



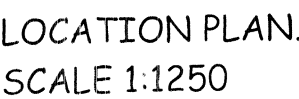
New front bedroom
Form new bedroom. Remove wall between kitchen and dining area, insert new steel, later combi door and frame to allow installation of new en-suite, provide new stud wall plasterboard both sides, insert 100 mm quilt insulation, make good all surfaces and fix matching skirting both sides.



Sanitary fittings to new en-suite
V.C. To have dual flushing action to NWWA regulations and to have 25 mm overflow direct to external air. Connect with 'p' trap and 100 mm diameter upvc soil branch pipe to new 100 mm diameter upvc s & vp. Wastewater basin to have 75 mm deep seal anti vac trap and 38 mm diameter upvc waste connected to 50 mm diameter combined upvc waste connected to s & vp. Shower to have 75 mm deep seal anti vac trap and 42 mm diameter upvc waste to run between floor joists connected to new s & vp. Connect all fittings to new hot and cold water system

Electrical Fittings. All sockets to be positioned above 450 mm from floor level, and all switched to be positioned below 1200 mm from finished floor level to comply with Part M of the Building Regulations. Minimum 3 level of every internal light fittings and all external lightings to incorporate only fittings with LED lamps/luminous efficiency greater than 45 lamp lumens/circuit watt and total output greater than 40 lamp lumens, with and external lightings to incorporate daylight sensor, all in accordance with Part L1B section 4.24 Building Regulations (2010 Edition with 2013 amendments) and Table 4.2 of Domestic Building Service Compliance Guide 2013 Edition.

Electrical installation to be designed and installed and tested on completion by an NICEIC registered contractor in accordance with BS 7671:2001 to comply with Part P of Building Regulations.



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