

SURFACE WATER DRAINAGE

Water to discharge to Polypipe rainwater gullies and to be taken to soakaways located in garden. Soakaways to be 1000mm diameter x 1000mm deep fitted with 50mm nominal clean stone up to 300mm minimum of finished ground level, covered with visqueen membrane and back filled up to surrounding finished level with top soil. Soakaways to be at least 5m away from structure within lower ground.

FOUL DRAINAGE

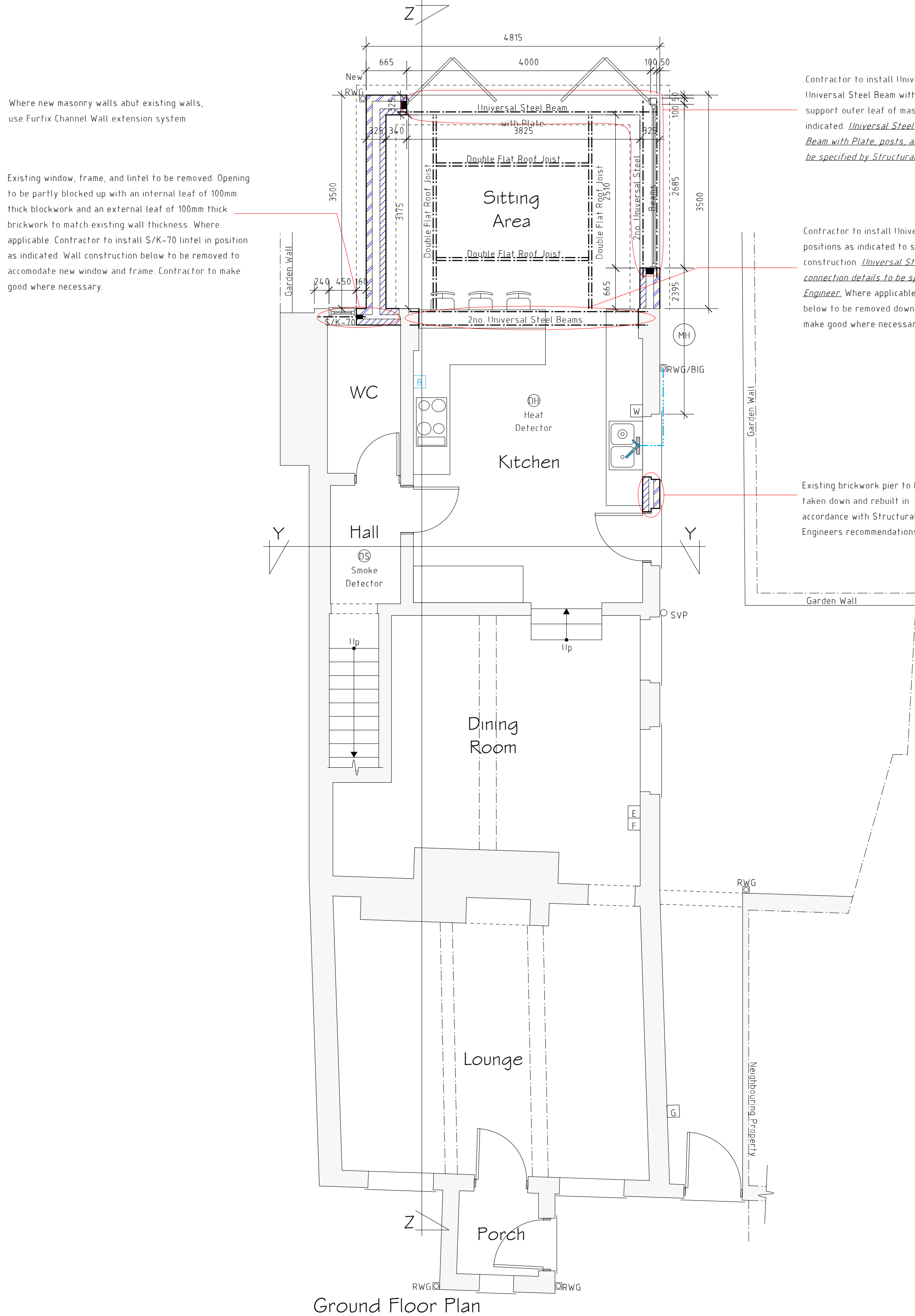
All new drains are to be 110mm diameter uPVC drains laid in granular material at a fall of 1 in 40. New drainage to connect into Existing Soil Vent Pipe (SVP) where applicable. Wastes to connect into existing manhole. New pipes to be haunched in sand/ cement mortar. Drains passing through walls are to be isolated from structure with 600mm long x 100mm wide x 150mm deep reinforced concrete lintels. Drains passing under structure and within 300mm of finished external ground level are to be encased with 150mm concrete. Wastes to connect into existing foul water drains. Contractor to inspect existing drainage system prior to any drainage works

PLUMBING

Wastes from wash hand basins and showers to be 50mm minimum diameter uPVC pipe fitted with 75mm deep seal traps. WC wastes to be 110mm diameter uPVC PolyPipe. Where indicated, wastes to connect to saniflo Sani Access 1-2-3. En-suite to have adequatley sized chamber to contain 24hrs inflow for possible disruption in service. System to discharge to existing SVP. Specific system to be specified by specialist manufacturer. All connections being made on bossed socket adapters. Any additional appliances in Kitchens to connect to anti-syphon traps prior to connecting into foul drainage.

FIRE DETECTION

Provide mains operated interacting smoke detectors at the positions indicated on floor plans. All detection units are to be provided with battery backup with the ability to be trickle charged to ensure continuity in the event of mains power failure. Detection and warning of fire from one unit must be audible throughout entire building. Smoke detectors to be positioned 300mm minimum away from walls and lights. Detection units are to be interlinked to ensure early warning of fire is achieved.



HEATING

Existing boiler to be removed. New wall mounted gas fired condensing combi-boiler installed with SEDBUK rating of at least 90% to power radiators fitted with thermostatic control valves. No radiators to be fitted in positions which would reduce landings/ walkways to less than 900mm wide. Ensure boiler will not discharge opposite boundaries where within 2.5m. Boiler is to be fitted by GAS SAFE registered engineer.

MECHANICAL VENTILATION

Provide mechanical ventilation to Kitchen and En-suite by means of Vent Axia or similar electrically operated fan, extracting directly to external air to the following requirements:
Kitchen: Cooker hood to extract at a rate of 30 litres per second
En-suite: Ceiling mounted fan to extract at a rate of 15 litres per second. Fans to duct through roof void and terminate at file vent terminal.
Fans to be operated in conjunction with light switch with a 15 minute over run facility.

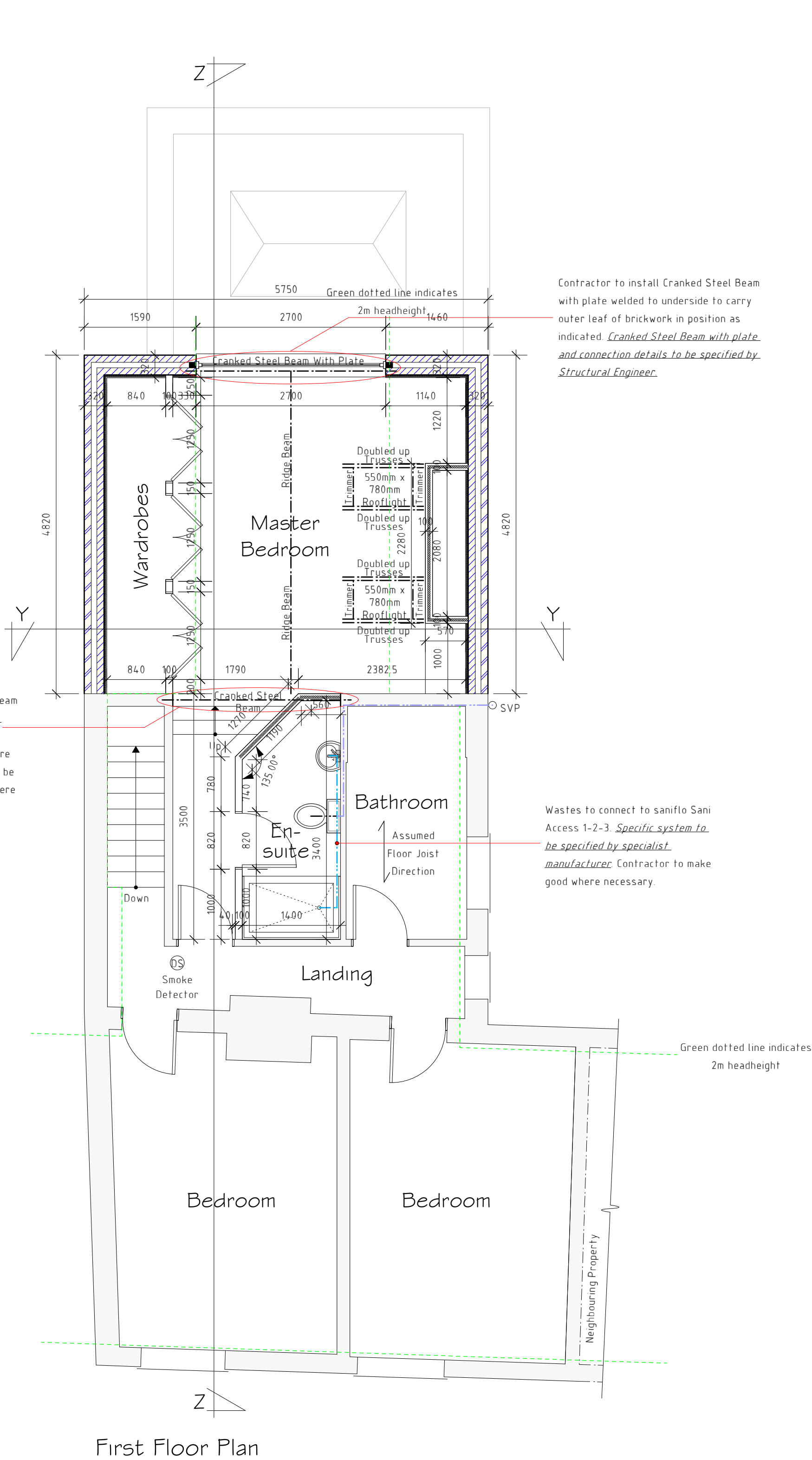
Vents to be covered with weather proof grilles at points of discharge to external air.

EFFICIENT LIGHTING

100% of fixed lights to be fitted with lighting outlets which take lamps of luminous efficacy of at least 40 lumens/circuit watt.

ELECTRICAL WORKS

All electrical works are to be completed by a competent person registered with an electrical self-certification scheme and to take full responsibility to ensure that new works are in compliance with BS7671:2001. On completion the client should receive certification signed by the designer, installer and person responsible for testing of the new electrical system. Ensure that electrical sockets and light switches are sited between 450mm and 1200mm above floor level. Avoid placing sockets back to back, stagger with 150mm minimum gap. Ensure cables to be sleeved where possible contact with polystyrene could occur.



Key:

F	Existing Fuse Box position
B	Existing boiler to be removed, existing position indicated in blue
W	Existing Stopcock position
G	Existing Gas meter position
E	Existing Electric meter position

All dimensions are taken from brickwork/blockwork face and plasterboard face and to be checked on site prior to commencing work.

Where lintels and foundations are to be subjected to additional loading, they are to be exposed by contractor and checked by the Building Control officer for there adequacy prior to introduction of new loads.

Drainage Key

50mm diameter drainage pipe
110mm diameter drainage pipe
Saniflow System

PLANS HAVE NOT YET GAINED LOCAL AUTHORITY APPROVAL AND MAY BE SUBJECT TO CHANGE.

DO NOT SCALE FROM DRAWINGS IF IN DOUBT ASK

ALL WORKS TO BE DONE IN ACCORDANCE WITH ARCHAEOLOGICAL REPORT.

Please read in conjunction with Engineer's Specification

A	06/21	Window Details	D J E
Rev	Date	Detail	Initial

Project:
Proposed Alterations to,
Rose Avon,
Bridge Street, Holt,
LL13 9JG.

Title:	Scale: (A1)
Floor Plans	1 : 50

Drawn By:	Date:
E.M.Jackson	May 2021

Drawing No:	Sheet:
SC093/005	1 of 2

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