HEATING & HOT & COLD WATER SERVICES

Installation is to be carried out in accordance with the Gas Safe Register and the Heating and Plumbing Contractor who shall forward a Certificate of Compliance to the Local Authority on completion
The contractor is to be aware that the Heating and Hot Water services are provided by a Gas Fired Combi-condensing Boiler situated in the Kitchen with balance flue to external air.
The boiler should be of sufficient output to provide the following and if not capable should be replaced with one of a larger output to meet with the new requirements.
The heat output should be sufficient to maintain an internal temperature of 21 degrees Celsius when the external temperature is -5 degrees
The boiler should be fitted with a remote Programmable timer (location to be agreed with *Client*) and a *thermostat* situated in the Main Entrance Hall
Locations of radiators and towel rails are shown on drawing number 10:01/03E these should be agreed with the Client prior to installation.
Remove all redundant plumbing inclusive of wastes and hot and cold services.
Provide hot service to new steel radiators within Kitchen, Study, Bedroom number 4 and Landing and chrome plated ladder towel rails with electrical elements to sizes required to meet output requirements in Bathroom 2 and Lavatory.
Provide new hot and cold water services to Kitchen sink (incl. provision for local washing machine and dishwasher), 2no. Basins and 1no. Shower.
Provide cold water services to 2no.W.C.s.
All Radiators to be fitted with Thermostatic valves with minimum five heat selections and facility to lock-and-to limit highest and lowest temperature settings.
The contractor is to ensure that all existing diverted services and new services are concealed.
All new services to be insulated in accordance with the Building Regulations.

ELECTRICAL INSTALLATION

All electrical work is to be designed, installed, inspected and tested in accordance with BS 7671:2008 and carried out by a competent person who shall forward a Certificate of Compliance to the Local Authority on completion
The electrical installation is to be carried out all in accordance with the latest Edition of the *I.E.E. Regulations*
The layout of all electrical services is shown on drawing number 10:01/03E these should be subject to discussion and agreement between the Contractor and the Client before works commence.
Provide and fix 2 no. mains wired interlinked smoke detectors with battery back-up connected to separately fused circuit at consumer unit
All switch plates, socket outlets etc. should match those existing but must accord with the present regulations.
Switched socket outlets are to be located 450mm above finished floor level.
Any external IP56 (weatherproof) socket outlets are to be located 900mm above adjacent ground level
1 in 4 of the new fixed light fittings shall be energy efficient light fittings only able to take lamps with luminous efficiency greater than 40 lumens per circuit watt

VENTILATION

Provide mechanical ventilation (fan rate 15 litres/sec) ducted to expel to external air from Bathroom no. 2 and Lavatory via adjacent external walls both fitted with anti-back draught shutters.
Provide mechanical ventilation from Bathroom 1 (15 litres/sec) and Kitchen (60 litres/sec) ducted to external air via void over to expel thru roof via approved ventilation tiles.
Provide mechanical ventilation from Kitchen cooker hood (above Hob) (30 litres/sec) to expel thru adjacent wall fitted with anti-back draft shutter.
Flexible ventilation pipes from Kitchen and Bathroom no.1 traversing roof void over to be encased in proprietary approved fire stopping material
With exception of vent above hob all mechanical ventilators are to be operated by switches adjacent to lighting switches.
Vent to Hob is to be integral to Hood over and operated locally.
Note:
All new windows are to be fitted with trickle ventilators as described under External WINDOWS AND DOOR
Internal Doors to be undercut as described under CARPENTRY & JOINERY

RAINWATER DRAINAGE

All new rainwater goods are to match the existing complete with all ancillary fittings installed in accordance with the manufacturer's specification.
Provide r. w. gutters with 65mm sq. downpipe and fittings to discharge onto main roof to Dormer. NOTE Downpipe to be installed at North West end of Dormer above Garden Room.
Provide new r.w. Gutter with 65mmsq. Downpipe and fittings to discharge at gound level to retained below ground drain.

ABOVE GROUND DRAINAGE

Waste pipes to BS 5254: Polypropylene
32mm dia. 75mm deep seal trapped wastes to Basins within Bathroom No. 2 and Lavatory.
40mm dia shallow bath/shower trap to Shower within Bathroom no. 2 (trap accessible via shower tray)
40mm dia deep seal trapped waste to Kitchen Sink with washing machine and dishwasher tees.
Provide proprietary approved fire stopping to existing S. & V.P. pipe passing through Bathroom No. 1 ceiling.
Extend existing 110mm dia. retained waste to traverse above first floor joists within roof void to roof vent terminal. To collect discharge from 2 no. w.c.s, 2 no. basin wastes and 1 no. shower waste. (Bathroom 2 and Lavatory)
Provide rodding access to 110mm dia soil & vent pipes at first floor level where change of direction in flow is required. See CARPENTRY AND JOINERY
S. & V. P. fitted with Redland Ventilation Tile if compliant with 900mm above any opening ' rule otherwise to rise a minimum of 900mm(above window heads) and fitted with approved vent terminal

BELOW GROUND SOIL AND STORM WATER DRAINAGE

Drawing number 10:01/01E indicates positions of new and existing soil drains.
New and replacement below ground drainage is to comply with Building Regulations Document H.
All drains adjoining foundations to comply with Blg. Regs. H1 Section 2 Part 2.7
Installation to comply with pipework manufacturer's specification and to BS 8301: 1985
Marley *solid* wall soil pipes and fittings to BS EN 1401 and BS 4660: 1999: PVCu 110mm dia. New drains are to be laid to falls (not less than 1 in 60)
All drainage passing under new buildings is to be surrounded with a minimum 150mm granular material.
Provide new sealed back inlet gulley with rodding access to collect wastes from Kitchen sinks with drain connection to I.C. No. 1
On exposure of existing drainage beneath demolished Conservatory and Utility provide new drain from base of existing retained S. & V.P. To connect with new I.C. No.1
Replace other existing drainage from Bathroom No. 1 as may be required to I.C. No. 1 or existing inspection chamber.
Remove any disused drains and disinfect and stop-of junctions with I.C.'s.
Ensure any retained drainage is sound and undamaged.
Drains passing through walls to be bridged with r.c. lintels.
Construct new Inspection chamber no. 1 in position shown with 450mm dia black polypropylene chamber risers Marley ref. UCR2 and base ref. UCC3. O BS 7158: 2001 *Base seated on and chamber surrounded with* 150mm lean mix concrete.
Bed and point Marley UCL35PP Polypropylene cover and frame to BS EN 124 1994 to seal top of chamber.
Properly lay 110mm dia. main drain run to falls ensuring new drains and entries and discharges are properly housed to new and existing chambers.
On demolition of existing Conservatory and Utility retain existing below ground rainwater drain and make good to receive new r.w. discharge on completion.

LEADWORK

All leadwork to be carried out in accordance with the Specification and Details contained in the latest edition of the Lead Sheet Association Handbook
Provide Code 4 Lead trays, stepped lead trays, flashings and soakers at abutments of Dormer roofs with main roof areas
Treat all lead with Patination Oil as work proceeds follow manufacturer's instructions.

GENERALLY

The General Contractor is to allow for decorations subject of the Client's requirements
The General Contractor is to allow for the installation of all Sanitary Ware to the selection of the Client.

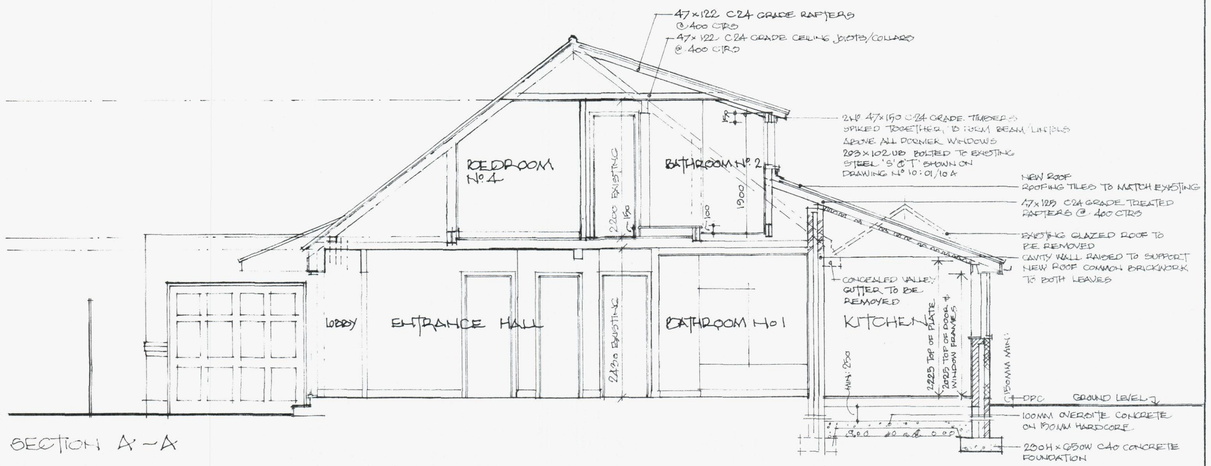
EXTERNAL WORKS

Properly protect all areas of the existing driveway during the course of these construction works.
Allow for making good external tarmacadam surfaces and paved areas adjoining the Garden Room at the least to the quality of the existing where disturbed by the formation of new foundation excavations.

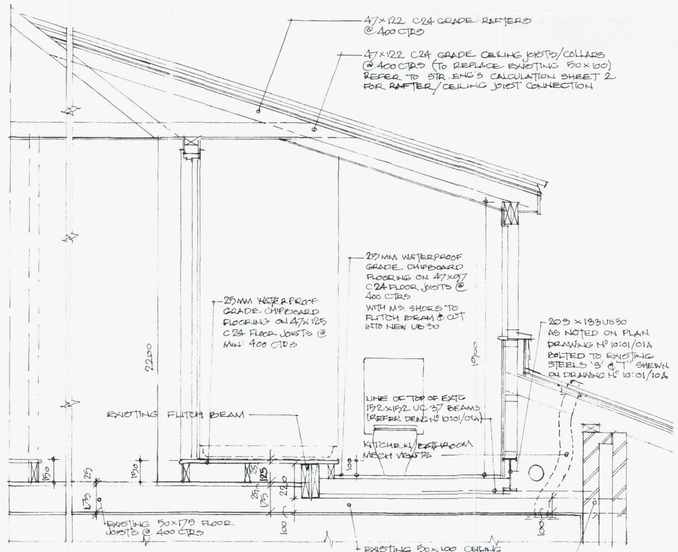
Notes:
All dimensions must be checked on site and not scaled from this drawing.

AMENDMENTS
A MAY 2010
CONSERVATORY ROOF REPLACED
B JUNE 2010
STRUCTURAL NOTES ADDED
SPECIFICATION NOTES ADDED
C JULY 2010
CONSERVATORY REPLACED WITH GARDEN ROOM
SPECIFICATION NOTES ALTERED
D JANUARY 2012
ALL WORKS TO FORM ADDITIONAL ACCOMMODATION ABOVE GARAGE REMOVED
E JANUARY 2012
KITCHEN/STUDY OVERALL TO REPLACE UTILITY/GARDEN ROOM
G.P. ELEVATIONS SHOWN

ROOF PITCHES
MAIN ROOF 37.5° (EXISTING)
NEW DORMER ROOFS 17.5°
NEW KITCHEN/STUDY ROOF 20°

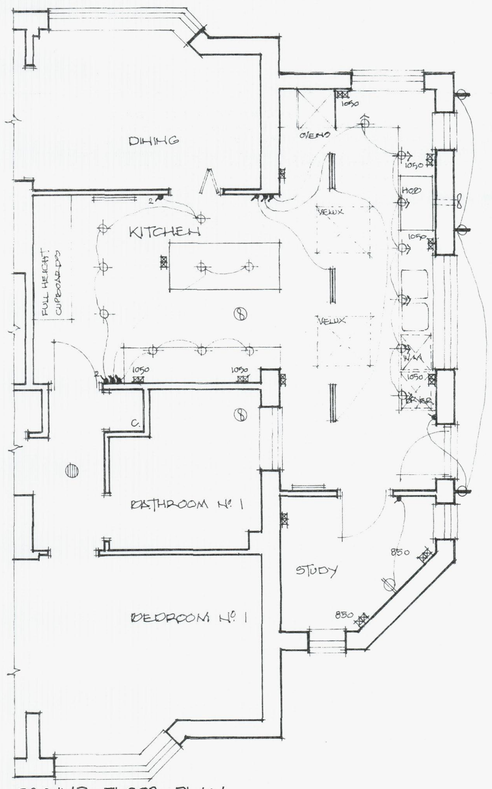


SECTION A-A



NORTH WEST DORMER BATHROOM 2

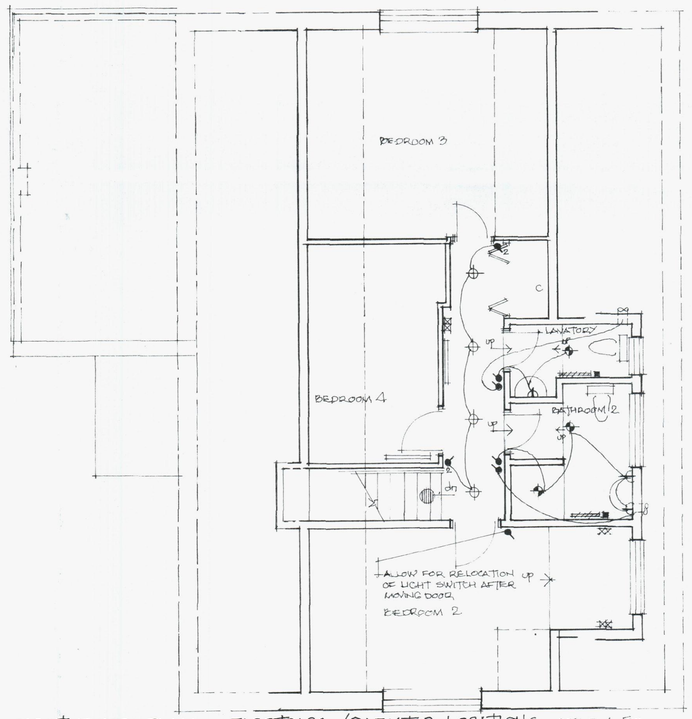
SECTION B-B
SCALE 1/20



GROUND FLOOR PLAN

NOTE: FUSED SPUR OUTLETS TO BE PROVIDED AS REQUIRED FOR KITCHEN WHITE GOODS WITH REMOTE SWITCH 1050 MM ABOVE FFL ADJACENT
PROVIDE FOR ADDITIONAL POWER REQUIREMENT FOR HOB & OVEN
PROVIDE FOR VELUX ROOF WINDOWS (WITH REMOTE CONTROLS)
PROVIDE FOR 2-WAY LIGHTING STAIRCASE GROUND/FIRST

LOW VOLTAGE ADJUSTABLE DOWNLIGHTERS TO SLOPING KITCHEN CEILING ONLY



FIRST FLOOR PLAN — ELECTRICS / RADIATOR LOCATIONS SCALE 1-50

KEY TO SYMBOLS

- DOUBLE 13 AMP 550 — 450 MM ABOVE FFL UNLESS OTHERWISE SHOWN
- FUSED SPUR OUTLET
- 550 MM LONG TRIPLE BAR (TRACK WITH 3 NO LOW ENERGY SPOTS (LED GU10 ES)
- DOWNLIGHTER - LOW ENERGY GU10 — 11 W LAMPS TO COMPLY WITH BLG REGS — L1
- DOWNLIGHTER - FIRE RATED GU10 HALOGEN SHOWER ROOM — IP65 35W MAX
- EXTERNAL WALL LIGHT 1850 MM ABOVE DPC
- SINGLE POLE SWITCH
- 2 WAY SWITCH
- WALL LIGHT 1900 MM ABOVE FFL
- MECH VENT THRU CEILING (SEE BATHROOM Nº 1 & KITCHEN - G.F.)
- MECH VENT THRU WALL
- INTERLINKED SMOKE DETECTOR
- WALL LIGHTING (USE FITTING THAT CONFORM TO IP65

SIZES OF RADIATORS TO BE DETERMINED BY HEAT REQUIREMENT
RADIATOR
STAINLESS STEEL TOWEL RAIL FOR USE WITHIN A CENTRAL HEATING SYSTEM WITH OPTIONAL ELECTRIC ELEMENT

A		
	Date	Revisions

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HAVANT BOROUGH COUNCIL
01 FEB 2012
RECEIVED

Client
MR K & MRS L GODLE

Job Title
PROPOSED ALTERATIONS
31 LONE VALLEY
WIDLEY WATERLOOVILLE
PO7 5ED

Drawing Title
SECTION A-A & B-B
FIRST FLOOR PLAN SHEWING ELECTRICAL & RADIATOR LAYOUTS

Scale
1-50

Date
MAY 2010

Drawn by

Drg. No.
10:01/03E

Rev.