Extractor fan to be fitted to Shower Room and WC to provide 15l/s extraction rate to external air with a 15 minute over run. Fan to be installed a maximum of 400mm below ceiling level and have a noise level less than 45dB. Door to be undercut by 10mm to provide adequate ventilation. Fan to be tested, commissioned and a certificate notifying of such no later than 30 days after completion.

Extractor fan to be fitted to Kitchen to provide 60l/s extraction rate. If a cooker hood, it is required to span at least the full width of the cooker and have a capacity of 30l/s. Flexible duct length to external air 1.5m max.

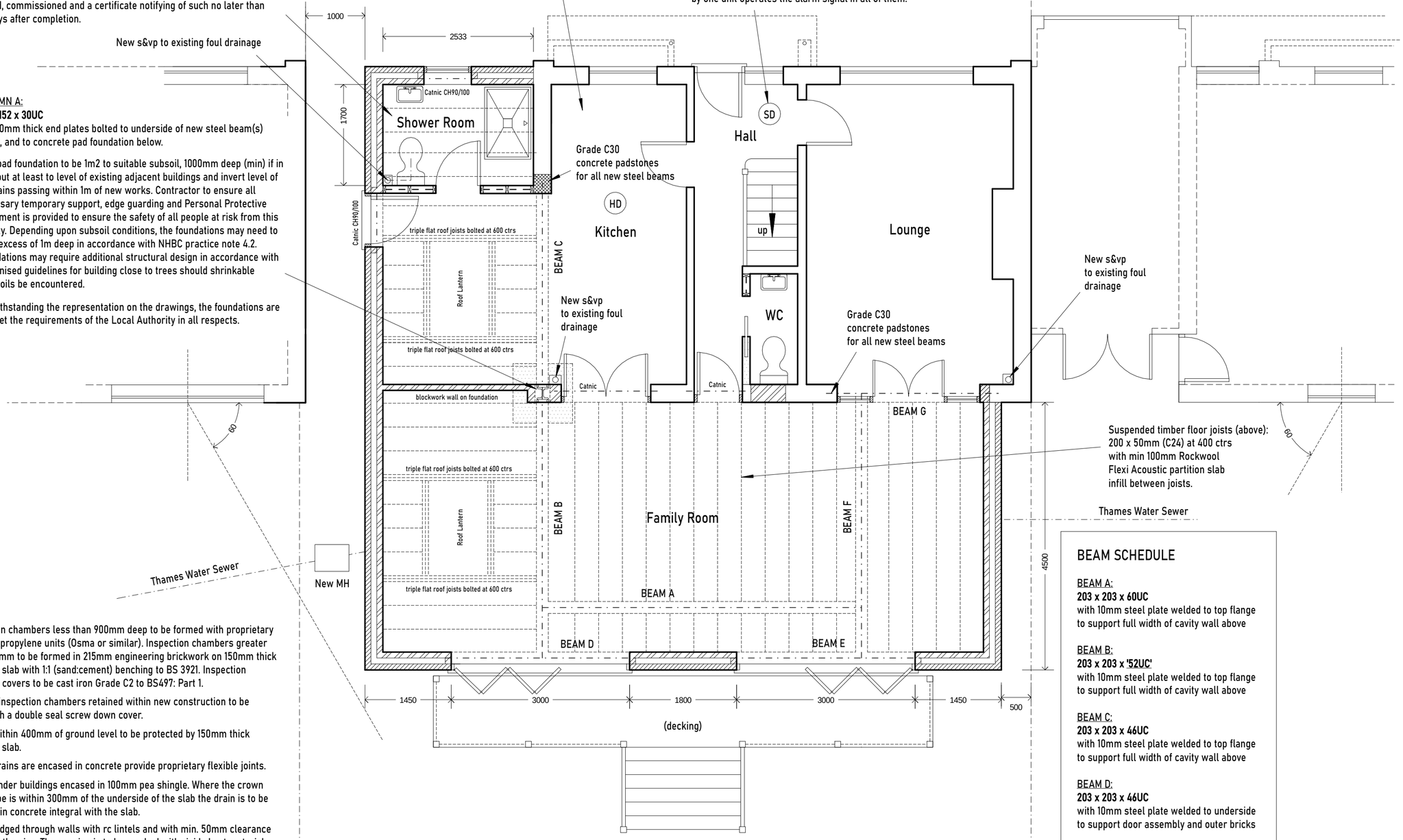
Smoke detectors/alarms (SD) to be provided to the Hall/Landings on each level as per the requirements of BS 5839 with a heat detector in the Kitchen (HD). These should be located within 7.5m of doors serving habitable rooms. The detectors are to be mains operated with a secondary power supply, such as batteries, and linked so that the detection of smoke by one unit operates the alarm signal in all of them.

New s&vp to existing foul drainage

COLUMN A:
152 x 152 x 30UC
with 10mm thick end plates bolted to underside of new steel beam(s) above, and to concrete pad foundation below.

New pad foundation to be 1m2 to suitable subsoil, 1000mm deep (min) if in clay, but at least to level of existing adjacent buildings and invert level of all drains passing within 1m of new works. Contractor to ensure all necessary temporary support, edge guarding and Personal Protective Equipment is provided to ensure the safety of all people at risk from this activity. Depending upon subsoil conditions, the foundations may need to be in excess of 1m deep in accordance with NHBC practice note 4.2. Foundations may require additional structural design in accordance with recognised guidelines for building close to trees should shrinkable sub-soils be encountered.

Notwithstanding the representation on the drawings, the foundations are to meet the requirements of the Local Authority in all respects.



Inspection chambers less than 900mm deep to be formed with proprietary black polpropylene units (Osma or similar). Inspection chambers greater than 900mm to be formed in 215mm engineering brickwork on 150mm thick concrete slab with 1:1 (sand:cement) benching to BS 3921. Inspection chamber covers to be cast iron Grade C2 to BS497: Part 1.

Existing inspection chambers retained within new construction to be fitted with a double seal screw down cover.

Drains within 400mm of ground level to be protected by 150mm thick concrete slab.

Where drains are encased in concrete provide proprietary flexible joints.

Drains under buildings encased in 100mm pea shingle. Where the crown of the pipe is within 300mm of the underside of the slab the drain is to be encased in concrete integral with the slab.

Pipes bridged through walls with rc lintels and with min. 50mm clearance all round the pipe. The opening is to be masked with rigid sheet material to prevent the ingress of vermin or fill.

All drains formed in 110mm dia. PVCu pipework (BS 4660 & BS5481) laid to min. 1:60 fall bedded in pea shingle to BS 882:1983 Table 4 or BS 8301:1985 Appendix D. All joints to be flexible.

All pipework in PVCu with patent joint/seals. Svp's to terminate 1m (min) above highest window opening with durable cage. Stub stack to terminate above level of highest waste trap connected to it.

All underground drainage to generally comply with Building Regulations Approved Document H2.

All sanitaryware to have min. 75mm deep seal traps. All sanitary pipework and building drainage to comply generally with BS5572 & BS8301 and Building Regulations Approved Document H1.

Waste pipe sizes:-
Svp, stub stack: 110mm dia
W.C. & branches: 110mm dia. (fall 18-90mm/m)
Kitchen sink, basin & bath (<1.7mm run) 32mm dia. (fall 18-22mm/m)
Kitchen sink, basin & bath (1.7-3.0m run) 40mm dia. (fall 18-90mm/m)
Kitchen sink, basin & bath (3.0m-4.0m run) 50mm dia. (fall 18-90mm/m)

BEAM SCHEDULE

BEAM A:
203 x 203 x 60UC
with 10mm steel plate welded to top flange to support full width of cavity wall above

BEAM B:
203 x 203 x '52UC'
with 10mm steel plate welded to top flange to support full width of cavity wall above

BEAM C:
203 x 203 x 46UC
with 10mm steel plate welded to top flange to support full width of cavity wall above

BEAM D:
203 x 203 x 46UC
with 10mm steel plate welded to underside to support door assembly and outer bricks

BEAM E:
203 x 203 x 46UC
with 10mm steel plate welded to underside to support door assembly and outer bricks

BEAM F:
203 x 203 x '52UC'
with 10mm steel plate welded to underside to support door assembly and outer bricks

BEAM G:
203 x 203 x 46UC
with 10mm steel plate welded to top flange to support full width of cavity wall above

PROPOSED ALTERATIONS TO:

18 The Horse Close
Emmer Green
Reading RG4 8TT

For: A. Lyons

This set of drawings has been produced to seek Planning and/or Building Regulation consent only (to determine whether construction is permitted to start), and does not represent a detailed specification. It is expected the proposals are to be constructed using tried and tested methods and techniques by a suitably competent and experienced contractor who is knowledgeable of the construction details not included on these plans. The contractor will also employ appropriately qualified staff familiar with this type of work and the site-wide construction risks. All works are to be carried out in accordance with Building Regulations, and according to Regulation 7; in a workmanlike manner using materials complying to relevant British Standards, BBA Agrement Certificates, Product Certification of Schemes, manufacturer instructions, and show relevant CE markings.

New structural steel connection details to be determined by the contractor's appointed steel fabricator/supplier

Any work carried out prior to the receipt of Planning and Building Regulations approvals is undertaken at the owner's risk and may be subject to alteration or removal, as requested by the Local Authority.

No manholes were inspected prior to construction, therefore, contractor to determine location of all services prior to starting work on site and the homeowner shall ensure the contractor is fully aware of any other risks associated with the site.

Contractor to provide all necessary temporary support and Personal Protective Equipment to ensure the safety of all personnel working at the site and to others at risk of being impacted by site activities. In particular when excavating foundations (whether services are present or not) and when lifting heavy loads (e.g new steel beams and pallets of materials).

Contractor to check all dimensions on site before commencing work.

No internal or external finishes were removed in preparation of plans, therefore, Contractor to check accuracy and adequacy of existing structure and foundations to receive proposed works as shown upon commencement of any excavation or removal of existing finishes.

metres
0 1 2 3 4 5

STEPHEN BIDDLE BSc CEng FICE
Email: stephen@sbiddle.co.uk Mob: 07864 122 313 Web: www.sbiddle.co.uk

Title:	PROPOSED GROUND FLOOR PLAN	Scale: (A2)	1:50
Drwg No:	LYONS-0524-01	Rev:	D