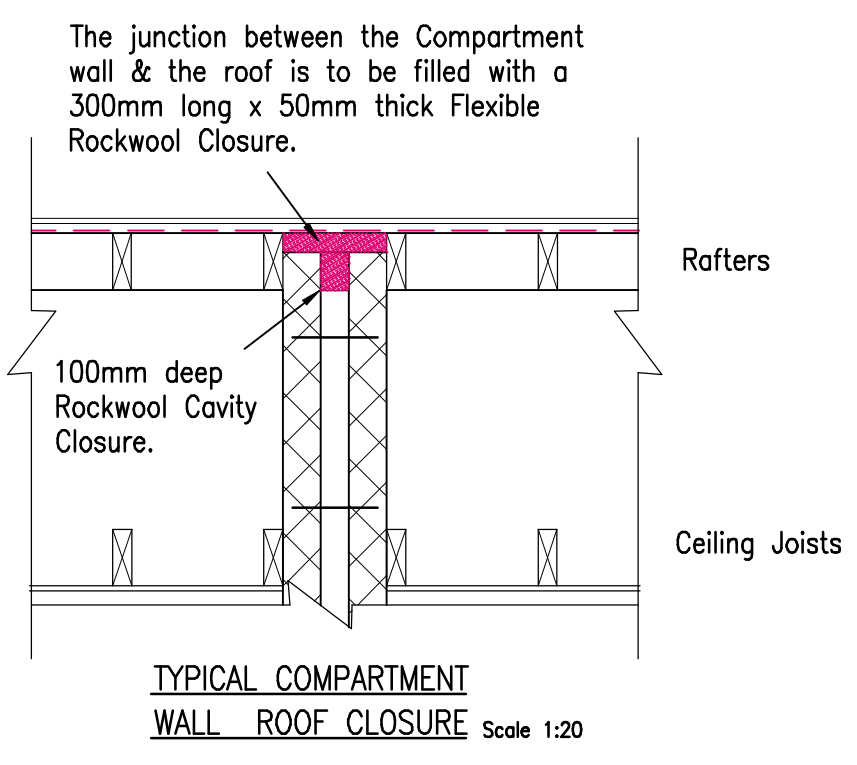


Key to fittings.

Fire Doors:	
FD30	Half hour standard Fire resisting door without a smoke seal or self closing mechanism.
FD30~	WC, Showerroom & Bathroom, subject to the building inspector's approval might not need to be half hour Fire resisting doors. An uncertified FD20 may therefore be acceptable instead.
Fire Protection & Facilities:	
SD	Smoke detector/sounder fixed to the ceilings. The detectors are to be inter-linked & mains operated with battery back up.
DH	Rate of rise type ceiling mounted mains powered heat detector.
CB :	Fire & Sound Cavity Barrier consisting of 300 long x 100mm thick Rockwool insulation protected on the outer face with a vertical DPC.
Av.:	Air Admittance valve terminating in the roof attics over ϕ min. 450mm above the ceiling of the shower room. Alternatively provide min 75mm ϕ vent pipe taken up through to the roof & terminating either i) In a Roof Vent Tile Or ii) Taken up through the roof & terminating minimum 900mm, above the highest opening level of the second floor dormer windows.



KEY

- Consumer unit
- Central heating Program
- BOILER: \geq 90 % (SEDBUK) Efficiency rated, Gas Fired Condensing Combination Boiler. The boiler flue is to be vented through a roof tile over.

Ventilation

- M.V. Kitchen extract fan 30 litre/sec to extract to the outside atmosphere via a proprietary weatherproof roof vent tile
- M.V.1 Bathroom & WC Room, wall mounted, extract fan, with constant tricle facility. Fan extract rate \geq 15 litres /sec. (or 53m³/h complying with Part F) to external air via a flexible duct, wrapped in sound insulation quilt & fitted with a condensation trap. The duct is to be linked to a proprietary weatherproof roof vent tile. Fan and light are to be activated by a pull switch with a 15 minutes overrun.
- M.V.2 Shower ceiling mounted extract fan to extract to the outside atmosphere via proprietary weatherproof roof vent tile. Ditto Nv

Glazing: SG = Safety glazing required in the following locations:

- External and internal doors which are glazed below 1.5m
- Side panels to external doors which are glazed below 1.5m
- Any side windows adjacent to a door & within 300mm of door

VP Vision panels in the doors to consist of 8mm thick, Clear & Toughened Fire Glass, to the specialist supplier's specifications, to meet the B.R. requirements. Size of panels TBA

External Doors & Windows
Windows & doors to be Double Glazed Wooden Framed unless noted otherwise.

Drainage:
R.G. New Rodding Gully.
RWP New 75mm ϕ Rain Water Pipe.

SP & SVP
Soil vent pipes & Soil pipes are to be built in ducts boxed in a timber framed casing, covered with 15mm Gyproc Fireline boards to provide fire protection to the pipes on all the exposed sides. The voids between the pipes & casing are to be filled with sound insulating mineral wool of density \geq 20 kg/m³

ELECTRICAL
Switches and socket outlets in habitable rooms to be positioned between 450mm and 1200mm from the finished floor level.

Part M: Bathrooms

Maintain unobstructed zone in front of WC to comply with AD Part M3/Section 10 (Minimum 750mm deep and 450 min either side of pan, ie 900 total)

THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE B.R. DWG 02C & THE SECTION DWG S04B & S05B plus the foundation DWG S07B (Also Containing the General Notes) & TOGETHER WITH THE CONSTRUCTION NOTES DOCUMENT.

No.	Description	By	Date
N	Previous dwg.03B was cancelled & the details were transferred to dwg.02C. Drawing 03 has been allocated to B.R. floor plans using the suffix B03	JBS	15.06.10

Revisions

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Project: **PROPOSED NEW HOUSES @ 19a-19b BAKER STREET READING RG1 7XT**

Title: **FLOOR PLANS SHOWING CONSTRUCTION & BUILDING REGULATION SPECIFICATIONS**

DRAWN	JBS	Drg. No.	2010/02/B03
DATE	May-June 2010		
SCALE	As Shown		