DWG B

BUILDING AS ALTERED IN 2005 AND AS NOW.

SINCE 2005

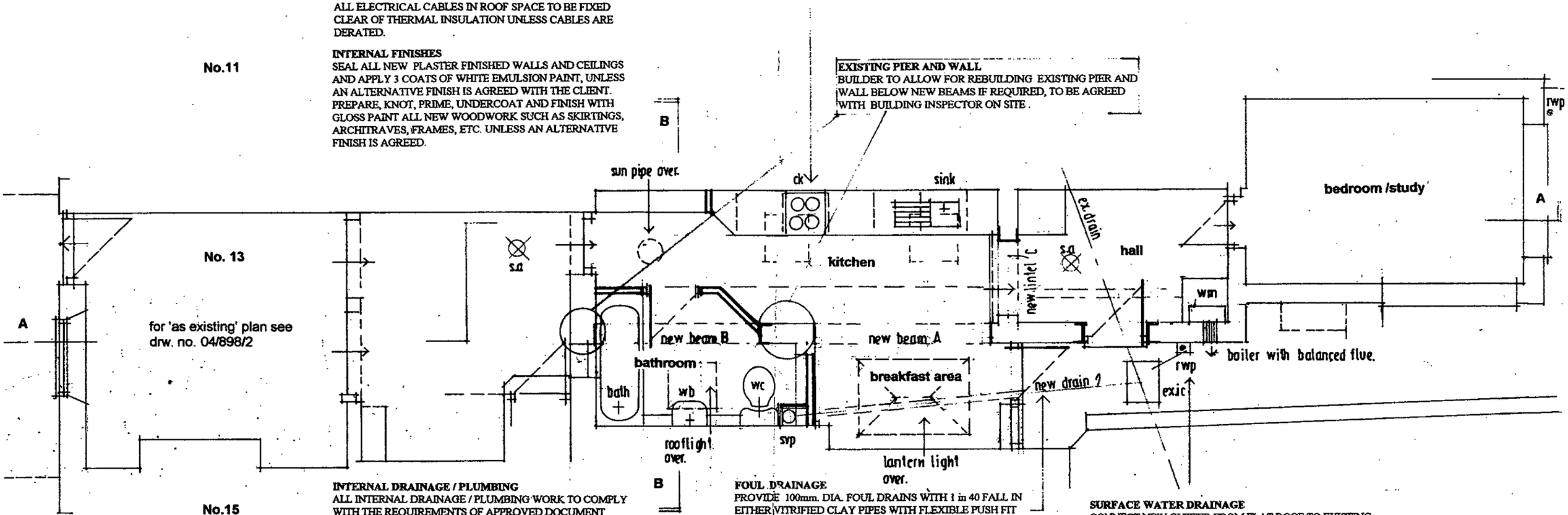
ELECTRICAL WORK
ALL NEW ELECTRICAL WORK TO BE UNDERTAKEN IN ACCORDANCE WITH THE 16th. EDITION OF THE I.E.E REGULATIONS AND THE I.E.E ON SITE GUIDE.
THE EXTENT OF ELECTRICAL WORK, TYPE, QUALITY AND LOCATION OF ALL FITTINGS TO BE AGREED WITH THE CLIENT AND AS SHOWN ON THE ELECTRICAL LAYOUT.
PROVIDE A SMOKE ALARM / DETECTOR SYSTEM, MAINS WIRED IN LOCATIONS SHOWN THUS: ⊠
BUT NOT MORE THAN 3.0m. FROM ANY BEDROOM DOOR OR 7.0m. FROM ANY LIVING ROOM DOOR.
ALL ELECTRICAL CABLES IN ROOF SPACE TO BE FIXED CLEAR OF THERMAL INSULATION UNLESS CABLES ARE DERATED.

INTERNAL FINISHES
SEAL ALL NEW PLASTER FINISHED WALLS AND CEILINGS AND APPLY 3 COATS OF WHITE EMULSION PAINT, UNLESS AN ALTERNATIVE FINISH IS AGREED WITH THE CLIENT.
PREPARE, KNOT, PRIME, UNDERCOAT AND FINISH WITH GLOSS PAINT ALL NEW WOODWORK SUCH AS SKIRTINGS, ARCHITRAVES, FRAMES, ETC. UNLESS AN ALTERNATIVE FINISH IS AGREED.

MECHANICAL VENTILATION
IN ADDITION TO RAPID AND BACKGROUND VENTILATION TO KITCHEN ALSO PROVIDE MECHANICAL VENTILATION OVER COOKER HOB AREA CAPABLE OF EXTRACTING AT A RATE OF NOT LESS THAN 30 LITRES PER SECOND.
PROVIDE MECHANICAL VENTILATION TO INTERNAL BATHROOM CAPABLE OF EXTRACTING AT A RATE OF NOT LESS THAN 5 AIR CHANGES PER HOUR, OPERATING INTERMITTENTLY WITH A 15 MINUTE OVERRUN IN ACCORDANCE WITH BS 5270:1979.

INTERNAL WALLS
INTERNAL WALLS FINISHED WITH RENDER AND SET COAT OR PLASTERBOARD LINING ON DABS.
NON-LOADBEARING INTERNAL PARTITIONS TO BE BUILT WITH 100mm. LIGHTWEIGHT BLOCKWORK WITH PLASTER FINISH OR 100 X 50mm. PRE-TREATED S.W STUDWORK WITH VERTICAL MEMBERS AT 600mm.C/C. OFF SOLE PLATE WITH NOGGINGS ETC. AS REQUIRED.
PROVIDE INSULATION QUILT WHERE SPECIFIED AND LINE BOTH SIDES WITH 12.5mm. PLASTERBOARD, FINISHED WITH PLASTER SKIM COAT.

EXISTING PIER AND WALL
BUILDER TO ALLOW FOR REBUILDING EXISTING PIER AND WALL BELOW NEW BEAMS IF REQUIRED, TO BE AGREED WITH BUILDING INSPECTOR ON SITE.



GROUND FLOOR PLAN

INTERNAL DRAINAGE / PLUMBING
ALL INTERNAL DRAINAGE / PLUMBING WORK TO COMPLY WITH THE REQUIREMENTS OF APPROVED DOCUMENT PART H OF THE BUILDING REGULATIONS 2000 AND TO BS 5572:1978

PROVIDE THE FOLLOWING WASTE PIPE SIZES TO:-

BATH	40mm.DIA. FOR 3.0m. LENGTH RUN
SHOWER	40mm. DIA. FOR 3.0m. LENGTH RUN
BASIN	32mm. DIA. FOR 1.7m. LENGTH RUN
SINK	40mm. DIA. FOR 3.0m. LENGTH RUN
W.C	100mm. DIA. FOR SINGLE W.C WITHIN 6.0m. OF SOIL STACK.

BATH / SHOWER / BASIN AND SINK TO BE FITTED WITH 75mm. DEEP SEAL TRAPS (BOTTLE PATTERN)
SANITARY APPLIANCES TO DISCHARGE INTO BACK INLET TYPE GULLEYS ABOVE THE WATER SEAL OR TO 100mm. DIA. UPVC SVP WITH RODDING EYES / ACCESS PROVIDED AT ALL CHANGE OF DIRECTIONS IN PIPEWORK.
PROVIDE SVP AT THE HEAD OF NEW DRAIN RUN, PIPE TO TERMINATE 900mm. ABOVE THE HEAD OR WINDOW WITHIN 3.0m. AND BE CAPPED WITH A SUITABLE PROTECTIVE CAGE.
ENSURE THAT THE LOWEST BRANCH CONNECTION IN A SINGLE STACK SYSTEM DOES NOT DISCHARGE AT LESS THAN 450mm. ABOVE THE INVERT OF THE DRAIN BELOW.

FOUL DRAINAGE
PROVIDE 100mm. DIA. FOUL DRAINS WITH 1 in 40 FALL IN EITHER VITRIFIED CLAY PIPES WITH FLEXIBLE PUSH FIT JOINTS OR UPVC PIPES TO BS 8301;1985 BEDDED AND SURROUNDED IN 150mm. GRANULAR FILL, LAID IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS AND TO COMPLY WITH PART H OF THE BUILDING REGULATIONS AND CONNECTED TO THE EXISTING DRAINAGE SYSTEM.
PROVIDE EITHER BRICK INSPECTION CHAMBER, BUILT OFF 230mm. THICK CONCRETE BASE IN 215mm. CLASS A ENGINEERING BRICKWORK WITH FULL MORTAR BED, RENDERED EXTERNALLY WITH A FINE CONCRETE BENCHING SMOOTH FINISH INTERNALLY OR USE A PROPRIETARY UPVC TYPE INSPECTION CHAMBER AND COVER, BEDDED AND SURROUNDED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS AND THE RELEVANT BRITISH STANDARDS.
THE SIZE OF ALL NEW INSPECTION CHAMBERS TO BE IN ACCORDANCE WITH TABLE 9 OF APPROVED DOCUMENT PART H OF THE BUILDING REGULATIONS 2000.
WHERE THE DRAIN IS INDICATED BELOW THE NEW FLOOR ENCASE THE PIPE WITH NOT LESS THAN 150mm. OF CONCRETE AND PROVIDE MOVEMENT JOINTS AS REQUIRED.
WHERE THE DRAIN PASSES THROUGH A NEW WALL THE PIPE IS TO BE SUITABLY SLEEVED, LEAVING A 50mm. GAP ALL AROUND THE PIPE OR ALTERNATIVELY PROTECT THE PIPE BY PROVIDING A REINFORCED CONCRETE LINTEL IN THE WALL, POSITIONED 50mm. ABOVE THE TOP OF THE PIPE, MASKED AND SUITABLY BACKFILLED TO PREVENT RODENT ENTRY. NOTE:- IF LINTEL OVER OPENING IS BELOW GROUND DO NOT USE PRE-STRESSED TYPE.
PROVIDE BACK INLET PATTERN TYPE GULLEYS WHERE INDICATED, RODDABLE IF REQUIRED.

SURFACE WATER DRAINAGE
CONNECT NEW GUTTER FROM FLAT ROOF TO EXISTING GUTTER AND DISCHARGE SURFACE WATER TO EXISTING R.W.P AS INDICATED.

BEAMS
ALL BEAMS TO BE IN ACCORDANCE WITH THE STRUCTURAL ENGINEERS CALCULATIONS, SEE SHEETS 340806/1/TO 3.
BEAMS TO BE APPROVED BY THE LOCAL AUTHORITY BEFORE WORK COMMENCES ON SITE.
PROVIDE ENGINEERING BRICK PADSTONES BELOW ALL NEW BEAMS AS INDICATED.

BEAM A	2No. 75 x 147 (C24) TIMBERS
BEAM B	2No. 75 x 147 (C24) TIMBERS
BEAM C	2 No. 100 X 65 PRECAST CONC. PLANK LINTELS

PROPOSED EXTENSION and ALTERATIONS TO:.
13 MOUNT PLEASANT, ARUNDEL, WEST SUSSEX BN18 9BD.

1:50 scale GROUND FLOOR PLAN

DRAWING No.04/898/5

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