

**DRAINAGE**  
Stub stacks to be fitted with air admittance valves. All plumbing to be to BS EN 12056-2:2000. Traps to have two-part 75 mm water seal of same bore and size as the pipe, with access cleaning points to all waste pipes. Back inlet gullies to have sealed grating, be trapped and roddable for clearing. New 600mm inspection chamber connected to existing inspection chamber [1.40 or 1.80 fall]. Contractor to apply to Thames Water Build Over Agreements' where applicable.

**ELECTRICAL**  
Lighting General: Consideration should be given to LED or other low energy fittings to minimise power consumption and heat output. Lighting Overall Gym: 200-300 lux with a good uniformity ratio. Free Weight / Functional / S&C areas require an overall minimum average of 300 Lux

**PLUMBING INSTALLATION:**  
Complete installation is subject to & capable of withstanding testing in accordance with BS EN 12056-2:2000. Above ground foul drainage pipework shall be uPVC to BS 4514:2001. Pipework must be designed in accordance with BS EN 12056-2:2000 & installed to ensure that fittings drain efficiently without causing crossflow, back fall, leakage or blockage. No air from drainage system shall enter the building. All uPVC pipework to be to BS 4514:2001. Minimum pipe sizes for sanitary plumbing to be:

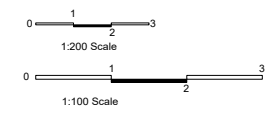
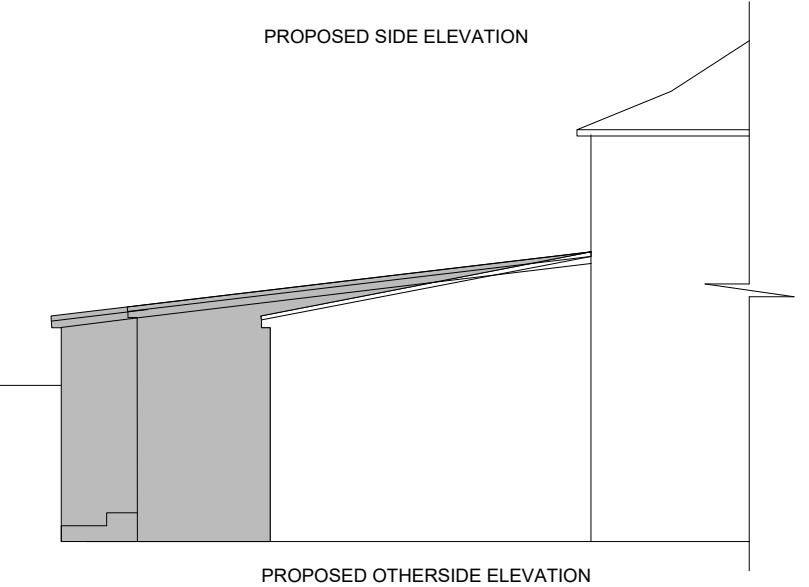
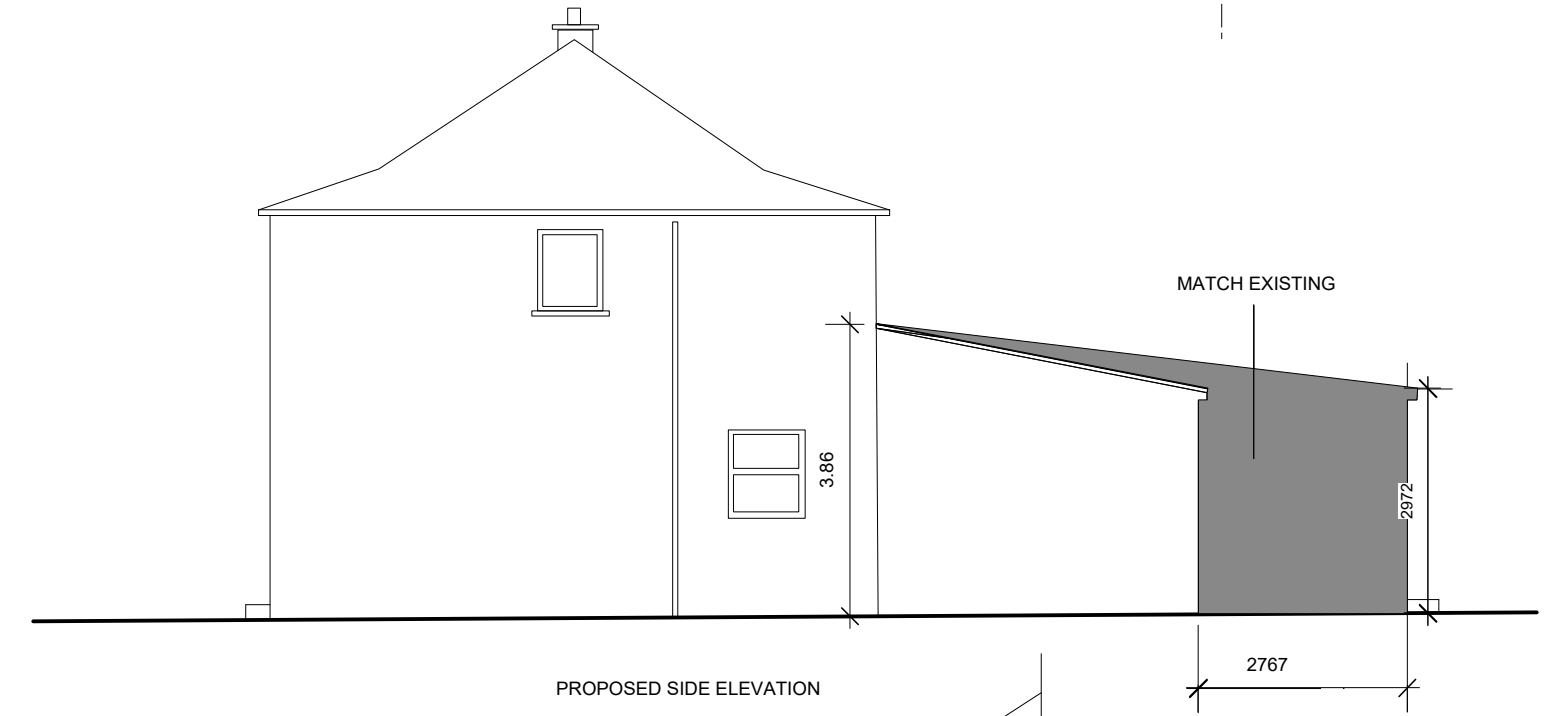
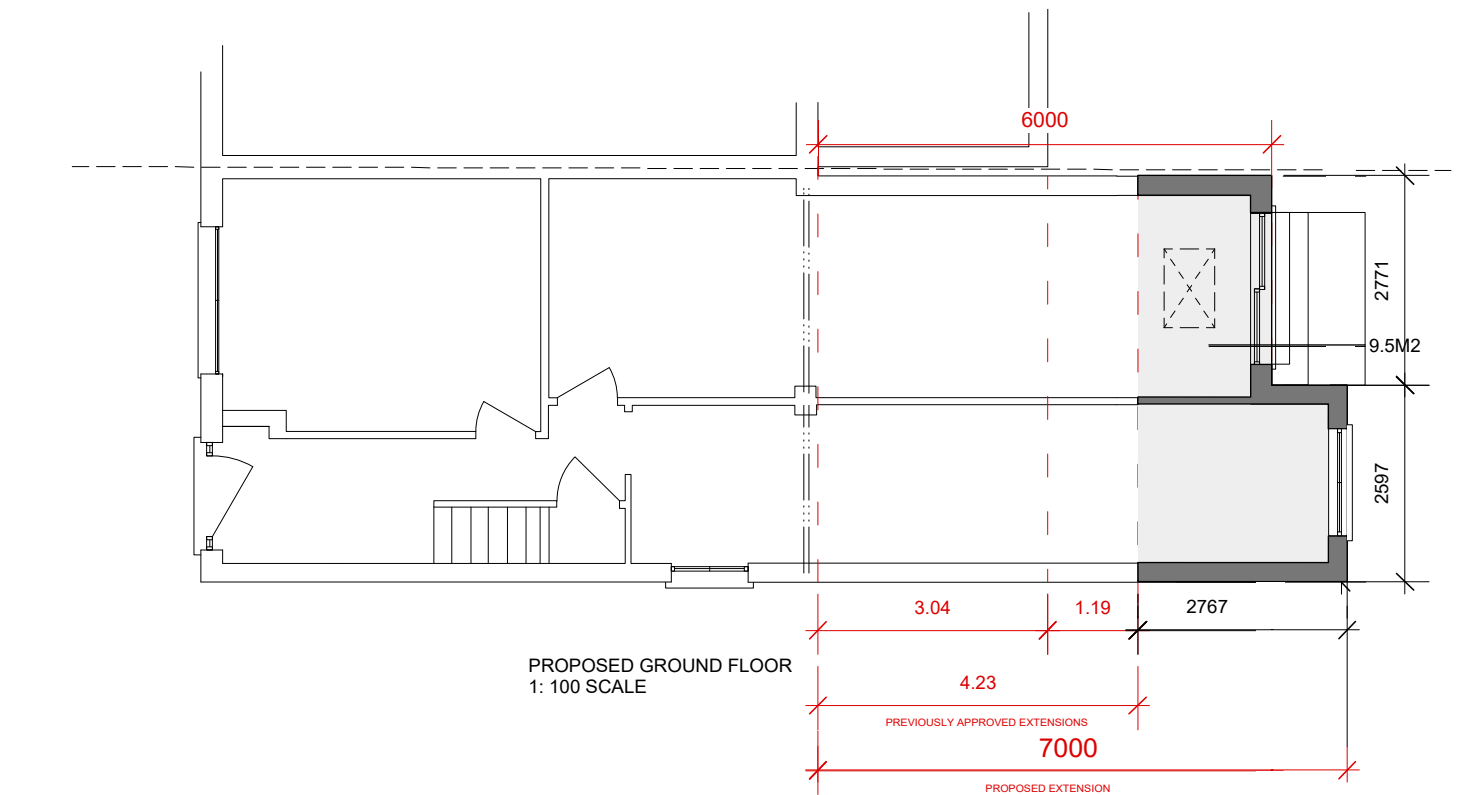
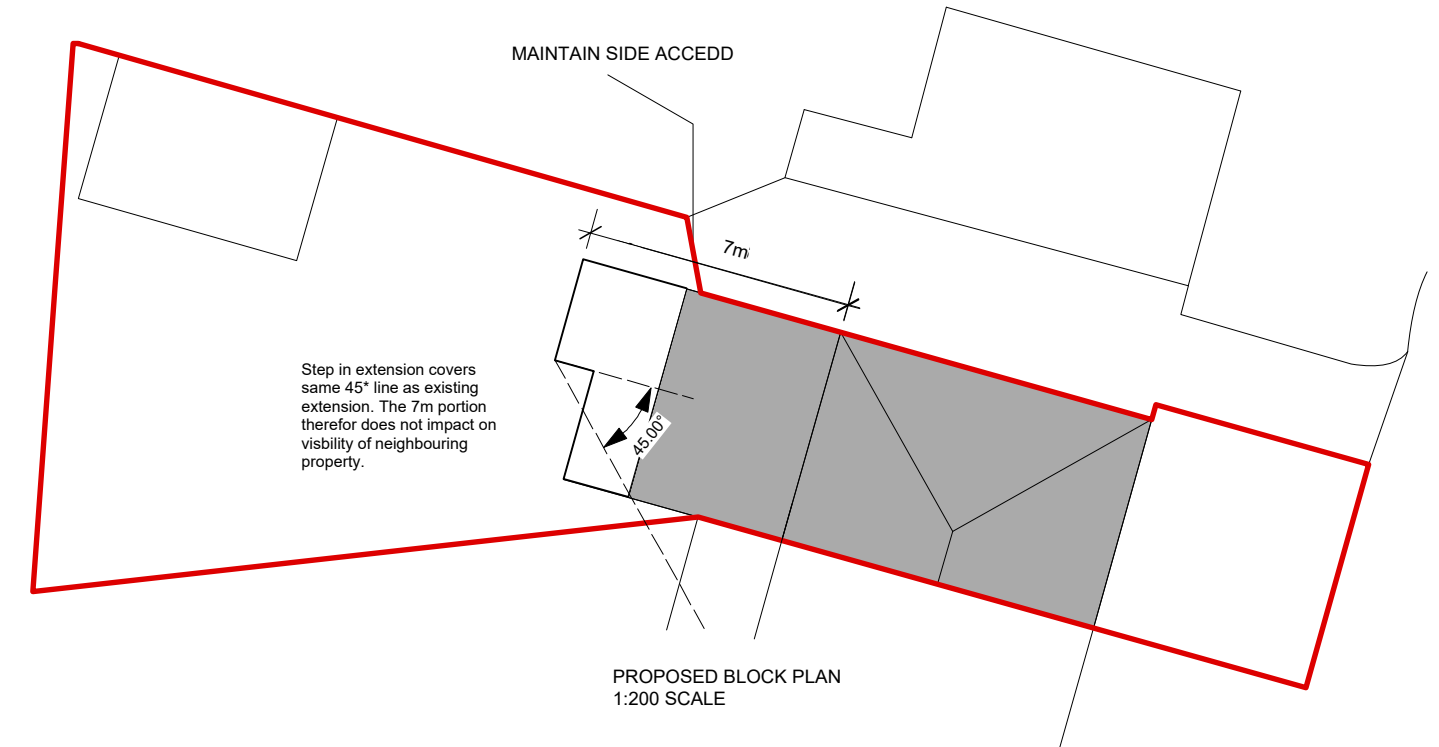
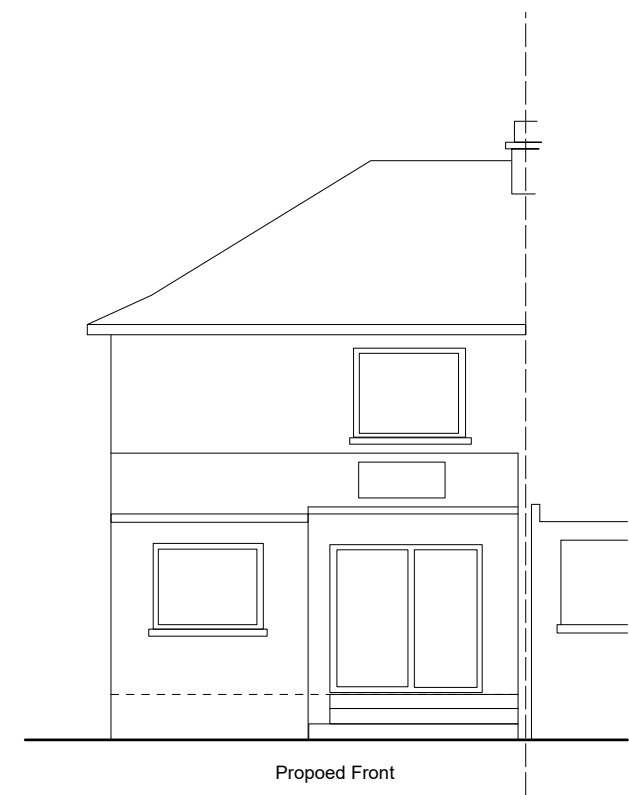
- WC's, Soil pipes 100 mm dia. Nom. Size
- Shower, common pipe wastes 50 mm dia. Nom. Size
- Bath, Sink 40 mm dia. Nom. Size
- Handbasin 32 mm dia. Nom. Size
- Overflow 19 mm dia. Nom. Size

**SMOKE ALARMS:**  
Alarm system in accordance with BS 5839-6:2019, to be grade D2, LD2 standard, mains powered and with battery back-up. Smoke detectors to be located & positioned within 3 m of any enclosed room and be inter-connected. Detector unit to be positioned at least 300 mm from wall and / or light fitting.

**SPACE & WATER HEATING PART J**  
Allowance for Electrical 6kw boiler for hot water to shower & basin ONLY. All heating installations to be carried out by competent and registered gas safety registered fitters with appliance information plates & notices fitted adjacent to electrical consumer units. Bath HW taps or mixers to have thermostatic tempering / blending valve to ensure water discharge temp. Does not exceed 48 °C or 43 °C, to ground floor accessible WC or male/ female changing rooms.

**PART A STRUCTURE**  
Please refer to structural engineer's drawings for any structural details or information required. Please refer to structural engineers' drawings and calculations for any structural elements - Please co-ordinate with Michael Alexandra for approval of contractor's design elements (including foundation and ground beams)

**PART F MEANS OF VENTILATION**  
All bathrooms and Kitchens have mechanical ventilation in addition to the natural ones where possible. Rating is IPX4 with over-run timer. Purge - this is achieved by opening the window. The opening should have a typical area of at least 1/20th of the floor area of the room served, unless it is a bathroom which can be any openable size.



| ARB RIBA   |                  |          |      |
|--|------------------|----------|------|
| Project: 10 WRAYS WAY, HAY, UB4 8DP              |                  |          |      |
| Title: existing & proposed plan - REAR EXTENSION |                  |          |      |
| SCALE  | DRAWN: H S SURI  | REVISION | DATE |
| A2 @ 1:1250<br>1:100 / 1:200                     | PG NO:<br>DWG 01 |          |      |

**PLANNING PHASE**  
All dimensions to be verified on site by contractors. Any discrepancies to be verified with the designer. No scaled dimensions to be used only figured dimensions. Copyright of HSD Contractors to work to CDM 2015 if applicable

The drawings show design intent only, all dimensions to be checked on site prior to construction or production. Construction details to be confirmed by contractor/ manufacturer by submitting fabrication drawings for Designer's approval.

Design/ drawings is not to be scaled for production and construction purpose.

All discrepancies and omission on site must be reported to Designer for comment and/or approval prior to commencement of works.

The designs are subject to approval by Statutory Authorities and any necessary alteration should be made of required to comply with statutory requirements and communicated to the Designer.