

WINDOWS

All windows to be PVCu constructed in accordance with BS7413 and to comply with the 'Secured by Design' industry standards. Windows to be double glazed hermetically sealed units 28mm overall thickness.

All new windows to achieve 14 W/m sq. K U required.

All openings to first floor windows to have restrictors fitted, any ground floor windows which could prove obstructive or hazardous to also have restrictors fitted.

The fasteners to opening lights are to allow for night ventilation.

All windows to incorporate reflex hinges to allow cleaning from inside.

All windows to have shoot bolt type locking mechanism; handles to be fitted low by utilising long shoot bolt top and short bolt bottom.

Obscure glazing to be Flemish type (exact type to match existing and to client approval).

Automatic smoke detectors and heat detectors to be fitted to ceilings (exact positions to be agreed with client and Architect on site) and to be interconnected and mains wired to BS5839:Pt1BS5466:Pt 1 and to comply with Approved Document B1 part 1.8 Section 1 and to be provided with separate power circuit connected to a 6A MCB in consumer unit.

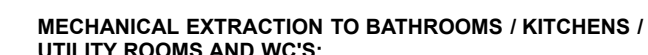
To be Approved Document Part F:1995 revised, to be 1/20th of floor area to be allowed as operable window areas with background continuous vents of 8000mmsq. Kitchen and utility room to have 4000mmsq permanent vents. All windows to be 'K' glass double glazed with trickle vent function built in top frame.

Existing rainwater goods and foul water systems to be replaced with new Osma Ltd 100mm half round gutters and 63mm dia rainwater pipes (contractor to contact Architect / Client prior to

ordering materials to ascertain any special colour / preferred colour reqmnt. to match new rendered wall finish.) Rainwater pipes (including all other waste pipes) to be clipped inaccd. to mnfts. reqmnts and to discharge directly into new rodable gullies - All inaccd. to Document H3:Section 2 and to BS8301:1985, BS4514 & BS4576. New Soakaway to be installed to disperse rainwater.



FIRST FLOOR PLAN:



UTILITY ROOMS AND WC'S:
Kitchen - Extract ventilation at a rate of 30 litres / second via proprietary cooker hood and 60 litres / second via wall or ceiling mounted fan. Utility room (wall or ceiling mounted providing extract ventilation at a rate of 30 litres / second. Bathrooms - Wall or ceiling mounted fan providing extract ventilation at a rate of 15 litres / second. Sanitary accommodation with no natural ventilation openings - to have mechanical extract ventilation at a rate of not less than 3 air changes / hour with 15min time delay operated via electric light circuit. Where possible extract fan ducting to be taken up to proprietary vent ridge terminal or soffit ventilation grill.

DRAINAGE: To be 'Osma' Ltd or similar approved)
 Whb. to have 32mm dia trap with 76mm ds trap, max length 1700mm.
 Sink, bath, shower etc to have 40m dia trap with 76mm ds trap, max length 3000mm - anti syphon traps are to be fitted where max. length is exceeded, all inaccd. to App Doc H.
 Baths and showers on joisted floors to have flexible joint to wall.
 All drainage to be encased in 150mm concrete when passing within 1.0m of footings or passing through a footing (rocker pipe arrangement as standard Osma details).
 New drain runs at 1:80 fall with compliance to Documents H1,H4 and BS 8301:1995, BS4514 and BS4660:1973. New manholes at minimum 450mm dia. complying to H1.2.25, BS 3921 & BS 65.

SD Ceiling mounted mains wired and interlinked smoke detector and alarm - min 750mm from a wall and min 300mm from light fittings - In accordance with BS5839 6:2004 Category LD3

HD Ceiling mounted mains wired and interlinked Heat detector and alarm - min 750mm from a wall and min 300mm from light fittings - In accordance with BS5839 6:2004 Category LD3

The Electrical Installation should comply with Part P Electrical Safety.
All in accordance with BS7671:2008 and installed by a competent person
with a electrical self- certification scheme.



NOTE: THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS (S. ENGS., SITE SURVEY INFORMATION AND STANDARD SPECIFICATION) ANY ANOMALIES ENCOUNTERED ARE TO BE COMMUNICATED BACK TO THE ARCHITECT PENDING FURTHER INFORMATION.

ALL DIMENSIONS INDICATED ARE TO BE CHECKED ON SITE FOR ACCURACY - ANY DISCREPANCIES ARE TO BE COMMUNICATED BACK TO THE ARCHITECT PENDING FURTHER INFORMATION. THIS DRAWING IS PREPARED FOR PLANNING AND BUILDING REGULATIONS ONLY AND NOT A WORKING DRAWING.

project	Mr Josh Woods 45 Landrock Road London N8 9HR		
drawing title			
Proposed Plans			
project number	LR/01	drawing number	LR/01/03
drawing revision		scale	1:50 @ A1
date	August 2023	drawn by	TK checked by