TIMBER/JOINERY/VENTILATION:
All windows to achieve min. 1/20th floor area ventilation openings to rooms 1/10th floor area illumination.
Windows/doors to be double glazed, constructed in PVCu and draught sealed.
All glazing to be 24mm O/A with low 'E' coating, 'U' value 1.8W/m²C. Argon fill may be required.
Window/door heads to be fitted with trickle vents.
Provide 2 No. over to habitable rooms to provide 8000mm² background ventilation.
Provide 1 No. over to all other rooms to provide 4000mm² background ventilation.
Bathrooms to have a mechanical extractor which is capable of extracting at 15 litres per second. To be wall mounted, switched in series with light fitting including 15m over run.
All windows to habitable rooms windows to have a minimum of 0.33m² (450mm min dimension) clear opening to facilitate escape.
Provide mechanical vent to kitchen extracting at 60 lits/sec or 30 lits/sec if a dedicated cooker hood. Provide mechanical vent rated at 15 litres /sec at GF WC.
Provide mechanical vent to utility rated at 30 litres/sec

PLUMBING:
To be UPVC to BS 5255
Diameters to sinks, baths, showers - 40mm diameter.
Wash handbasins - 32mm diameter.
WC's - 100mm diameter with 50mm seal to trap.
75mm deep seal to traps to 32 & 40mm diameter wastes. If pipes exceed permitted lengths then antisyphonic traps to be used.
Provide cleaning eyes at all waste bends.
SVP's to be 100mm diameter UPVC terminating with air admittance valve above highest connection.
Where indicated SVP to terminate with vent cowl above roof level c/w flexible pipework flashing to vent twist of shrink. Pipe to terminate 900mm above any opening within 3 metres.
SVP's to be surrounded with 25mm insulation all enclosed with 2 layers 12.5mm plasterboard on s.w. framing

HEATING:
Provide new gas fired, wall hung, condensing balanced flue boilers rated at 90% min SEDBUK.
All water pipes are to be located within preformed ducts with cover boards where they run across solid floors.
Hot and cold water supply and storage to Client choice - tanks and pipes to Water Authority and Building regulation requirements.

ELECTRICS:
To be in compliance with the current I.E.E. regulations 7 No. lamp outlets to be able to only accept fittings with at least an efficacy of 40 lumens per circuit watt. Alternatively provide 1 unit per 25m² of floor space.
Any external lights must use same fittings and be solar controlled with 'off' override only.
All outlets to be positioned between 450mm and 1200mm from FFL.

PART P
All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so

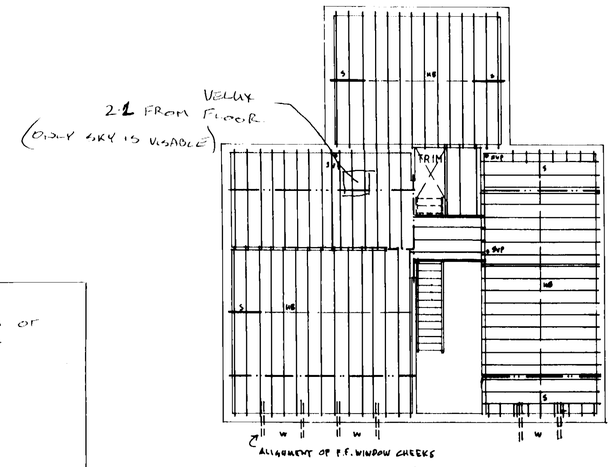
PART M COMPLIANCE:
All ground floor doorsets to be 910mm overall. Provide level threshold to front door and ensure drive access from car position to door is non-granular and level. All electrical outlets to be between 450mm and 1200mm from FFL

SAFETY GLAZING:
Safety glazing is to be provided in critical locations in accordance with Part N.
critical locations are defined as:
1 Any glazing below 800mm above finished floors to windows and fixed glazed screens.
2 Any glazing below 1500mm above finished floors to external/internal doors and 300mm either side of doors to fixed glazed screens.
Safety glazing to be in accordance with BS 6206.

FIRE ALARMS:
Provide mains operated self contained, interconnected smoke alarms conforming to BS 5446 Pt1. To be installed at ground and first floor landing positions, and to be within 3 metres of bedroom doors and 7 metres of living room doors.

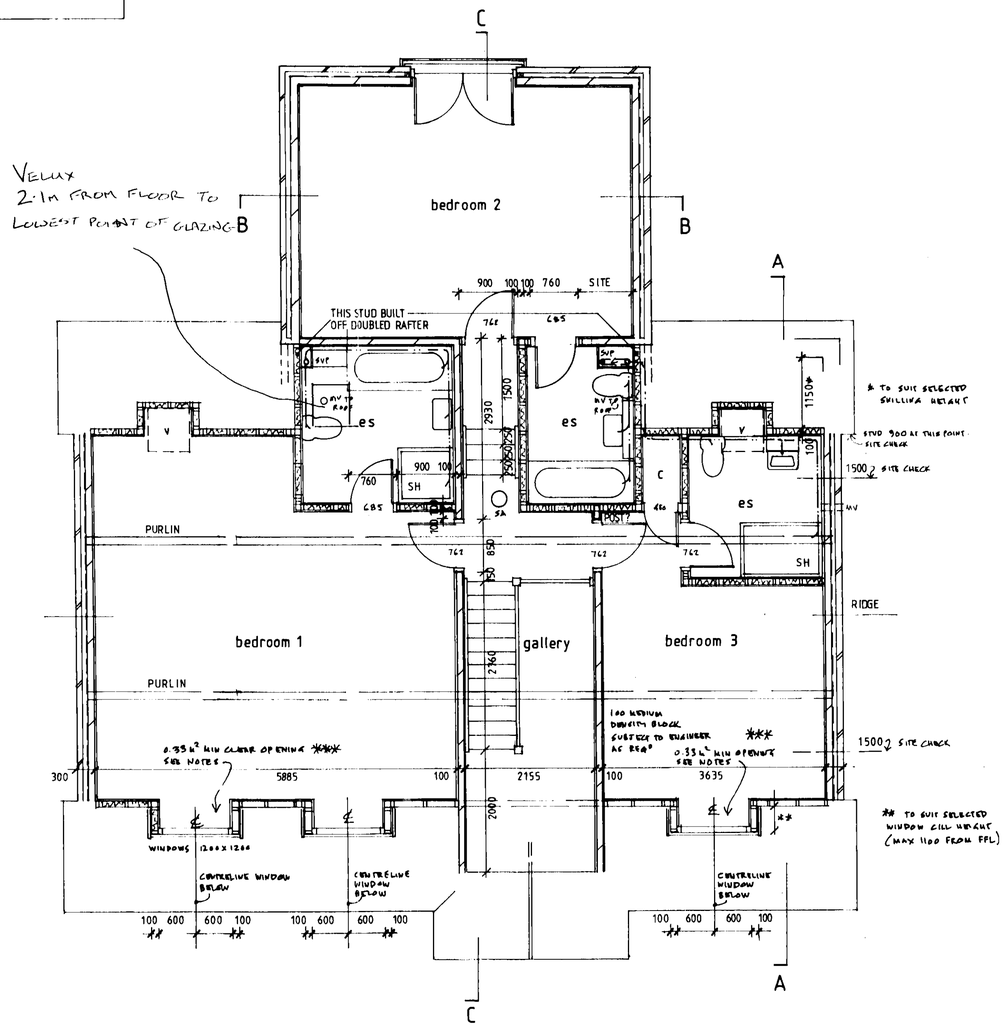
RAINWATER GOODS:
Gutters to be to Client choice.
Rainwater down pipes to be 65mm round, or sized in accordance with selected gutter width, with all necessary elbows and bends and fixing clips, and to be provided with rain water shoe and roddable gully. If pipes discharge direct to 100mm diameter drains then provide raising piece and roddable access.

UNDERGROUND DRAINAGE: (Connect to existing mains sewer.)
All underground drainage to comply with BS 8301.
New drainage runs to be 100mm diameter Hepworth Super sleeve laid to fall 1 : 40 on and surrounded in peashingle. PVCu underground pipes with appropriate couplings and fittings may also be used.
Use appropriate connections at dissimilar junctions.
Where these pass through load bearing walls provide concrete lintels over. Mask opening with floorboard. Inspection chambers to be brick construction or polypropylene installed to manufacturers instructions c/w galv m.s. cover and frame.
Brick inspection chambers to be constructed of 215mm engineering brick flush pointed on 150 RC base concrete benching internally.
Unit minimum sizes for access fittings.
Invert 1.0m or less, min 450mm diameter or 450 x 450mm.
Invert 1.5m or less, min 1050mm diameter or 1200 x 750mm.
Stormwater drainage taken to soakaways, min 5m away from any building or connected to existing network as approved by Building Control / inspection on site.

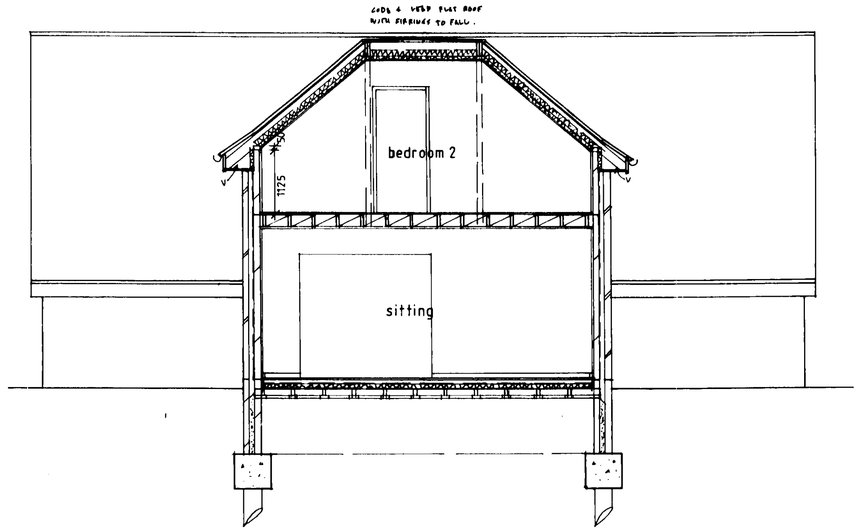


CHAMBER JOISTS 1:100
47x225 C24 REGULARISED @ 400 c-c's TREATED

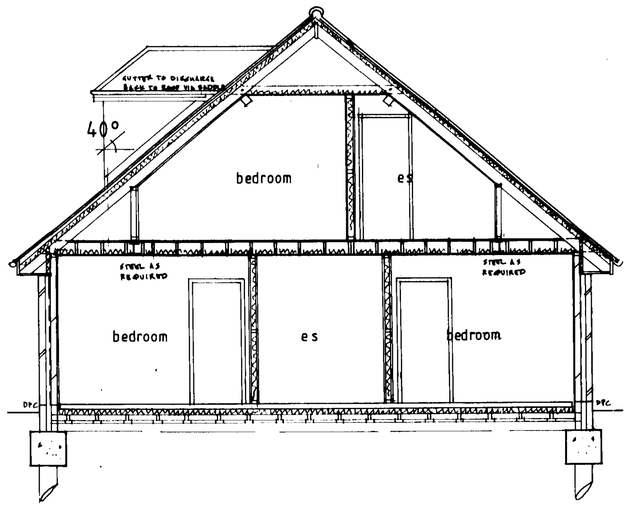
POSITION OF ADJACENT PROPERTY



FIRST FLOOR 1:50



SECTION B–B 1:50



SECTION A-A 1:50

BOROUGH OF EASTLEIGH
ON: 22 JAN 2010
PLANS APPROVED UNDER THE BUILDING REGULATIONS 2000 (AS AMENDED)

X/10/67966
06 OCT 2010

EASTLEIGH BOROUGH COUNCIL
21 JAN 2010
BUILDING CONTROL SERVICE UNIT

REV A JAN 10 - FF ESCAPE WINDOWS CLARIFIED. ***

WILLIAMS DESIGN
66 Nutfield Road Rownhams Southampton
Hampshire SO16 8JN Tel 02380741500

Project: 118 PINE ROAD

Title: FIRST FLOOR SECTIONS A-A, B-B CHAMBER JOISTS

Scale	Date	Revision
1 50 100	NOV 09	A

D 04