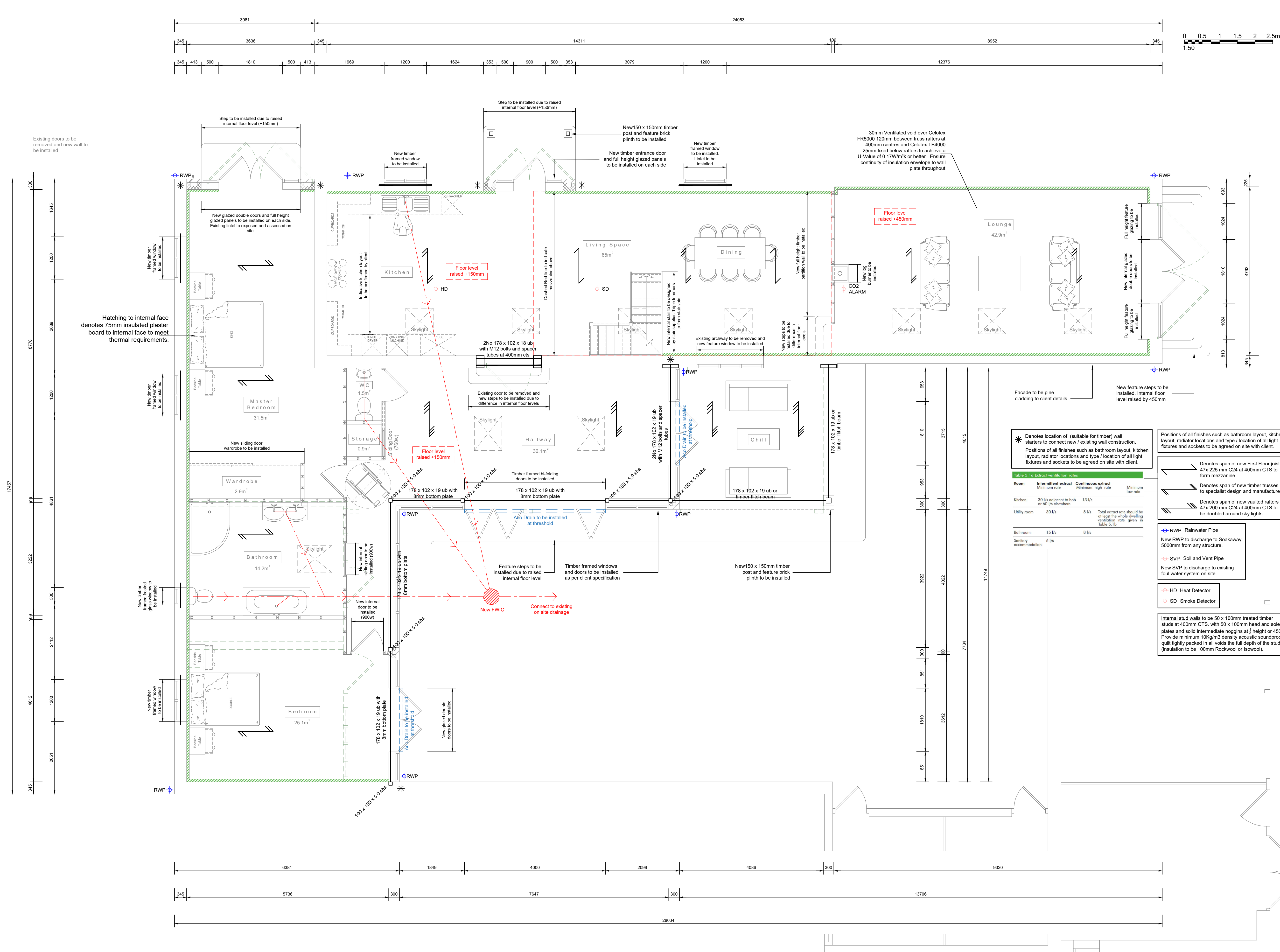




Do not scale from this drawing

This drawing has been prepared based upon survey and other information supplied by others.

All dimensions and labels are to be checked on site by contractors and inconsistencies reported immediately to Colchester Planning Services prior to works being undertaken.

Contractors are to ensure that all works under their responsibility or the responsibility of their sub-contractors are constructed and / or manufactured to comply with all relevant national and / or local authority statutory requirements and in accordance with local building control and codes of practice.

This drawing is to be read in conjunction with all other relevant drawings, specifications, schedules and so forth, relating to the project or projects for which this drawing has been prepared.

This drawing is to be read in conjunction with all other relevant drawings, specifications, schedules and so forth, prepared by others and which are relevant to the project or projects identified on this drawing.

This drawing is for planning application status only and is not to be used for construction on site.

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Revision	Date	Description	Dw	Chk

REVISIONS:

* Denotes location of (suitable for timber) wall starters to connect new / existing wall construction.

Positions of all finishes such as bathroom layout, kitchen layout, radiator locations and type / location of all light fixtures and sockets to be agreed on site with client.

Room	Intermittent extract Minimum rate	Continuous extract Minimum high rate	Minimum low rate
Kitchen	30 l/s adjacent to hob or 60 l/s elsewhere	13 l/s	
Utility room	30 l/s	8 l/s	
Bathroom	15 l/s	8 l/s	
Sanitary accommodation	6 l/s		

Total extract rate should be at least the whole dwelling ventilation rate given in Table 5.1b

Positions of all finishes such as bathroom layout, kitchen layout, radiator locations and type / location of all light fixtures and sockets to be agreed on site with client.

Denotes span of new First Floor joists 47x 225 mm C24 at 400mm CTS to form mezzanine.

Denotes span of new timber trusses to specialist design and manufacturer.

Denotes span of new vaulted rafters 47x 200 mm C24 at 400mm CTS to be doubled around sky lights.

RWP Rainwater Pipe

New RWP to discharge to Soakaway 5000mm from any structure.

SVP Soil and Vent Pipe

New SVP to discharge to existing foul water system on site.

HD Heat Detector

SD Smoke Detector

Internal stud walls to be 50 x 100mm treated timber studs at 400mm CTS, with 50 x 100mm head and sole plates and solid intermediate nogginns at height of 450mm. Provide minimum 10Kg/m3 density acoustic soundproof quilt tightly packed in all voids the full depth of the stud (insulation to be 100mm Rockwool or isowool).

1 Ground Floor Showing Works Over
1:50

Client: MR & MRS BAINES

Project: PARSONAGE FARM BARN, PARSONAGE LANE, SUTTON ST JAMES SPALDING, LINCOLNSHIRE, PE12 0JA

Drawing Title: REGULATIONS PLAN

Project No.	Drawing No.	REV.	Paper Size
18_1090	BR2	-	A1

DATE	SCALE	DRAWN	CHECKED
NOV 2018	1:50	DC	AF

WORK STAGE:

☐ Concept Design	☐ Tender Issue
☐ Planning Application	☐ Contract Issue
☒ Building Regulations	☐ Working drawings

architecture + consultation + PM

