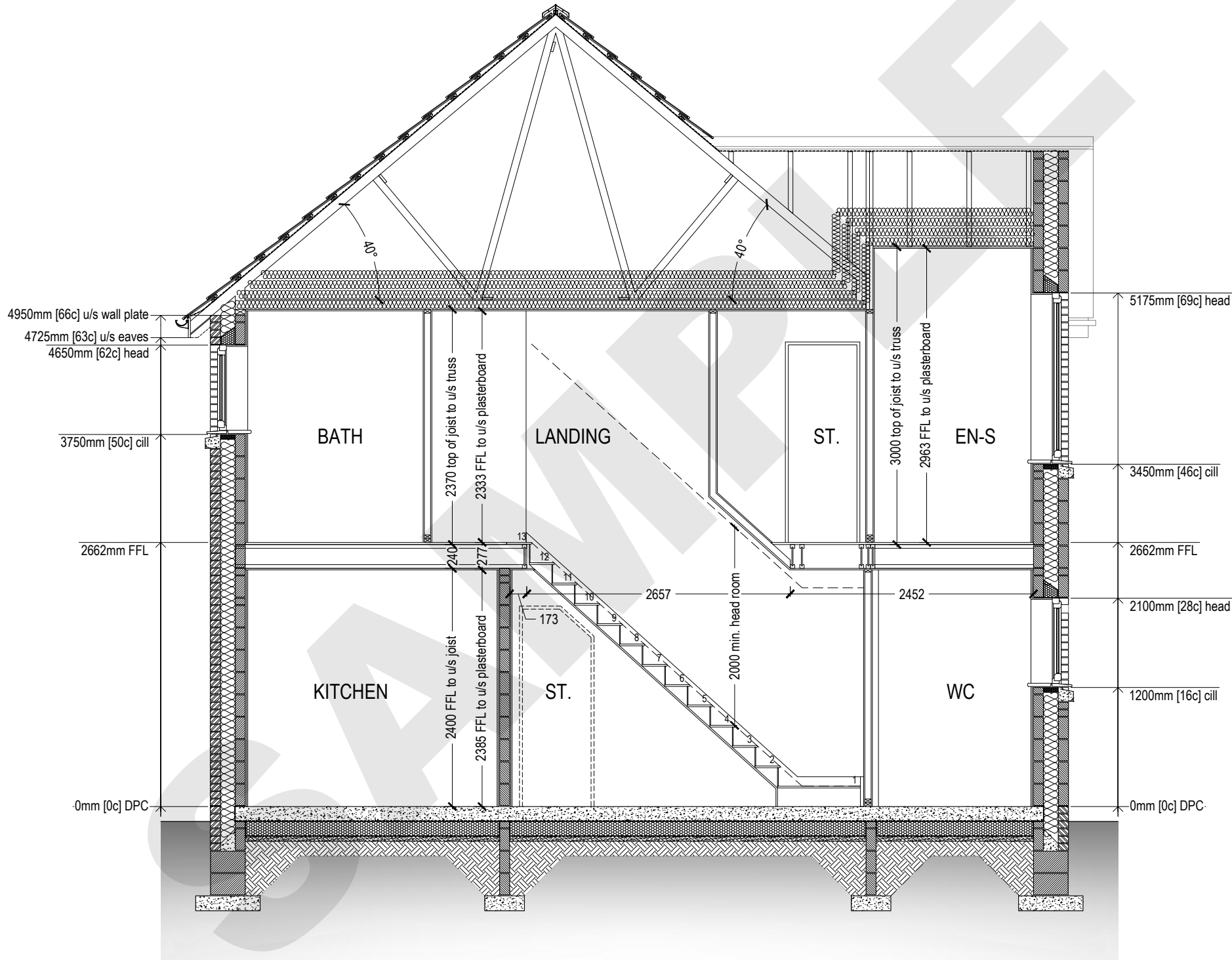


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Rev.	Description	Ini.	Date
Drawing Status: BUILDING REGULATIONS			
Project: NEW BUILD 4 BED DETACHED HOUSE			
Drawing Title: FRONT ELEVATION			
Drg No.: 00-000-BR-10 Sheet Size:			
Rev: -			
Drawn: INI			
Chk'd: INI			
Date: 00.00.00			
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SECTION NOTES:

1. All external materials to the site specification and LA approval.
2. Foundations are to be of a site specific design - see engineer's details.
3. Ground floor construction to achieve a limiting U-value of 0.18W/m²K or better - see specification for build up.
4. External wall construction to achieve a limiting U-value of 0.26W/m²K or better - see specification for build up.
5. Roof construction to achieve a limiting U-value of 0.16W/m²K or better - see specification for build up.
6. Windows and doors to achieve a limiting U-value of 1.6W/m²K or better.
7. Roof construction to be designed, fixed and braced in accordance with PD 6693-1. Refer to engineer's or roof truss manufacturers drawings for full details and specifications.
8. Roof tiles are to be fixed in accordance with the manufacturers recommendations on 50x25mm softwood tiling battens to BS 5534 on a Type 1F un-tearable roofing felt to BS 747.
9. 100x50mm wall plates throughout.
10. Sloped soffits to all eaves.
11. All RWP's to be PVCu.
12. Provide weepholes above all external openings except at eaves level.
13. Stairs to be constructed in accordance with manufacturers details and AD/K. Min. 860mm wide with 13 risers @ max. 204.8mm and 12 goings @ min. 227.5mm.
14. Provide a level access threshold at the principal entrance of the dwelling in accordance with the requirements of AD/M.
15. Secondary DPC to be provided to level access thresholds 150mm above main DPC and stepped down to main DPC where necessary.



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Rev.	Description	Ini.	Date
Drawing Status: BUILDING REGULATIONS			
Project: NEW BUILD 4 BED DETACHED HOUSE			
Drawing Title: SECTION B-B			
Job Information			
Client Information			
Drawing Information			
Company Information			
Drg No.: 00-000-BR-15 Sheet Size:			
Rev: -			
Drawn: INI			
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