

NOTE:
CONTRACTOR SHOULD SATISFY HIMSELF OF THE POSITION OF ALL DRAINAGE RUNS AND MANHOLES. INSPECTION CHAMBERS ETC ARE APPROXIMATE ONLY AND DRAIN RUNS SHOWN ARE ASSUMED.
THE LOCAL AUTHORITY BUILDING INSPECTOR SHOULD BE NOTIFIED OF ALL EXCAVATIONS FOR AND THE LAYING OF NEW/ALTERED DRAINAGE IN ACCORDANCE WITH THE INSPECTION NOTIFICATION FRAMEWORK (INF)
CONTRACTOR/CLIENT TO SATISFY THEMSELVES THAT ALL CONDITIONS OF THE PLANNING PERMISSION APPROVAL AND BUILDING CONTROL APPROVAL HAVE BEEN SATISFIED PRIOR TO COMMENCEMENT.

THESE DRAWINGS HAVE BEEN PRODUCED FOR THE PURPOSE OF OBTAINING STATUTORY APPROVALS. CONTRACTORS IN PRICING OR UNDERTAKING WORKS SHOULD FAMILIARISE THEMSELVES WITH THE PARTICULARS OF THE SITE/BUILDING.

ALL ELECTRICAL WORK COVERED BY PART P (ELECTRICAL SAFETY) MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO. THIS PERSON MUST BE REGISTERED WITH AN AUTHORISED SELF-CERTIFICATION SCHEME (EG. BRE CERTIFICATION, ELECSA, NICEIC OR NAPIT CERTIFICATION). PRIOR TO COMPLETION AN APPROPRIATE BS7671 ELECTRICAL CERTIFICATE MUST BE PROVIDED BY THE COMPETENT PERSON.

INSTALL STEELWORK / LINTELS WITH ALL PADSTONES, CONNECTIONS AND BEARINGS AS PER STRUCTURAL ENGINEER'S DETAILS. ALL STRUCTURAL STEELWORK TO HAVE 30 MINUTES FIRE PROTECTION (FIRELINE/FIREBOARD FRAMELESS ENCASEMENT OR EQUAL). ADJACENT TO CONCRETE FLOOR:

TAKE DOWN EXISTING HOUSE WALLS TO BELOW SLAB LEVEL. TIE NEW CONC. SLAB TO EXISTING SLAB WITH STEEL DOWELS AT 300 CTRS. ONE END TO BE DE-BONDED BY SLEEING. FILL JOINT BETWEEN EXISTING AND NEW SLAB WITH 25MM COMPRESSIBLE BOARD AND SEAL. DPM CHASED INTO WALL & LAPPED TO DPC.

FINISHED FLOOR LEVEL IS TO MATCH EXISTING.

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SIZE, DEPTH & MIX OF ALL FOUNDATIONS TO BE AGREED ON SITE WITH INSPECTING BUILDING OFFICER TO SUIT GROUND CONDITIONS. ASSUME CONCRETE STRIP FOUNDATIONS 600MM WIDTH TAKEN MIN. DEPTH OF 600M IN ALL CASES AND BELOW THE LEVEL OF ADJACENT DRAIN INVERTS

FOUNDATIONS
EXCAVATE FOR AND LAY NEW CONCRETE STRIP FOUNDATIONS TO SUIT GROUND CONDITIONS. TO BE INSPECTED AND APPROVED TO THE SATISFACTION OF THE LOCAL AUTHORITY BUILDING INSPECTOR PRIOR TO BACKFILLING. FOUNDATIONS TO BE TAKEN TO MIN. DEPTH OF 600MM BELOW EXTERNAL GROUND LEVEL & BELOW LEVEL OF ALL ADJACENT DRAIN INVERTS WITHIN 1M HORIZONTAL DISTANCE. MINIMUM 200MM DEPTH X 600MM WIDTH WITH MIN. 150MM PROJECTION FROM EACH WALL FACE. ALL AS STRUCTURAL ENGINEERS DETAILS.

BELOW GROUND WALLS
CONSTRUCT SUB-STRUCTURE WALL OF 300MM TRENCH BLOCK OR 2 LEAVES CONC OR FROST RESISTANT ENGINEERING BRICKWORK UPTO 2/3 COURSES BELOW GROUND LEVEL. CONSTRUCT IN 2 NR LEAVES FROM HERE UP TO DPC. OUTERLEAF TO BE FACING BRICKWORK. FILL ALL BELOW GROUND CAVITIES WITH WEAK MIX CONCRETE TO 225MM BELOW DPC GRADED TO OUTER FACE. PROVIDE PHYSICAL VISQUEEN DPC MIN 150MM ABOVE EXTERNAL GROUND LEVEL TO BOTH WALL LEAVES.

NEW GROUND FLOOR
GROUND CONDITIONS TO BE CHECKED FOR WATER TABLE AND TO ENSURE SOILS ARE FREE DRAINING PRIOR TO CONSTRUCTION OF NEW SOLID GROUND BEARING FLOOR. TAKE DOWN EXISTING WALL TO BELOW SLAB LEVEL.
CONSTRUCTION TO ACHIEVE U VALUE MIN 0.22W/MK
65MM FIBRE REINFORCED SCREED, ON SEPARATING LAYER OF WATERPROOF BUILDING PAPER (GRADE BIF TO BS 1521 OR SIMILAR APPROVED).
100MM ST2 OR GEN2 GROUND BEARING SLAB CONCRETE MIX TO BS 8500-2.
100MM RIGID PU/PIR THERMAL INSULATION FOR EXAMPLE KINGSPAN THERMAFLOOR TF70 (OR EQUIVALENT IN EXPANDED POLYSTYRENE), WITH 50MM PERIMETER INSULATION UPSTAND TO ALL EXTERNAL WALLS.
1200 GUAGE VISQUEEN DAMP PROOF MEMBRANE RETURNED UP ALL WALL FACES AND CHASED INTO BRICKWORK. 300MM OVERLAPS MASTIC TAPED & OVERLAPPED TO WALL DPC'S AND ANY EXISTING DPM'S.
SLAB TO BE THOROUGHLY TAMPED AND VIBRO-COMPACTED THROUGHOUT.
50MM SAND BLINDING OVER MIN. 150MM WELL COMPACTED HARDCORE BASE OF CLEAN, DRY, WELL GRADED INERT STONE AGGREGATE MECHANICALLY COMPACTED IN LAYERS AND USED AS BACKFILL. TIE NEW CONC. SLAB TO EXISTING WITH STEEL DOWELS AT 300 CTRS. ONE END DE-BONDED BY SLEEING. FILL JOINT WITH 25MM COMPRESSIBLE BOARD. FINISHED FLOOR LEVEL TO MATCH EXISTING .

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WHERE DRAIN RUNS PASS UNDER NEW FLOOR, PROVIDE A142 MESH 1.0M WIDE WITHIN BOTTOM OF SLAB MIN 50MM CONCRETE COVER OVER LENGTH OF DRAIN.
WHERE EXISTING SUSPENDED TIMBER FLOOR AIR BRICKS ARE COVERED BY NEW EXTENSION, ENSURE CROSS-VENTILATION IS MAINTAINED BY CONNECTING TO 100MM DIA UPVC PIPES AT MAX. 1800MM CTRS WITH 100MM CONCRETE COVER LAID UNDER THE EXTENSION. PIPES TO CONNECT TO 65MM X 215MM PERISCOPIC AIR BRICKS BUILT INTO NEW CAVITY WALLS.

NOTE: ALL BOARDS FIXED TO WALLS SHALL HAVE A CONTINUOUS RIBBON OF ADHESIVE TO PERIMETERS OF WALL AND AROUND SERVICE /SOCKET OPENINGS/ WINDOW & DOOR REVEALS. SOUND INSULATED STUD PARTITIONS - 50X100MM TREATED SOFTWOOD FRAMEWORK WITH TIMBER HEAD AND SOLE PLATES. FINISHED EITHER SIDE WITH 12.5MM GYPROC SOUNDBLOC WITH PLASTERSKIM FINISH. INFILL WITH SOUND DEADENING INSULATION BETWEEN. MIN 25MM THICK WITH A DENSITY OF 10 KG/M3.

A - STRUCTURE
EXTERNAL WALLS:
TO COMPRISE 100MM FACED BRICKWORK TO MATCH EXISTING
TO APPROVAL. FULL FILL ROCKWOOL CAVITY INSULATION OR
50MM KINGSPAN CAVITY WALL INSULATION AND 100MM
HI-STRENGTH 7 THERMALITE BLOCK MIN.7.0 N/MM2 COMPRESSIVE
STRENGTH CONCRETE BLOCK LINED WITH 12.5MM PLASTERBOARD
WITH PLASTER SKIM FINISH.

CAVITY WALL INSULATION TO PROVIDE MIN. 'U' VALUE OF 0.28W/M2K AND TO HAVE AN OZONE DEPLETION POTENTIAL OF 0.10 OR LESS.
STAINLESS STEEL WALL TIES, TO BS 1449 PART 2 1983, AT MAX. 750MM HORIZONTAL AND MAX. 450MM VERTICAL STAGGERED CENTRES.
CAVITY WALLS TO BE CLOSED AT EAVES WITH BLOCKWORK.
CAVITY CLOSED AROUND ALL OPENINGS WITH PREMANUFACTURED INSULATED DPC'S.
HORIZONTAL DPC'S TO BE MIN. 150MM ABOVE GROUND LEVEL.
INSULATED DPC'S TO BE PROVIDED TO ALL HORIZONTAL AND VERTICAL OPENINGS WITH STEPPED CAVITY DPC'S ABOVE ALL EXTERNAL OPENINGS EXTENDING 225MM TO EACH SIDE OF OPENING AND WITH STOPPED ENDS AND INSULATION.
WEEPHOLES TO BE PROVIDED AT MIN. 900MM CENTRES AT GROUND LEVEL, MIN. OF 2 PER OPENING AND AT ALL CAVITY TRAYS AND LINTELS.

B - FIRE
ALL ELEMENTS OF STRUCTURE TO BE PROTECTED TO A HALF HOURS FIRE RESISTANCE.
PARTY WALLS TO BE PROTECTED TO AN HOURS FIRE RESISTANCE.

ONE NO. MAINS OPERATED HEAT DETECTOR IS TO BE FITTED IN KITCHENS TO CONFORM TO BS 5446: PART 1 AND TO BUILDING REGULATIONS APPROVED DOCUMENT B1 SECTIONS 1.8 - 1.15.
ONE NO. MAINS OPERATED SMOKE DETECTOR IS TO BE FITTED IN EACH HALLWAY TO CONFORM TO BS 5446: PART 1 AND TO BUILDING REGULATIONS APPROVED DOCUMENT B1 SECTIONS 1.8 - 1.15.

C - SITE PREPARATION AND RESISTANCE TO MOISTURE
1200G POLYTHENE DPM TO BE DRESSED UP WALLS AND MARRIED TO DPC.
VERTICAL DPC TO BE PROVIDED AT ALL OPENINGS AND RIGID CAVITY TRAY TO BE PROVIDED ABOVE ALL LINTELS AND AT ABUTMENTS WITH 150MM UPSTAND CODE 4 LEAD FLASHING.
HORIZONTAL DPC'S TO BE MIN. 150MM ABOVE GROUND LEVEL.
DPC'S TO BE PROVIDED TO ALL HORIZONTAL AND VERTICAL OPENINGS WITH STEPPED CAVITY DPC'S ABOVE ALL EXTERNAL OPENINGS EXTENDING 225MM TO EACH SIDE OF OPENING AND WITH STOPPED ENDS AND INSULATION.
WEEPHOLES TO BE PROVIDED AT MIN. 450MM CENTRES AT GROUND LEVEL, MIN. OF 2 PER OPENING AND AT ALL CAVITY TRAYS AND LINTELS.

D - TOXIC SUBSTANCES
UREA-FORMALDEHYDE FOAM IS NOT TO BE USED AS CAVITY WALL INSULATION.

E - SOUND.
PARTITIONS AROUND SANITARY ACCOMMODATION TO BE 75MM TIMBER STUDS WITH 12.5 MM FOIL BACK PLB AND 5MM SKIM, LINED WITH 50MM 'ROCKWOOL FLEXI'. ALL ELEMENTS OF STRUCTURE TO BE SUBJECT TO PRE-COMPLETION SOUND TESTING
PARTY WALLS TO BE 200MM CONCRETE BLOCK WALL LINED WITH 12.5MM PLASTERBOARD WITH 5MM PLASTER SKIM FINISH

F - VENTILATION.
OPENING LIGHTS TO WINDOWS TO ALL HABITABLE ROOMS TO BE A MIN. OF 1/20TH OF THE ROOM FLOOR AREAS.
ALL WINDOWS ARE TO BE FITTED WITH CLOSEABLE TRICKLE VENTS TO PROVIDE THE BACKGROUND VENTILATION OF 8000MM2
ALL OPENING WINDOWS TO HAVE 2 LOCKABLE FASTENERS WITH 2 LOCKING POSITIONS TO ALLOW FOR BACKGROUND VENTILATION.
ROOFSpace TO BE VENTILATED BY 25MM CONTINUOUS VENT GAP AT EAVES AND VIA VENTILATED RIDGE TILE.
MECHANICAL VENTILATION TO KITCHENS TO PROVIDE EQUIVALENT OF 30 LITRES /SECOND AT COOKERHOOD.
MECHANICAL VENTILATION TO BATHROOMS TO PROVIDE EQUIVALENT OF 15 LITRES /SECOND WITH 15MIN OVER-RUN.

G - HYGIENE.
THE HOT WATER SYSTEM IS TO BE VENTED.
ALL HOT WATER TO SINKS AND BASINS TO BE FROM BOILER IN ACCORDANCE WITH SPECIALIST ENGINEER DETAILS & CALCULATIONS.
COLD WATER DIRECT FROM MAINS SUPPLY.
SANITARY CONVENIENCES AND WASHING FACILITIES:
WC & WHB'S PROVIDED AS INDICATED AND ALL WASH UNITS TO HAVE HOT WATER.

H - DRAINAGE.
APPLIANCES SHALL BE FITTED WITH THE FOLLOWING TRAPS:
WASH BASIN - 32MM DIA. BOTTLE TRAP WITH 75MM SEAL.
SINK - 40MM DIA. BOTTLE TRAP WITH 75MM SEAL.
WC PAN - 100MM DIA. MINIMUM WITH 50MM SEAL, WITH CONNECTIONS TO 100MM S&V PIPE.
WASH BASINS DISCHARGE TO 32MM DIA. WASTE PIPE TO 38MM BRANCH PIPE (WHERE TWO FITTINGS ARE LINKED) OR 50MM (WHERE MORE THAN TWO FITTINGS ARE LINKED) CONNECTION TO 100MM DIA.

SOIL VENT PIPES TO TERMINATE AT VENT TILE MIN 900 ABOVE ANY WINDOW OPENING.
SINKS TO DISCHARGE THROUGH TRAP TO 38MM D. WASTE AND THEN TO GULLY OR SVP AS INDICATED.
PIPEWORK INSTALLATION TO BE CAPABLE OF WITHSTANDING AIR TEST OF POSITIVE PRESSURE OF 38MM WATER GAUGE FOR THREE MINS.
GULLIES TO SINKS AND/OR WASHBASINS WHERE PROVIDED ARE HEPWORTH ACCESS GULLIES & INTEGRAL VERTICAL VERTICAL BACK INLET CODE SUPERSLEVE 191A OR EQUAL APPROVED.
GULLIES TO BE FITTED WITH SUITABLE RAISING PIECES TO ALLOW MIN. 100MM OF COVER TO TOP OF GULLY OUTLET.
ALL PIPES WITHIN 1000MM OF EDGE OF FOUNDATIONS TO BE ENCASED WITH CONCRETE BY FILLING TRENCH. CONCRETE FILL TO BE PROVIDED TO AT LEAST THE LEVEL OF UNDERSIDE OF ANY ADJACENT STRIP FOOTING.

MINIMUM FALL ON WASTES TO BE 1 IN 40.
ALL UPVC PIPEWORK TO BE TO BS 4514

RODDING EYES
RODDING EYES ON NEW DRAINS WHERE INDICATED TO BE HEPWORTHS CODE SUPERSLEVE SRP1/1 ALUMINIUM WITH SEAL PLATE AND SAFETY VALVE OR EQUAL APPROVED.

RAINWATER DRAINAGE
ALL GUTTERS ARE TO BE MARLEY FLOWLINE BLACK PVC LAID FLAT DISCHARGING INTO 88 DIA RWP. RAIN WATER PIPES TO DISCHARGE INTO HEPWORTH SG3/1 ACCESS GULLEY WITH RAISING PIECES TO PROVIDE MIN. 100MM COVER TO TOP OF GULLEY OUTLET GRATINGS TO BE SUPPLIED IN CAST ALUMINIUM AND TO BE LOCKABLE.
ALL PIPES AND GUTTERING TO BE FIXED IN STRICT ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.
WHERE DRAINS PASSING THROUGH WALLS, LINTEL TO BE PROVIDED AND MIN. 50MM CLEARANCE AROUND PIPE.

MATERIALS
ALL NEW PIPEWORK TO BE HEPWORTH SUPERSLEVE WITH MECHANICAL FLEXIBLE JOINTS OR SIMILAR APPROVED.

BEDDING AND BACKFILLING
ALL PIPES TO HAVE CLASS B BEDDING FACTOR 1.9 OR SUITABLE APPROVED DEPENDANT ON GROUND CONDITIONS.

INSPECTION CHAMBERS & MANHOLES
INSPECTION CHAMBERS TO BE HEPWORTH POLYPROPYLENE 475MM DIAM. OR SIMILAR APPROVED WITH MIN DUCTILE IRON LIGHT/MED. COVER AND FRAME TO SUIT. WHERE NEW DRAIN CONNECTS TO EXISTING, NEW 1200 DIAMETER CONCRETE RING (KITE MARKED) MANHOLE MH. TO HAVE KITE MARKED GRADE B, D.I. MEDIUM/HEAVY 600X600 COVER. M.H. TO BE CONCRETE CASED.

J - HEAT PRODUCING APPLIANCES
ALL FLUES TO COMPLY WITH PART J OF THE BUILDING REGULATIONS.

L - CONSERVATION OF FUEL AND POWER
ROOFS TO BE INSULATED AS DESCRIBED ELSEWHERE AND TO HAVE A U-VALUE OF 0.11W/M2K OR BETTER.
WALLS TO BE INSULATED AS DESCRIBED ELSEWHERE AND TO HAVE A U-VALUE OF 0.18W/M2K OR BETTER.
FLOOR TO BE INSULATED AS DESCRIBED ELSEWHERE AND TO HAVE A U-VALUE OF 0.13W/M2K OR BETTER.
WINDOWS AND EXTERNAL DOORS TO BE UPVC WITH INSULATED FRAME & PILKINGTON 'K-GLASS'. GLAZING WITH 16MM AIR GAP AND TO HAVE A U-VALUE OF 1.2W/M2 BETTER.
LIVING AREAS AND BATHROOMS TO BE FITTED WITH ENERGY EFFICIENT LAMPS WITH A LUMIN EFFICACY GREATER THAN 40 LUMENS PER CIRCUIT-WATT.

M - ACCESS AND FACILITIES FOR DISABLED PEOPLE
ALL SOCKETS AND SWITCHES ARE TO BE IN ACCORDANCE WITH M2, SECTION 8.
ALL GROUND FLOOR BATHROOMS TO BE IN ACCORDANCE WITH M1, SECTION 10.

