



Timber framed staircase with 1800mm high vertical 'hit & miss' timber fence screening to sides and end to retain privacy of immediate neighbours

CLOSING CAVITIES:

Thermobate cavity closers (or equivalent) to manufacturers specification.

STUDWORK PARTITIONS:

100x50mm treated SC3 SW studwork @ 400c/c with continuous 100x75 head and sole plates. 100mm glassfibre acoustic insulation between studs with 12.5mm Lafarge dB Check plasterboard and skim finish either side. Plasterboard to have a minimum mass per unit area of 10kg/m².

SMOKE AND FIRE DETECTION:

A mains powered L2 Smoke and Fire detection system to be installed to conform to BS 5839:Part1:1988, system should be capable of automatically maintaining the system in normal operation for 72 hours if a mains failure. Detectors to be located within 1m of bedroom doors.

SOIL WASTE DRAINAGE:

All above ground sanitary pipe work and drainage to satisfy the requirements of par H1 of the Building Regulations 1985 Code of practice for sanitary pipe waste drainage products (or similar approved) or instructions. Vent pipes to be taken to proprietors.

Minimum trap sizes and seal depths:

	dia of trap	depth of seal
basin	32mm	75mm
sink	40mm	75mm
bath	40mm	75mm
wc	100mm	100mm

A minimum 25mm seal to be maintained at all 100 dia UPVC foul drains at 1:40 fall. Drains to be bridged with 2no 65 deep RC lintels, 50 gaps are to be filled with mineral wool and sealed.

BATHROOM VENTILATION:

Mechanical extract fan to provide 30 litres/sec with 15min over run