

INTERNAL DRAINAGE

Complete plumbing installation to be subjected to and capable of withstanding testing in accordance with Bs 5572:1976. Above ground foul drainage pipe work shall be PVC-U to BS 4514. Pipe work must be designed in accordance with BS 5572 and installed to ensure that appliances drain efficiently without causing cross flow back fall leakage or blockage. No air from the system shall enter the building.

Soil vent pipes to be 110mm diameter plastic system to BS 5572 connect to proprietary vent tile or ridge tile, as described on the drawings. Outlet to terminate minimum of 900mm above any window or door opening. Encase ssp in boxing constructed from softwood framing and faced with 2 layers of 12.7mm plasterboard, joints staggered. Pipe to be wrapped with 25mm thick unfaced insulation where passing down through rooms through out their length.

All water services in areas liable to freezing shall be insulated strictly in accordance with BS 6700 Table 9.

Provide connecting collars as required for connection of waste pipes from sanitary appliances.

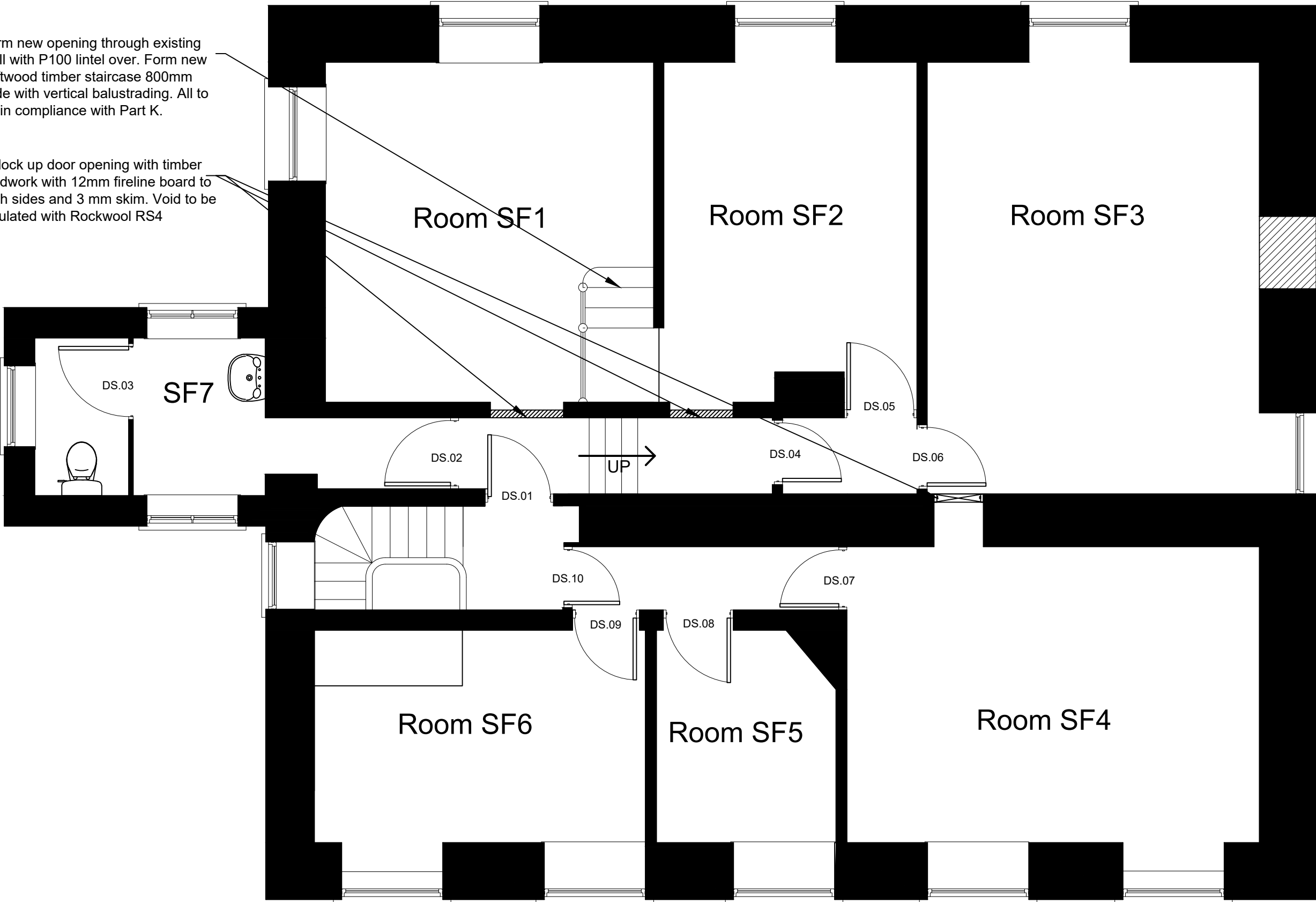
All waste fittings to have 75mm deep sealed easy clean traps and separate connections to SVP's and to be installed in accordance with BS 5572.

Waste pipe diameters to be as follows:-

Wash hand basin 32 diameter for runs not exceeding 1.7m runs and 40mm diameter for runs up to 3m  
WC's 100mm and 20mm over flow.

Form new opening through existing wall with P100 lintel over. Form new softwood timber staircase 800mm wide with vertical balustrading. All to be in compliance with Part K.

FBlock up door opening with timber studwork with 12mm fireline board to both sides and 3 mm skim. Void to be insulated with Rockwool RS4



GENERAL NOTE

ALL MATERIALS AND COMPONENTS MUST BE SUITABLE FOR THEIR INTENDED PURPOSE AND LOCATION. AND MUST BE MANUFACTURED AND INSTALLED IN ACCORDANCE WITH ALL RELEVANT, CURRENT BRITISH STANDARDS AND CODES OF PRACTICE. AND MANUFACTURERS SPECIFICATIONS.

The following notes are to be read in conjunction with all relevant drawings and schedules and is applicable whether specifically referred to or not.All work is to comply with the current requirements of the Building Regulations and Allied regulations. All materials are to be fit for their purpose and used and installed in accordance with the relevant manufacturers recommendations. All new services are to be provided in accordance with the Statutory Undertakers requirements. The quality of any material shall not be lower than that defined in the relevant British Standard or that the material has been satisfactorily assessed by an appropriate independent authority ie. BBA BRE etc. Where there is no legislated standard the quality and use of the product shall be in accordance with established trade practice. All work shall be carried out in a neat workmanlike manner. Reasonable precautions shall be taken to protect fixed and unfixed materials against any damage likely to affect the finished quality of the dwelling. All contractors and sub-contractors must ensure to their own satisfaction that they are in possession of current drawings and details before commencing the relevant stage of work.

Any reference to an approved document in this specification relates to the relevant Approved Document of the current Building Regulations.

INTERNAL TIMBER PARTITION WALLS

All to be constructed of nominal 89 x 38 mm softwood studs at max 400mm ctrs with 89 x 38mm sole headplates and noggings lined both sides with two layer 15mm British Gypsum soundboc plasterboard or equal approved to a minimum density of 10kg/so m. screwed to timber stud finished with skim coat plaster set. Rockwool 25mm acoustic Slab or equal approved within cavity to a minimum density of 10kg/cubic m (50mm Rockwool Flexi, 25mm Isowood APR 1200).


Door openings to be formed to allow for door lining thickness of 32mm fin. size and to be positioned to allow for fixing full architraves to perimeter. Include for additional noggings and bearers for radiators switches and other services as appropriate. Where partitions are to be finished with wall tiling plasterboard to be moisture resistant and thickness to be increased to 15mm in accordance with recommendations of plasterboard manufacturer.

MECHANICAL VENTILATION

Provide mechanical extractor fan units to all WCs being ducted either through walls or through roof space and wrap ducting in thermal insulation within roof space. Extractions to be controlled either from pull cords, external switches or incorporated with light switch and to have extract rates as follows:  
Internal WC with no window 15 litres/second with 15min overrun and provide 10mm air gap under the door.  
Ventilation to be in accordance with approved document F.

# SECOND FLOOR

	revisions	

project	Pierremont Hall Pierremont Park Broadstairs				<div> <b>RUBICON</b> Building Consultancy</div> <div>One Step Beyond Westfield Lane, Elchinghill Kent CT18 8BT Tel 01303863320</div>
	client	Broadstairs and St Peters Town Council			
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