

Foul Drainage:

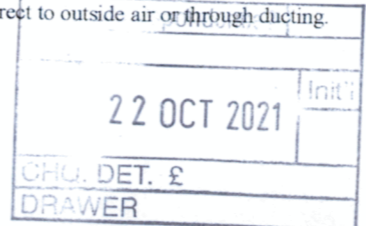
New drainage to be 110mm dia. pvcu in Class B bed unless otherwise stated at a gradient of 1 in 40. Drains with less than 600mm cover to be protected with paving slabs. Where drains below building 150mm concrete surround required with compressible material at flexible joints. Drains to be protected with concrete lintels above where passing through load bearing walls. 50mm space around pipe to be maintained. Opening to be fitted with recessed double sealed screw down covers. Inspection chambers less than 1m deep to be 450mm dia. pvcu with durable cover to suit location. Inspection chambers within buildings to be fitted with recessed double sealed screw down covers. 110mm dia. pvcu soil vent pipes to discharge minimum 900mm above adjacent window heads within 3m

Doors:

All doors to be double glazed to U-Value of 1.8W/m²k where glazing exceeds 50% of their internal face area. Otherwise doors to be double glazed to U-Value of 1.8W/m²k unless otherwise specified, by use of Pilkington soft coat low E glass with minimum 20mm air gap. Double glazed doors supplied and fitted by FENSA member or full specification of door to be supplied to the building inspector. Glazing within 300mm of, or within doors to be laminated or toughened glass to BS6206. All doors to be fitted with draft seals. Secure by design Standard. Outward opening doors to be fitted with hinge bolts and heavy duty overhead restrictor.

Mechanical Extraction:

Extractor fans to be fitted as follows:-
 Kitchen - Cooker hood fan capacity 30 litres/second or fan elsewhere of 60 litres/second capacity.
 Utility Room - extractor fan capacity 30 litres/second.
 Bathrooms - extractor fan capacity 15 litres/second.
 Toilets without natural ventilation to have 15 litre/sec fan wired into lighting switch with 15minute over-run.
 Fans to discharge direct to outside air or through ducting.



Wastes:

All wastes to be fitted with cleaning eyes at 90° bends (screw caps). 75mm deep seal traps fitted to appliances.
 Waste sizes as follows:-
 Sinks -40mm dia. pvcu
 Bath -40mm dia. pvcu
 Shower -40mm dia. pvcu
 Hand Basins -35mm dia. pvcu
 W.C. -110mm dia. pvcu

Note: Lowest entry to soil vent pipe 450mm above invert of tail. Waste pipes not to discharge within 200mm below w.c. connection to s.v.p. Soil vent pipes to terminate 900mm above windows.

Wood Burning Stove:

The diverted flue to the existing wood burning stove is to be installed and self certified by a member of HETAS. Alternatively a new wood burning stove is to be intalled and self certified by a member of HETAS.

Smoke Detectors:

☉ Symbol denotes positions of smoke detectors to BS5446 Part 1. Detectors to be self contained mains fed units ceiling mounted, installed in locations in accordance with BS5839 pt. 6, and wired to separate fuse on consumer unit. Units to be interconnected, fitted with battery back-up, and wired to I.E.E. regulations.

All doors annotated thus: 'FD30' to be fire doors having minimum fire resistance of 30minutes.

Sound Insulation:

Stud Partitions to be lined with plasterboard having a minimum mass per unit area of 10kg/m². Timber stud partitions and timber floors to be insulated against the passage of sound by provision of 100mm fibreglass between timbers. Wet side of bathroom to be lined with 15mm Gyproc MR board having a minimum minimum mass per unit area of 10kg/m².

Soil vent pipe stub stack:

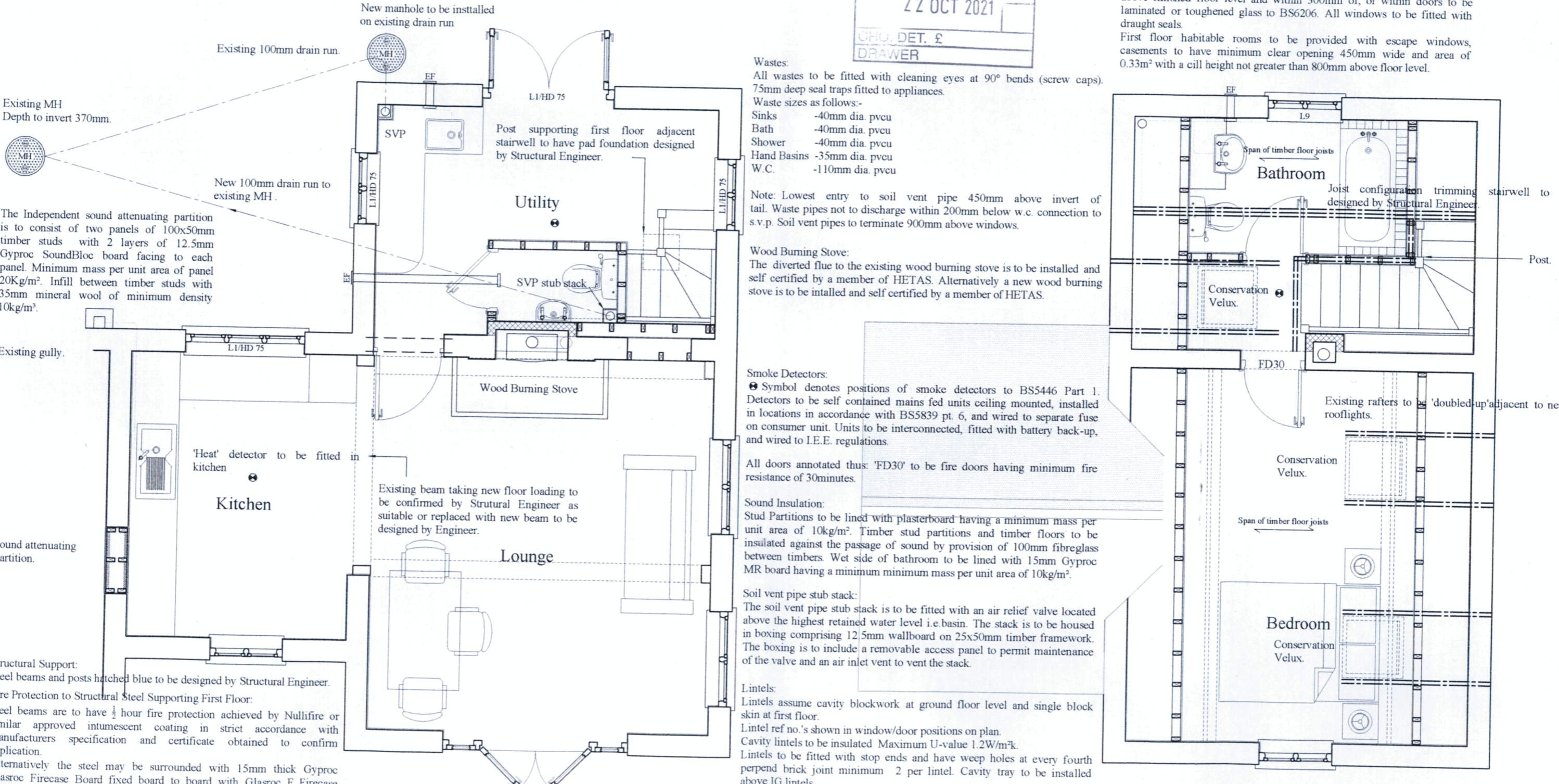
The soil vent pipe stub stack is to be fitted with an air relief valve located above the highest retained water level i.e.basin. The stack is to be housed in boxing comprising 12.5mm wallboard on 25x50mm timber framework. The boxing is to include a removable access panel to permit maintenance of the valve and an air inlet vent to vent the stack.

Lintels:

Lintels assume cavity blockwork at ground floor level and single block skin at first floor.
 Lintel ref no.'s shown in window/door positions on plan.
 Cavity lintels to be insulated Maximum U-value 1.2W/m²k.
 Lintels to be fitted with stop ends and have weep holes at every fourth perpend brick joint minimum 2 per lintel. Cavity tray to be installed above IG lintels.
 Lintels to internal block walls are to be Bourcrete P100 unless otherwise stated.

Windows:

All windows to be double glazed to U-Value of 1.6W/m²k unless otherwise specified, by use of Pilkington soft coat low E glass with minimum 16mm air gap 90% argon filled with warm edge spacer bar. PVCU windows to have minimum 5no. chambers, timber windows to have minimum frame thickness of 70mm.
 Windows supplied and fitted by FENSA member or full specification of windows to be supplied to the building inspector. Minimum 5% of room floor areas to be provided as opening lights to windows. Background ventilation to be provided by trickle vents. 8000mm ventilation to habitable rooms, 5000mm to others. Glazing to windows less than 800mm above finished floor level and within 300mm of, or within doors to be laminated or toughened glass to BS6206. All windows to be fitted with draught seals.
 First floor habitable rooms to be provided with escape windows, casements to have minimum clear opening 450mm wide and area of 0.33m² with a cill height not greater than 800mm above floor level.



project
**INTERNAL ALTERATIONS TO DWELLING
 GOOSE MEADOW
 NEWNHAM LANE
 EASTLING
 ME13 0AT**

client
MRS SUE CHANDLER

scale
1:50

date
AUGUST 2013

drawing no.
GM1321.04

drawing title
PROPOSED FLOOR PLANS

revisions

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