

Figured dimensions only are to be used.
Contractor must verify all dimensions on site before commencing work. Any discrepancies must be brought to the attention of the architect.

Windows

Window frame details and sizes to be agreed. Openable size to comply for emergency egress in line with Approved Document Part B.
External windows to painted softwood timber. Window to be hermetically sealed double glazed argon filled sealed unit with Pilkington Low-E glass to meet overall performance (1.6 Wm2K) trickle ventilation as set out below.
Glazing to be internally beaded to comply and to comply with Building Regulations Part N, BS 6206, BS 6262, BS 8000: Part 7.

Purge Ventilation

Window to have a ventilation opening with a total area not less than 1/20 of room floor area where it opens 300mm or more. Opening area to be measured in accordance with Approved Document F.

Background Ventilation

Approved adjustable & secure ventilator to be fitted to head of window.

Extract Ventilation

Mechanical extraction to be provided in line with Approved Document F. Minimum intermittent extract at 15 litres/sec. Kitchen / Utility extract at 30 litres/sec.

Ventilation

Provide intermittent mechanical ventilation above kitchen hob capable of extracting at a rate of 30 l/sec. Purge ventilation to be provided via door and window.

● Heating to come up through floor void at suggested location
— Heating route. Indicative only for diagrammatic purposes. Exact route to be determined by heating and plumbing engineers
● Cold Water supply to come up through floor void at suggested location
— Cold Water supply route. Indicative only for diagrammatic purposes. Exact route to be determined by heating and plumbing engineers
● Hot Water supply to come up through floor void at suggested location
— Cold Water supply route. Indicative only for diagrammatic purposes. Exact route to be determined by heating and plumbing engineers
⊠ Mechanical extract ventilation. To comply with part F of building regulations for Kitchen, WCs and bathrooms
--- Foul water drainage route. Pipework to run at skirting height or below and be boxed in where above floor
Under floor heating zone
Under floor heating manifold
Radiator Wall-mounted radiator. New throughout
Heated towel rail/radiator. New throughout
Hot and cold water supplies to run through screed at ground floor level and between floor joists at 1st and 2nd floor levels.
Hot water pipes to be insulated to ensure heat retention

NOTE: Foul drainage locations indicative only. To be clarified on site by appointed contractor. All new drainage to be approved by Building Control Inspector.

PRELIMINARY

CLEAR FUTURE ARCHITECTURE

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Client

Land&Buildings (Lansdown Ltd)

Project
WALPOLE, CHARLCOMBE LANE, BATH. BA1 5TP

Drawing Title
PROPOSED SECOND FLOOR MECHANICAL SERVICES

Drawing Number | Rev.
1067-065

Date | Scale | Drawn
Mar 2015 | 1:50@A1, 1:100@A3 | hw

Second Floor

