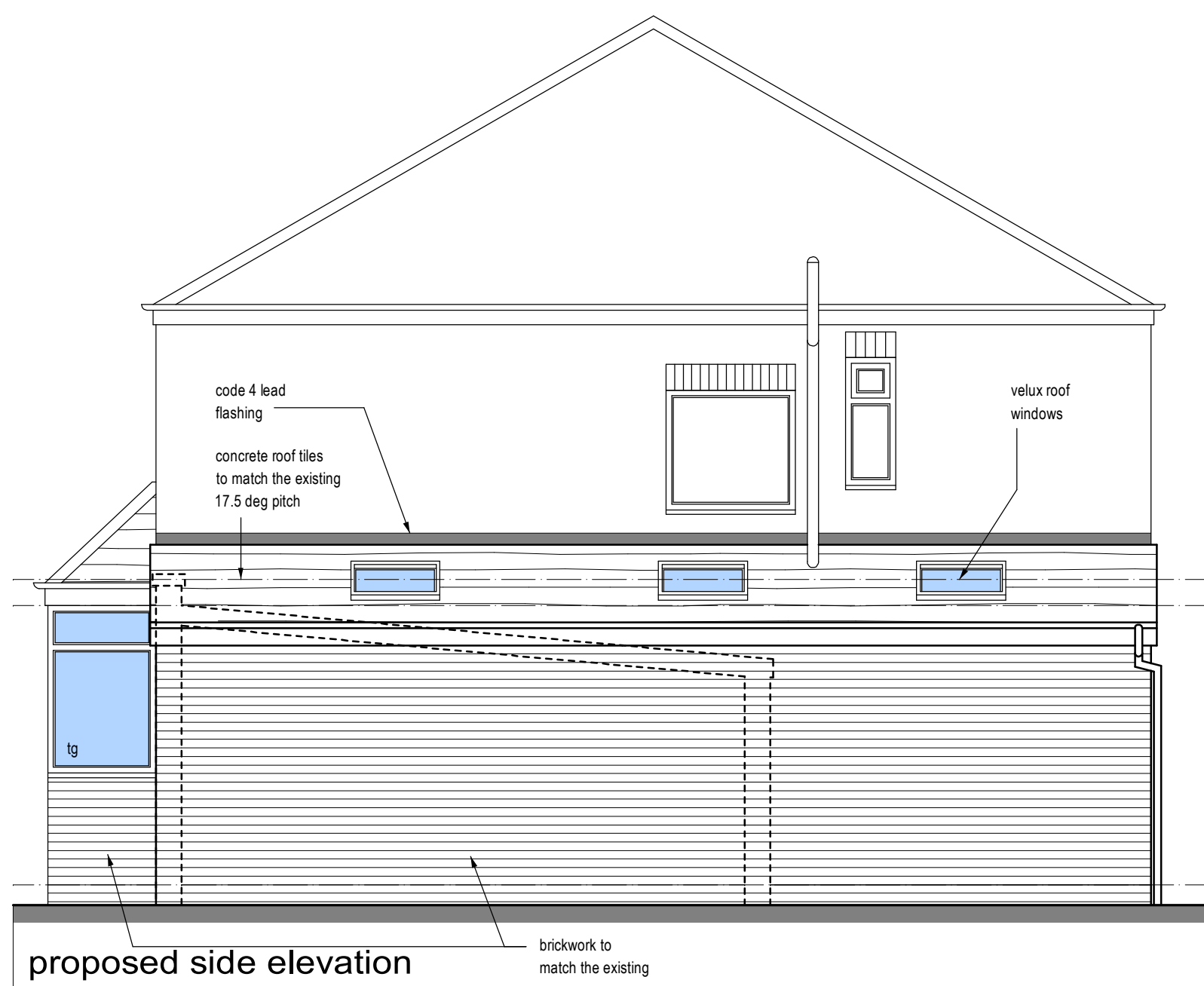
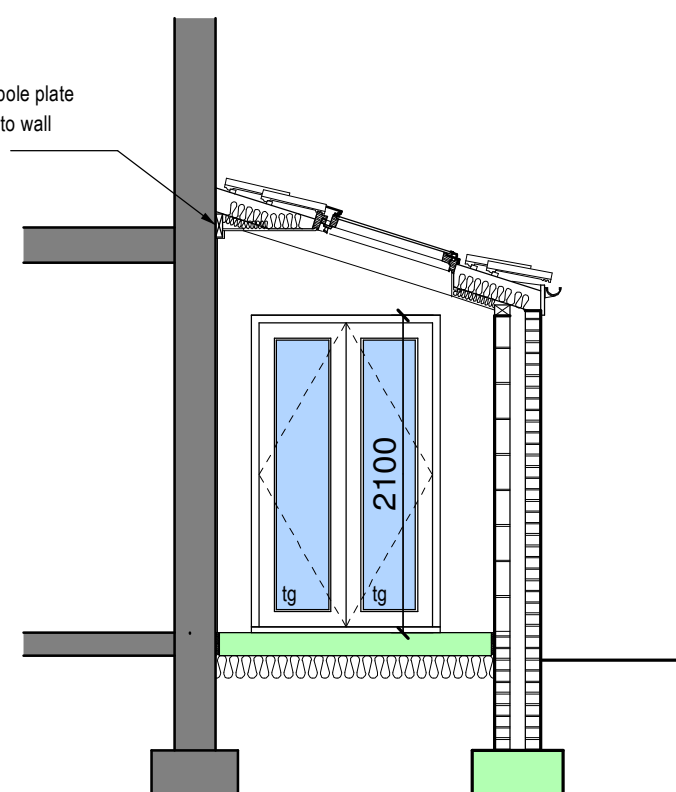




Plumbing to new en suite:
WC to have 100mm connection to soil pipes,
shower to have 75mm deep seal anti vac traps
with 38mm diameter wastes basin to have
75mm deep seal anti vac trap with 32mm
diameter waste. All wastes bossed on to
existing soil and vent pipe.



section through gym

Heating:
 Mode of heating to extension as yet unknown if a new boiler to be fitted this is to have a Class A SEDBUK energy efficiency rating, NB All plumbing work to be carried out by GAS SAFE registered installer Hot water & heating systems to comply with Domestic Heating Compliance guide.
 Provide a carbon monoxide monitor.

Any new gas boiler to be min 92% SEDBUK condense wall mounted with a balanced flue/ stainless steel gas to outlet. Flue discharge in accordance with manufacturers instructions & to Building Regulation ADJ. Copy of the Building Regulations Compliance Certificate from your GAS SAFE installer to be provided. All new radiators to be provided with thermostatic valves.

Ventilation: Unless otherwise stated, room ventilation will be provided by natural means. Windows to incorporate: opening lights at least equal to 1/20th floor area, along with controllable trickle vents with an equivalent area of 8,000mm². Where necessary restrictors can be provided the opening lights to be adjustable to 1/10th of the room floor area. Wet rooms to be afforded mechanical extract ventilation using the following extract rates:

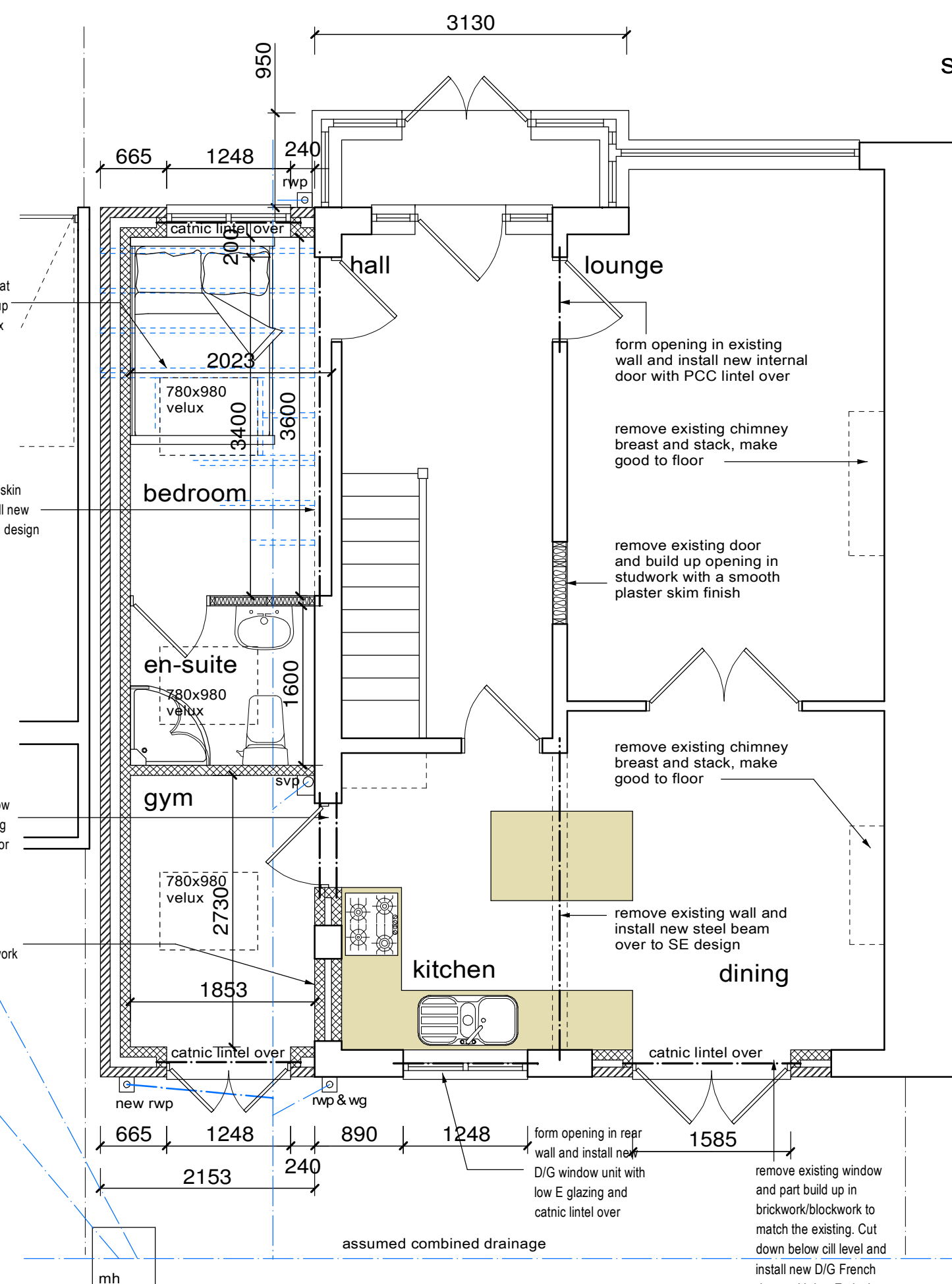
Kitchen	30 Litres/sec (adjacent to the hob)
	60 Litres/sec elsewhere
Utility Room	30 Litres/sec
Bathroom	15 Litres/sec
Sanitary accommodation	6 Litres/sec.

In addition, controllable trickle vents with equivalent area of area of 4,000mm². All extracts to run air.

Extractors to have min 15ms over open and to be connected to light switch.

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proposed ground floor plan