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2M
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4M
5M
6M
7M
8M
9M
10M

SCALE

SMOKE DETECTORS:
Provide mains operated interlinked smoke detectors in hall and on all landings
Detectors to be positioned in circulations space within 7000mm of the kitchen and living room doors and 3000mm of bedroom doors.
Alarms to be fixed to at least 300mm from wall or light fitting.
Wall detectors to be 150 mm min below ceiling.
Client to receive operators instructions in accordance with approved Document B1

neighbours property

1. Ventilation

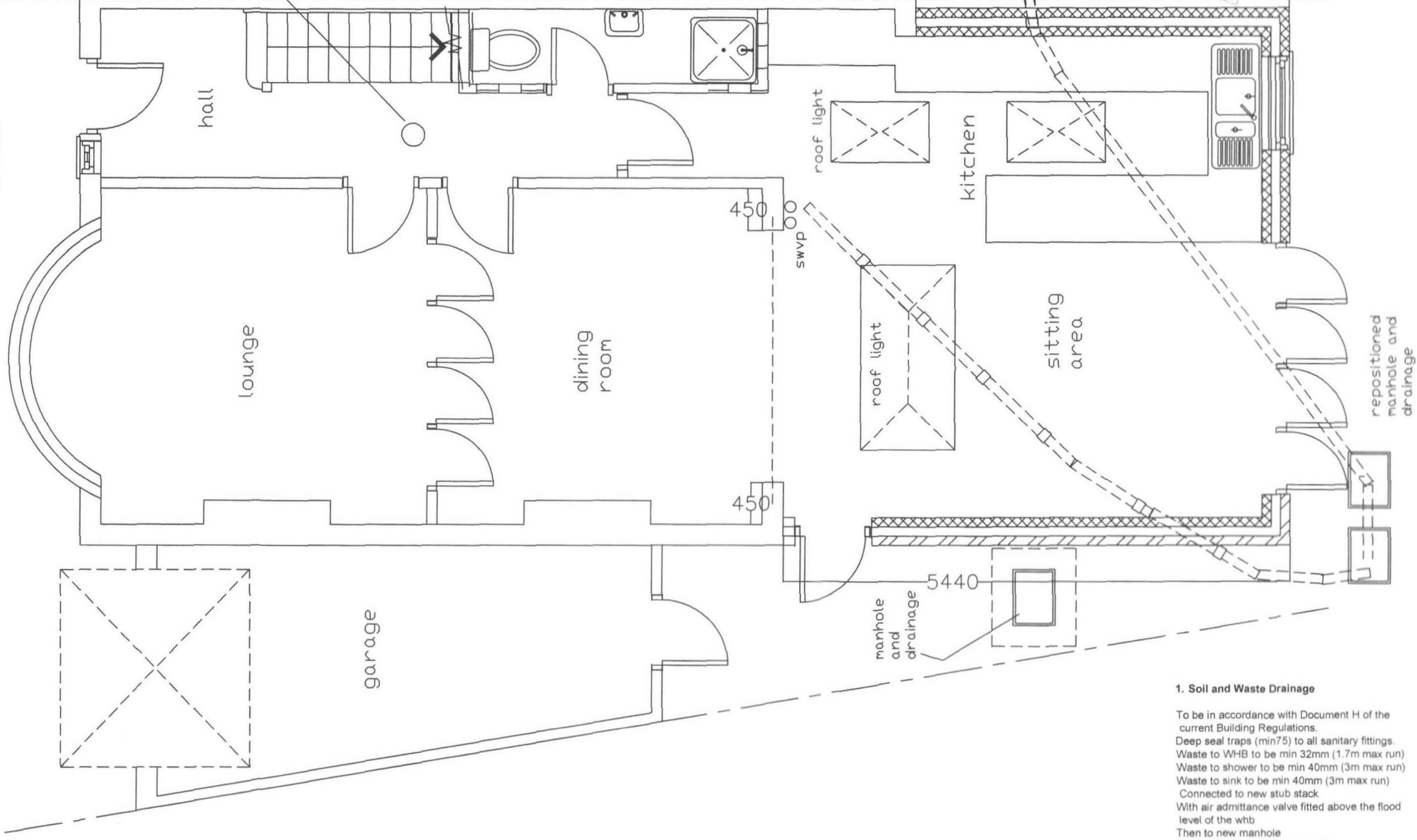
Openable areas to windows min 5% of floor areas.
Trickle vents with area of not less 8000 sq. mm. to habitable room.
Mechanical vent to kitchen capable of 60 litres/sec discharge or 30 litres per sec adjacent to hob 4000 sq. mm. trickle vents/ air brick.
Mechanical vent to bathrooms capable of 15 litres/sec extract.
4000 sq. mm. trickle vent/ air brick.
Utility room extraction as kitchen.
Mechanical vent to wcs capable of 6 litres/sec extraction with background vents of 4000 sq. mm. trickle vent or air bricks.

mechanical extract ventilation to kitchen and will be ducted to external air

1. Glazing

Total glazed area not to exceed 24% of floor area.
Glazed doors and adjacent glass within 300mm of a door to incorporate safety glass to min height 1500mm above floor level.
Any window glazing within 800mm of floor level is to be safety glass.
All windows in habitable rooms must have an openable area of min 0.33m² or 750mm x 450mm for escape purposes.
Sill heights to be between 800 mm and 1100mm above floor level.
All glass to be double glazed and must now be low - E glazing.
Glazing to be min 4mm/18mm/4mm depths. Cavity to be argon gas filled and comply with U value 1.6W/m²K.

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11 JUL 2013
PLANNING & TRANSPORT GROUP



A3 PAPER

Proposed Ground Floor Plan

JAC Associates
Property Consultants

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Project	
2 Merton Avenue Hillingdon MIDDXX	
Client	
Mr Tel:	
Drawing Title	
Proposed Extension	
Drawing Number	
mertonave-2 / 1 proposed ground	
Scale	Date
1 : 50	25-05-13

1. Soil and Waste Drainage

To be in accordance with Document H of the current Building Regulations.
Deep seal traps (min75) to all sanitary fittings.
Waste to WHB to be min 32mm (1.7m max run)
Waste to shower to be min 40mm (3m max run)
Waste to sink to be min 40mm (3m max run)
Connected to new stub stack
With air admittance valve fitted above the flood level of the whb
Then to new manhole
Wide angle bend at base of stack.
Sink taken to back inlet gully.
Underground drains to be 100 pvc (underground quality bedded in pea shingle 150 all round to minimum falls 1-40.
All drains vented with stench pipe to discharge min 900mm above and min 3000mm horizontally from openable windows.
Vent to be fitted with proprietary bird proof terminal.
Any drainage under building is to be surrounded with pea shingle 150mm all round to extend 2000 beyond building.
Drains passing through walls to have expansion joints 150 either side of wall.
Drains passing through walls to be bridged with concrete lintels.

ENERGY EFFICIENT LIGHTING

- At least 75% of light fittings are to have a fixed lighting component that takes only lamps, having a luminous efficacy greater than 45 lumens per circuit watt.

All dimensions and information contained in these plans should be checked on site and with the Local Authority prior to commencing any building works. The works may also be covered by the Town and Country Planning Acts, Building Acts and The Party Wall Act. No works should be commenced prior to obtaining all necessary consents.