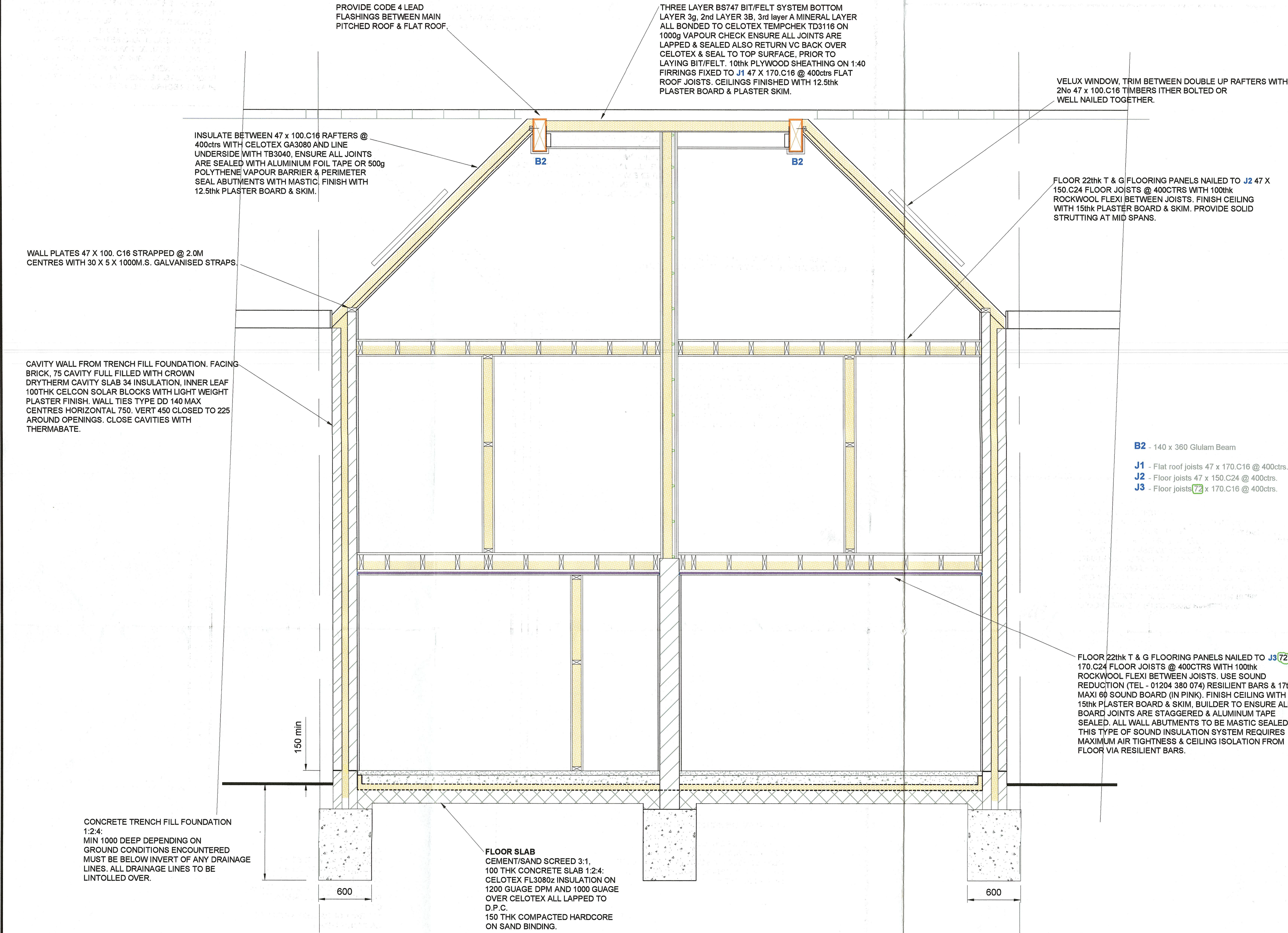




SECTION B - B
SCALE 1:25

2. Where new drainage lines run through external walls provide pre-cast lintels over both skins with 50mm space all round. Allow 150mm max from face of each wall rocker joint/pipe to a max length of 600mm to next joint, with mask opening either side to prevent entry of fill and vermin, fill void with a compressible material to prevent entry of gas. New F.W. drains to be 100Ø to a max slope 1:80 and a min 1:40 lay on pea shingle. Min depth of lines 600 at any point.
3. Surface water into 100Ø gutters, 4 No 63Ø down piped into site located surface water drainage system, to be approved by EBC Building Control Surveyor.
4. All new window and door glazing to be double glazed UPV's 'U' Value of 1.8W/m² K, safety glass to BS6206 in doors between fill and 1500mm above. In windows between fill and 800mm above.
5. Ventilation of habitable rooms via opening windows and doors min 1/20th of floor area with 8000mm trickle vent min 1.75mtrs above FFL.
6. Ventilation of kitchen, bathroom & W.C. via an opening window with 4000mm trickle vent, min 1.75mtr above F.F.L. extractor fans, kitchen 60ltrs/sec & W.C. 15ltrs/sec. Bathroom & WC with out windows to have 15ltrs/sec connected to light switch with 15min overrun.
7. All new lintels to be CATNOC with insulation, cavity tray, stop ends and weep vents, min bearing either end to be 150mm, unless advised by timber frame manufacturer.
8. All electrics to comply with the latest edition of the 'IEE Regulations' & installed by suitably qualified electrician. All rooms to have economy saving lights fitted.
9. All power points, aerial sockets, light switches etc to be fitted between 450mm and 1200mm above f.f.l. An electrical test certificate to be forwarded EBC Building Control.
10. All slates fixed to 25 x 50 sw battens over Tyvek Supro see detail.
11. Space heating and hot water provided by gas combi boiler to be advised by Heat loss engineer, all radiators to have thermostatic valves, boiler fitted with programmable timer system and separate thermostat. Commissioning certificate to be provided to NFDC Building Control.
12. Provide mains connected fire alarms to both ground and first floor stair well ceilings. To BS5832 part 1, with battery back up & wired to lighting circuit, indicated.
13. Stair specification max pitch 42°. Max rise 220mm min going 220. Twice the rise plus the going between 550mm and 700mm. Min head room above pitch line of stair 2.0m. Min going to tapered treads 50mm. All risers and treads to be closed. Handrails between 900mm and 1000mm above the stair pitch line. Standards at a max 100mm ctrs. Balustrade to be non climbable.
14. Windows indicated with an asterisk are fire escape min clear opening 450mm x 750mm, cill between 800 & 1100 above floor. *
15. Double up floor joists and use water proof flooring panels in bathrooms.
16. All internal stud walls min 47 x 100.C16 studs with sole, head plates & noggings to suit 15th plaster board with skim finish & sound insulated with 100thk rockwool min density 10kg/Cu.mtr.
17. All key elements of the existing structure such as foundations and or lintels to be exposed for inspection by N.F.D.C. Building control surveyor and upgraded or replaced if necessary.
18. Dwelling Emission Rate (DER) & Target Emission Rate (TER) to follow for new flats.
19. a/ Commissioning of heating and hot water systems by clients nominated sub-contracted and the opportunity to check this afforded to EBC Building Control.
20. b/ Limiting the effects off solar gain to be advised by heat loss sub-contractor and advised to EBC Building Control.
21. c/ owner to be provided with energy rating for building and maintenance schedule off heating and hot water systems documentation.
22. 15. All internal doors to have min 750mm clear opening and external doors min 800mm clear opening.
23. 15. Sound tesat between new & existing party walls & floors to shop below, all to Part 'E' of 2003 Building Regulations. Results to be forwarded to EBC Buyloding Control.

- Rev 'B'
16. BS 9251:2005 Spinkler system to be installed by approved subcontractor to flats.
17. Provide automated external lighting system to light up stairs and balcony areas.
18. For layouts & details off Unisex/Disabled W.C.'s please refer to Approved Document Part M extracts pages 55 & 56.
19. All areas below work tops in shop kitchen areas are to be clear and open to allow wheel chairs to access work tops. Work top to be 850 above floor.

Notes:
All dimensions must be checked on site by builder prior to commencement of works on site.

This plan must not be acted upon until it has Building Regulation approved by LocalAuthority. Builder / Client to ensure they are using the latest approved drawing. Client to conform to party wall act of 1996

B	29th Aug 2008	EBC letter 15th Aug 2008 & Memo received 17th Sept 2008
A	29th Aug 2008	Joist size corrected.
	Date	Revisions

Client.

Graham Lipscombe

Job Title.

12 Derby Road
Eastleigh
Hampshire
SO50 5LY

Drawing Title.

Extend & Form 2No flats &
2No Shops

Scale.
1:100 1:25

Date.
1st July 2008

Drawn by.
A.D.

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Drg No.	Rev.
GL856/3BR	B