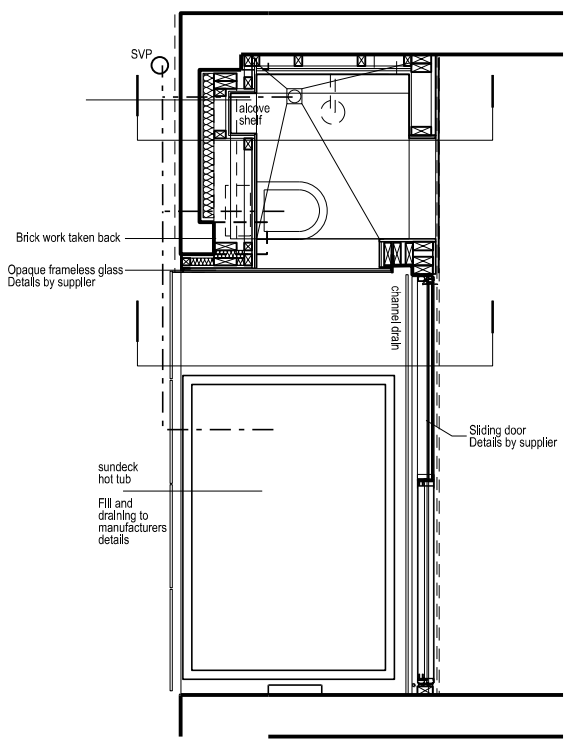
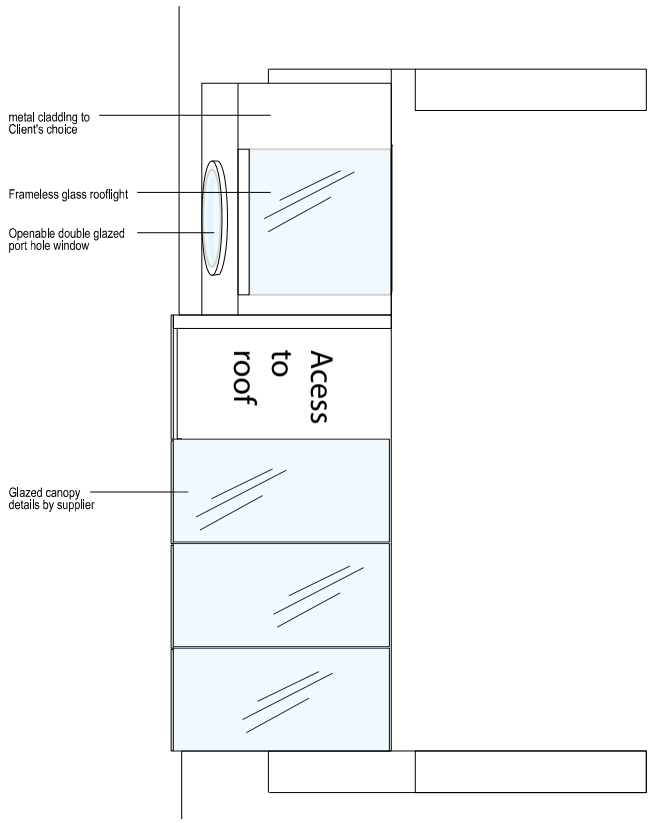
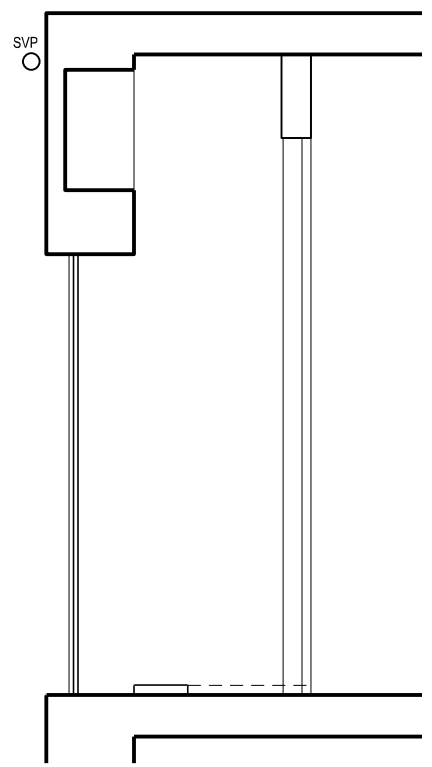


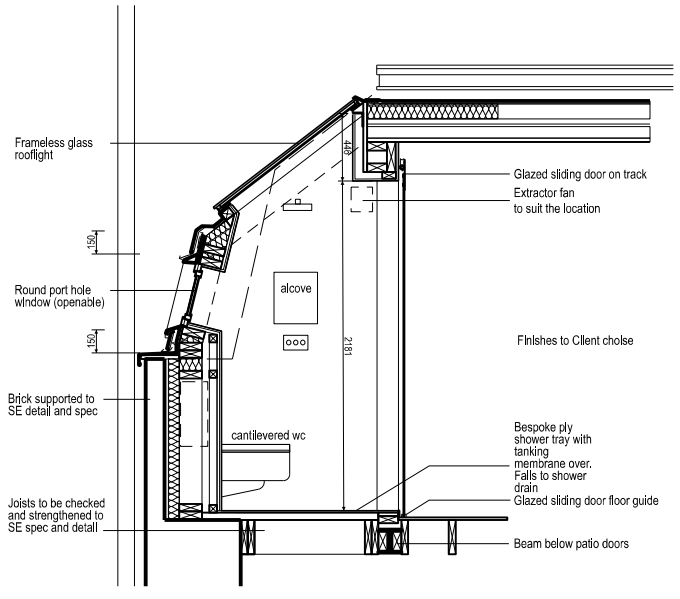
PLAN



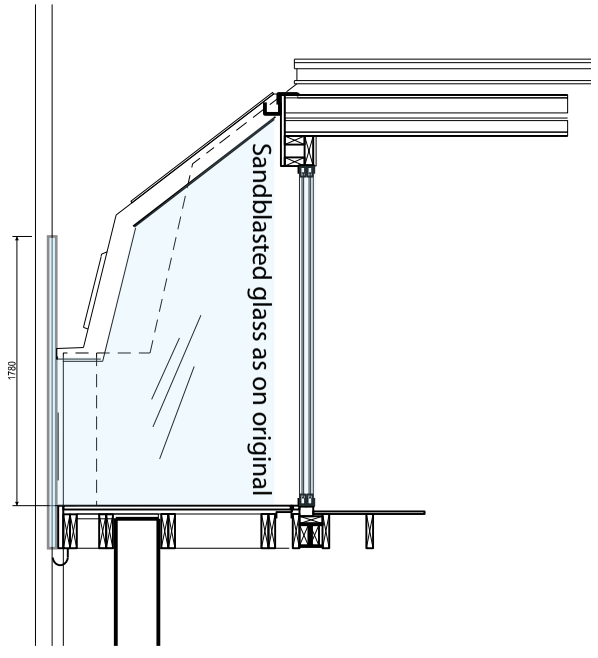
ROOF PLAN

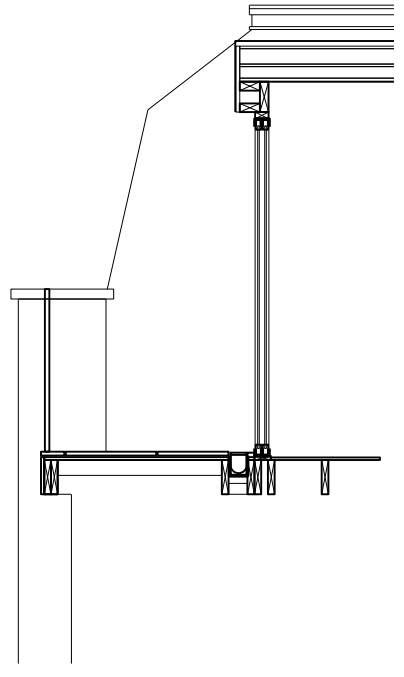


EXISTING



SECTION AA





Do not scale from this drawing

The contractor shall check and verify all dimensions on site and report any discrepancies in writing to CH Architects LLP before proceeding with work

Existing buildings shown are based on measured surveys received from third parties. Any discrepancies should be made in writing to CH Architects to be resolved by the original surveyors.

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BELOW GROUND DRAINAGE
uPVC pipes to be laid in accordance with BS5955 Part 6 1980 surrounded by 150mm pea shingle to a min fall of 1:40. All existing drains under building will be encased in concrete. Where drains pass through foundations adequately bridge and protect with concrete lintels.

All new drainage to connect to existing. Before starting work, Contractor to check levels and positions of existing drains. The proposed drainage layout is to be deemed provisional until the exact layout is known on site following the excavations for the foundations. Complete the design to Building Inspectors approval. Alternative drainage layout may be necessary.

All works to comply with the Byelaws or Regulations of the relevant Statutory Authority to the satisfaction of the Building Inspector.

ABOVE GROUND DRAINAGE
All plumbing to BS5572.
Basin waste 38mm with 75mm deep seal trap, bath/shower waste 50mm with 75mm deep seal trap, WC waste 100mm SVP 100mm uPVC.

Rainwater pipes and gutters to be installed in accordance with BS8000: Part 13, section 3 to ensure the complete discharge of rainwater from the building without leaking. Downpipes to discharge to back inlet gully.

ELECTRICAL AND PLUMBING
To connect to existing. All operators to be suitably qualified and work to be in accordance with Building Regulations. The contractor will be responsible for completing the design to Clients requirements. The contractor will be responsible for sizing all new radiators and establishing the existing boiler capacity (min Sebduk 89%). Light fittings to be energy efficient in all areas affected by building works (not less than more than one per 25m2 or one in four light fittings). TRV's to all new radiators. All switches and socket outlets for lighting and other electrical equipment to be located at appropriate heights (450mm/1200mm from FFL)

WINDOW AND DOORS
To be double glazed with min U-value of 1.8. All glazing to confirm to requirements of Approved Document N, to be Class C of BS 6206 to critical areas. Trickle vents to windows/doors to provide background ventilation to Part F1 (8000mm3).

MECHANICAL VENTILATION
to bath and shower rooms and WC to provide min 15l/sec min and linked to lights. All extractor fans ducted to external air using fire retardant PVC ducting, terminating at grille in external wall or at ridge vent.

LINTELS
To SE design and specification and LBC approval. Lintels to be encased appropriately to provide 1 hr fire protection. Precast concrete lintels for service ducts passing through foundation walls.

STAIRS
Headroom minimum 2000m to confirm to Part K, handrail set at 900mm min above pitch line and confirm with requirements of Part K, Min going 220mm, max rise 220mm max pitch 42 d.

FLASHINGS
Code 4 stepped lead flashings with stepped cavity tray at roof / wall abutments unless otherwise stated. All lead flashings to have min upstand of 150 mm at abutments.

SMOKE/HEAT DETECTORS
Automatic fire protection to be provided through out in accordance with BS 5839 pt.6. Smoke detectors installed at ground and first floor level in hall and landing. Heat detector in Kitchen. All detectors to be permanently wired in on a separately fused circuit with secondary battery back up. Fire detectors/alarms to be interlinked. Smoke and heat detector/alarm coverage to be agreed with LBC. System to be tested and installation certificate provided.

Rev.C	04.04.11	Drawing revised to Client Instructions
Rev.B	17.02.11	Drawing revised to Client instructions
Rev.A	11.02.11	Issued to CP Hart & Cantifix for Information

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Status
PRELIMINARY

Drawing
BALCONY/SHOWER

Drwg No : 286_ 20_223
Scale : 1:50@A3
Date : 22.04.08