

G J B (DESIGNS)

gram@buildingplansuk.com
 This drawing is for negotiations with the Local Authority Planning & Building Control Departments in the event that it is used for construction then the builder is responsible for checking on site all dimensions & relevant information prior to the commencement of works to ensure the accuracy of any information contained in the drawing. Any discrepancy must be notified before work commences. The drawing may only be used for the address shown and may not be copied without permission. Copyright G J B (Designs)

FLOOR DRAINAGE

Wastes connected to ex SVP stack Fall 1:50 rodding eyes @ all elbows Wastes to have 75mm deep sealed traps Wastes from basin, shower, 30mm EX SVP vent min 500mm above any opening, extend if required

GLAZING

(U-value 1.5W/m²K)
 New glazing in timber or UPVC frames double glazed 24mm air gap Glazing to windows up to 800mm from floor & glazed doors up to 1500mm or where there is a combined door & window then glazing to comply with Class C of BS6205 BS Kite marked Ensure that there is no thermal bridging or air leakage around frames

HEATING

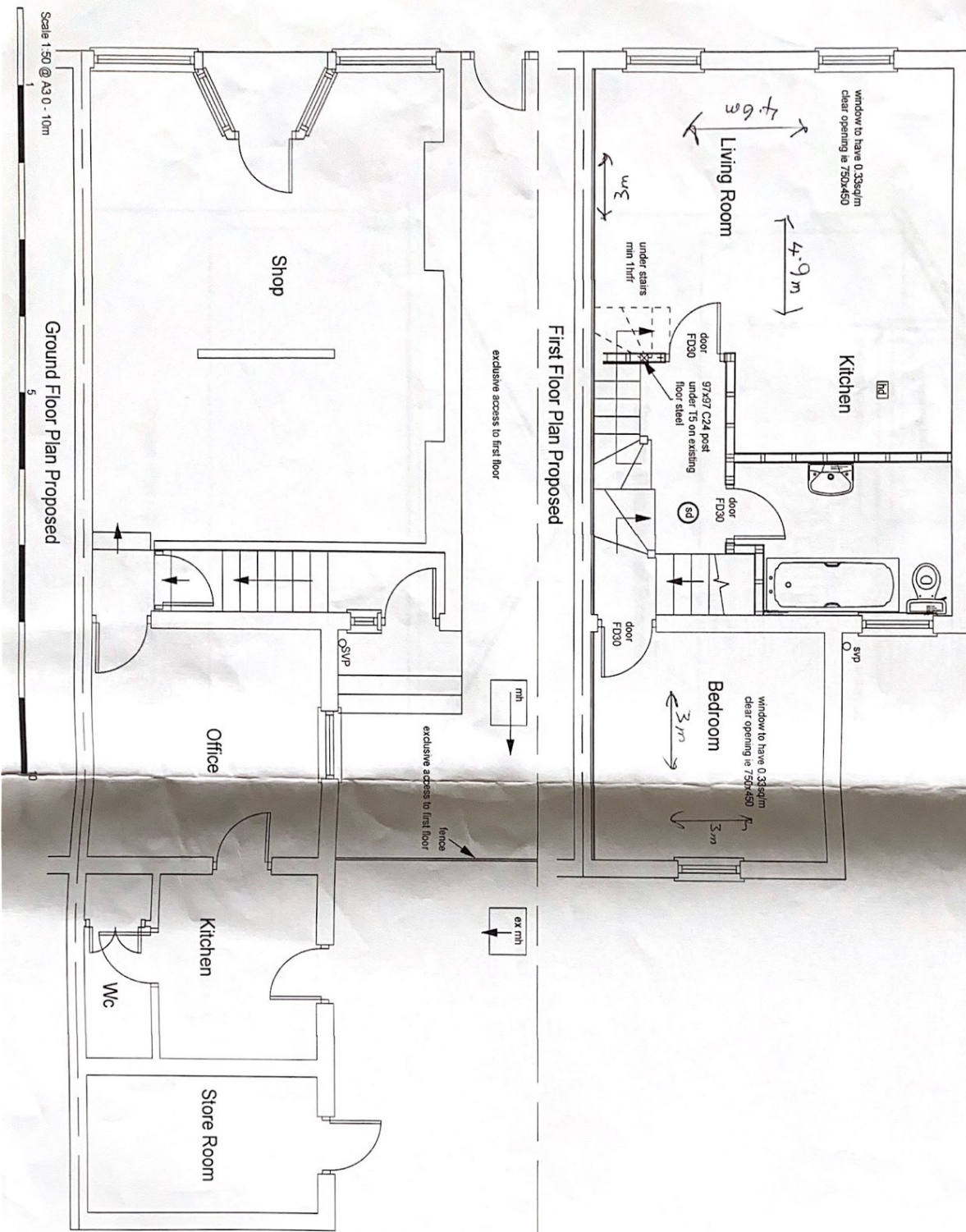
Any new boiler fan assisted condensing boiler installed to manufacturers specification by a Gas Safe Registered installer a copy of certificate to be sent to LIA The boiler to have a min SEDBUK or 90% for gas SVP system to be fitted with zone timing controls & boiler interlocks All pipes insulated & any hot water storage to be insulated Hot water from taps limited to 48°C

SMOKE DETECTION & MEANS OF ESCAPE

Smoke detectors with heat detector in kitchen installed as indicated mains operated & interconnected to BS 5839 6 2013 grade D cat LD3 with battery back up All doors onto staircase enclosure to FD30 with 32x25 stops & intumescent strips including doors & barnrooms Provide commissioning certificate to LIA NOTE raise a fire resisting wall in hot using standard blocks & fully fire stop open void with neighbours

VENTILATION

Habitable rooms to have an operable window or windows 1/20 of the floor area to which it serves trickle ventilation in head of windows equal to 8000mm², controllable & sited to avoid draughts. Internal bathrooms to have mechanical ventilation operated on light switch with 20min over run to flats & 12min gap under door trickle ventilation equal to 4000mm². Kitchen to have mechanical ventilation equal to 30l/s when using a cooker hood & 60l/s elsewhere Utility room to have mechanical ventilation equal to 30l/s, trickle ventilation as bathroom



date	no	drawn by
26/11/2018		hgs-54-1
revised date	no	

James Bros Loft Conversions Ltd
 54 High Street Ewell Village KT17 1RW
 Ground & First Floor Plans Proposed
 Scale 1:50