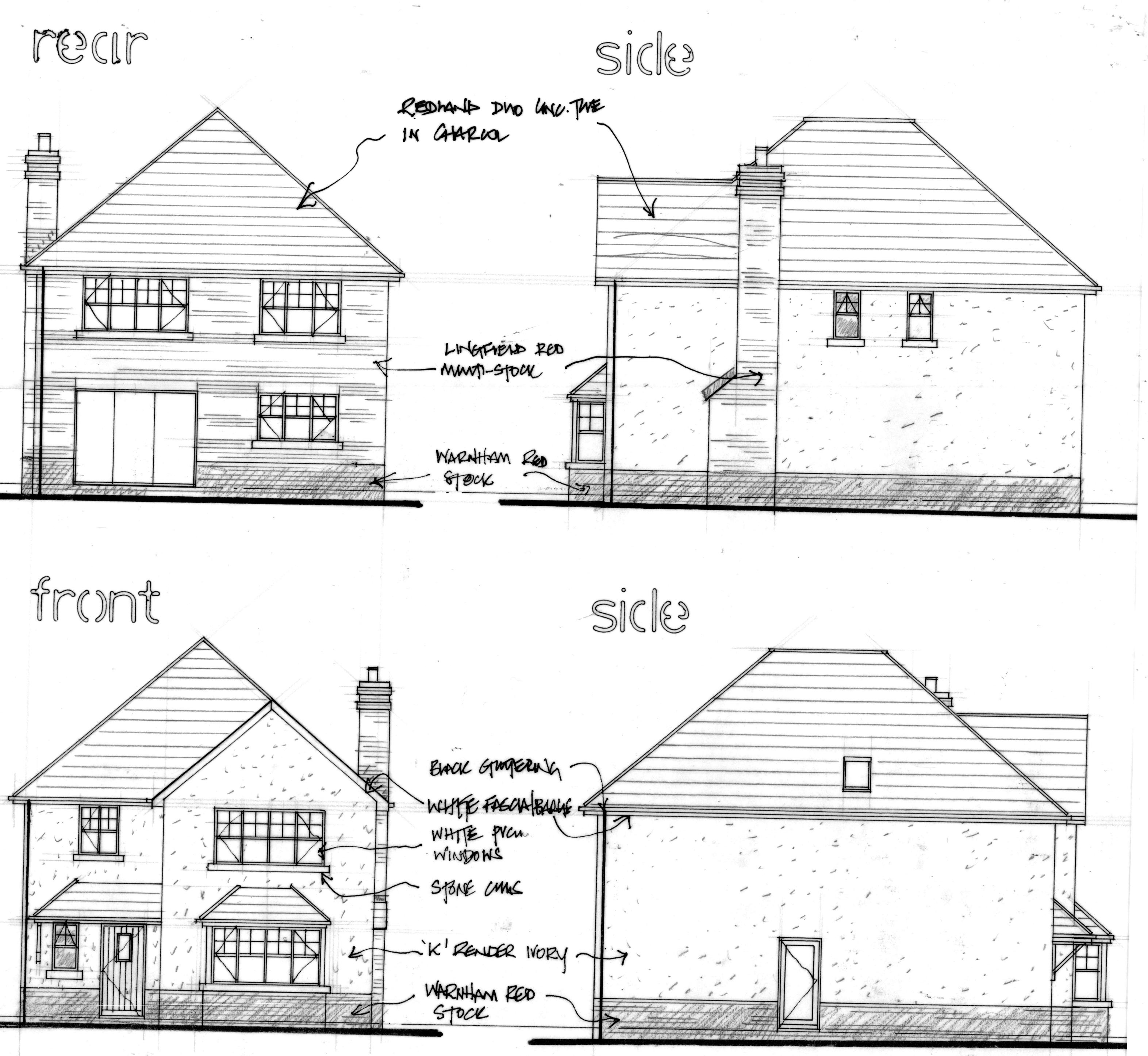


FOUNDATIONS

- Foundations to be as required by the BCO/Structural Engineer to suit local ground conditions.
- Where in close proximity to trees or soil is shrinkable, "Practice Note 3" applies.

DRAINAGE

- Drains to be PVCu pipework to BS4660:1971
- Installation, workmanship and details are to be as pipework manufacturer's specification and to BS8301:1985.
- Drainage under the building to be surrounded by 150mm granular material, under drives with less than 600mm cover to be capped with 100mm concrete.
- All drainage to be constructed with flexible joints.
- Manholes to be as pipework manufacturer's special units and fittings.
- Minimum size and gradient of drains to be 100mm dia. And 1 in 60.
- Gullies to be back inlet type.
- Concrete lintels to be provided over drains passing through walls, with the openings masked to prevent the ingress of vermin or fill.
- Provide heavy-duty covers to manholes located within drive areas.
- All drains and adjoining foundations to comply with HI Sec.2.Pt.2.7.
- All new drainage connections to existing mains are subject to SWA approval.

GROUND FLOOR CONSTRUCTION

- 75mm thick sand/cement screed on 100mm concrete oversite on 100mm Celotex insulation on 1200g DPM on sand blinded compacted hardcore (minimum of 150mm thick). Turn up insulation at wall abutment.
- Maintain air supply to existing air bricks where present through new construction via 100mm dia.
- Ensure that insulation and DPM are turned up at wall abutment with DPM tucked into existing / new DPC. DPM to minimum of 300mm laps.

EXTERNAL WALLS

- Const.: 103mm bricks, blockwork 60mm, cavity plus 50mm Celotex Tuff-R CW3000 insulation, 100mm Celcon or Thermalite standard blocks, 12.5mm plasterboards on dabs to achieve a minimum U value of 2.0.
- Walls below DPC to be 2 No. Skins of dense concrete blocks or Durox Supatrench blocks to BS6073:Pt. 1:1981 and BS5628:Pt.3:1985.
- Cavity, if present, to be filled with C10P concrete up to 150mm below lowest DPC and top splayed outwards.
- Provide continuous horizontal DPC to BS747, a minimum of 150mm above and below concrete floor beams.
- Provide a 150mm wide vertical insulated DPC or a patent cavity closer to all openings in external walls and provide a vertical DPM behind meter boxes.
- Cavity trays (with stop ends) at abutment of roof over all openings and where cavity is bridged by meter boxes, air bricks, etc.
- Weepholes with perpend vents fitted are to be provided at 450mm centres above cavity trays and below DPC at ground level at 900mm centres where cavity drainage is obstructed.
- Cavities to be closed at eaves with 12.5mm non-combustible building board.
- Cavity wall tie spacings to be 750mm horizontally and 450mm vertically (staggered) and 225mm spacings at all openings.
- Provide 30 x 5mm galvanised MS straps at 2000 centres turned down outer face of internal skin with packing between end rafters and wall.
- Strapping to span and be fixed to minimum of three rafters.
- Provide lintels from Catnic or IG with actual design to suit span and loadings from manufacturer's tables.
- All mortar strengths and applications are to be as per brick/block manufacturer's specification.

CHIMNEY / FLUE

- Class 1 flue in chimney, to be lined with 225mm dia. or 200 x 200mm rebated and socketed (sockets to be uppermost) clay flue liner to BS1181.
- Flue cross sectional area of the flue pipe will exceed 15% of fireplace recess.
- Construct fireplace recess in 100mm concrete blocks with 125mm thick concrete hearth to extend 150mm minimum each side of jambs and with a 500mm projection.
- Provide permanent ventilation of 5500 sq m or 50% of throat area, whichever is the greater, for combustion air.
- At chimney/roof junction keep structural timbers a minimum of 40mm from stack construction and provide Code 4 lead cavity trays, back gutters and stepped apron flashing to roof tiles.

WINDOWS

- All windows to be double glazed with Low E glazing and to be sealed all round with suitable sealant.
- All windows to have a minimum U value of 1.4.
- All glazing is to conform with AD:N.

INTERNAL PARTITIONS

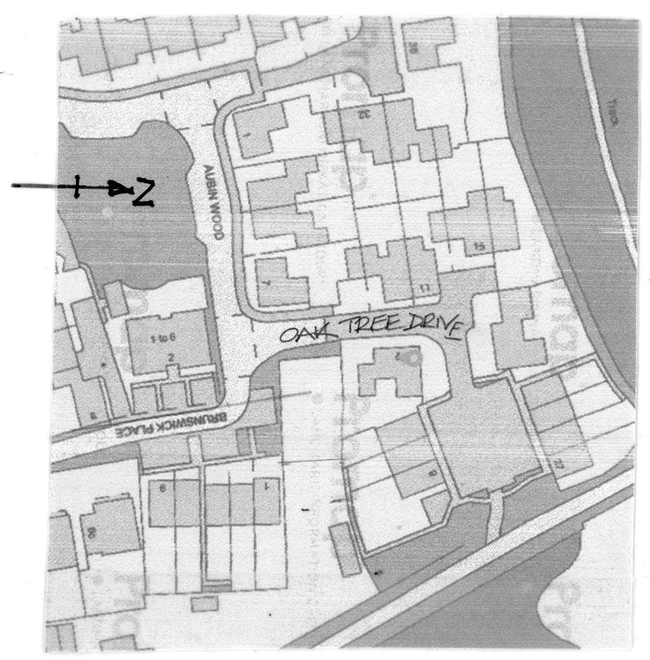
- Studwalls construction: ex 75 x 50mm studs at 400mm centres (with sole, head plates and noggins) with 12.5mm Soundbloc board (moisture resistant to wet areas) to both faces and with void infilled with unfaced mineral wool batts (min. Density 10kg/cu m.).
- Load bearing walls are to be of 100mm blockwork (4N) built off a footing.
- Provide Catnic/IG box lintels over all openings in loadbearing walls also refer to structural calcs.
- First floor partitions parallel to floor joists are to be built off double joists bolted together as per Specialist design.

FIRST FLOOR CONSTRUCTION

- 22mm T&G chipboard on floor joist sized as per specialist contractors calculations.
- Provide multiple joists under all first floor stud walls and as trimmers as per Structural calculations/details.
- Joists to be built in where possible. Joist hangers where required to be Catnic or similar and approved (loadings and fixings to be as per manufacturer's specification).
- Provide T & G moisture resistant chipboard (to BS5669, Type C4) to bathrooms.
- Provide galvanised strapping as lateral restraints to joists parallel to walls, providing timber supports where required.
- Provide strapping at 1.50m centres across 3no. joists (with noggin supports) as lateral restraint straps where floor joists are parallel to walls.
- Provide midspan strutting where span exceeds 2.40m, spans over 3.00m are to have strutting at the one-third points.
- Provide 100mm Sound insulation quilt between joists.

STAIRCASE & LANDINGS

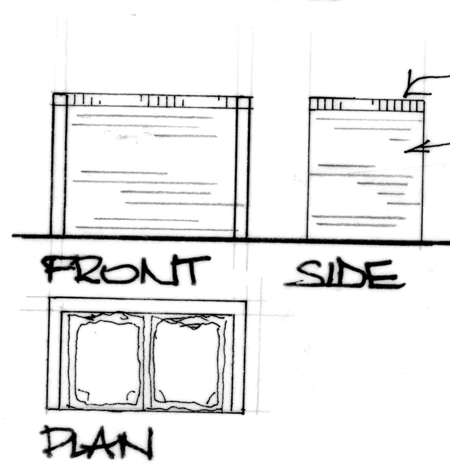
- Rise – overall floor to floor = 2800mm (14 risers at 200mm and goings at 223mm) to be confirmed on site or as per drawings.
- Pitch not to exceed 42°.
- Minimum width to be 800mm between handrails or as per drawings.
- Tapered treads to have a minimum width of 50mm.
- Headroom to be not less than 2000mm above pitch line.
- Handrails between 900mm and 1000mm above pitch line with maximum 100mm gap between vertical balusters.



location plan

Scale 1:1250

OS Lic 100046326



bin store

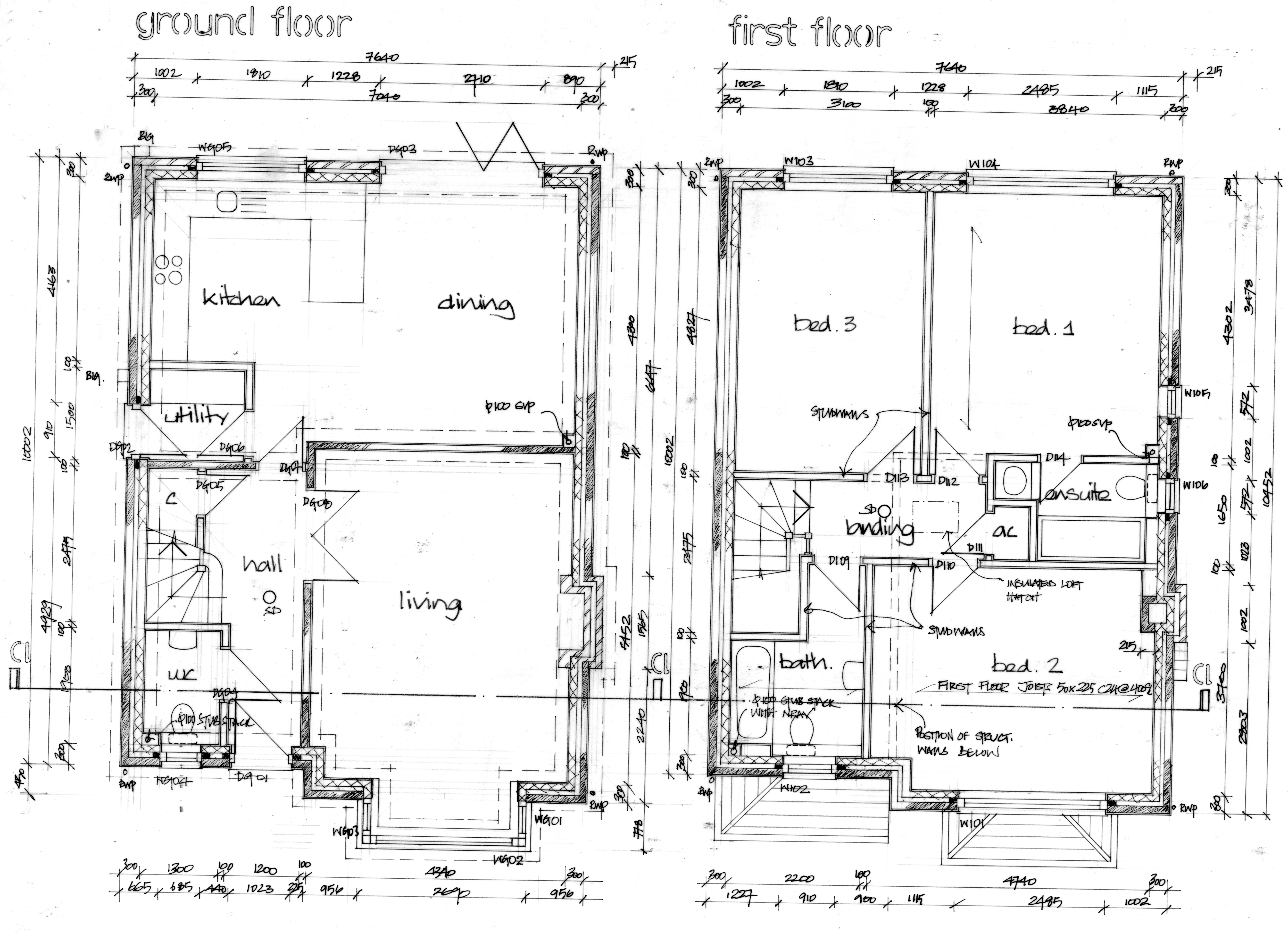
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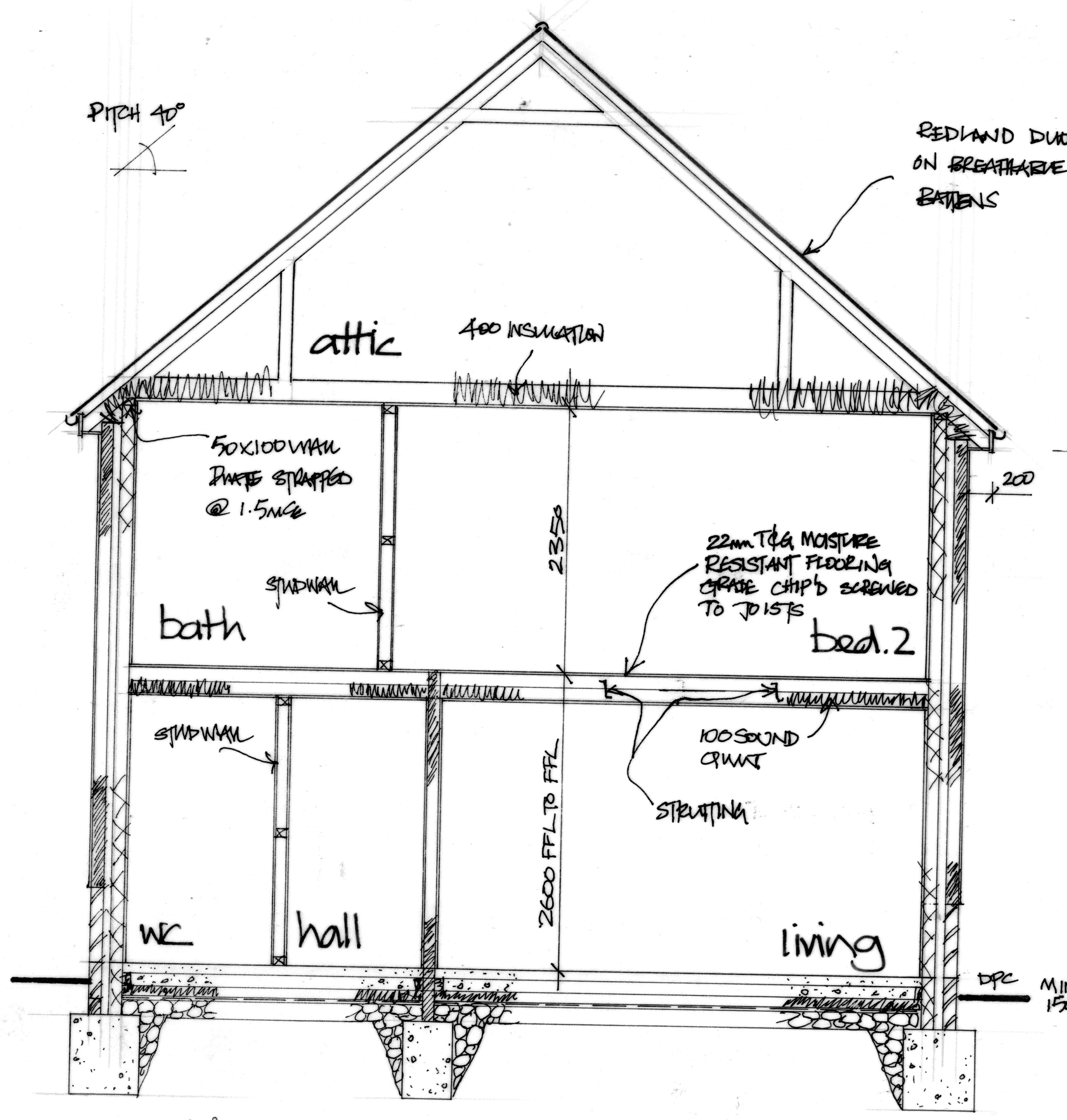




street scene

Scale 1:200





section cl-cl

ROOF STRUCTURE

- Concrete Tiles (to suit planning permission) on treated softwood battens (sized as per manufacturer's specification) on reinforced breathable roofing felt, on trussed rafters to specialist design with calculations submitted and approved by BCO.
- Provide 30 x 5mm MS galvanised straps at 1500mm centres at ceiling level and at gable walls secured to 3no trussed rafters with noggin supports.
- Provide 200mm of insulation between truss chords and 200mm counterwise to ceiling level.
- Insulation to skilling ceilings to be as per the drawings.

VENTILATION

- Ventilation specification to be as specified by the M&E Consultant.
- Window opening lights to exceed 5% of floor area total per room.
- 28mm sealed double glazed units to all windows, 24mm sealed double glazed units to external doors. All glass to be Low E, with maximum U value of 1.8.
- All windows to be fitted with trickle vents equal to 5000mm² area total per habitable room, otherwise 2500mm² per room (kitchen, utility, en-suite, cloakroom).
- All glazing to conform to the Building Regulations Approved Document: Part N and BS6206:1981.
- Mechanical ventilation to be provided to (ducted to external air). Windowless rooms to have a 15 minute overrun.
  - Bathroom/en suite - intermittently operated ventilation at 15 litres/second
  - Kitchen - ventilation at 60 litres/second or 30 litres/second where within a cooker hood
  - Utility - ventilation at 30 litres/second
  - Cloaks - ventilation at 6 litres/second

SANITARY PLUMBING

- All installations to conform to BS EN12056 2000.
- 100 dia. PVCu soil pipe with flexible joints taken up to a thru-tile vent or to be fitted with a non-return air valve.
- Baths, showers and sink wastepipes to be 38mm dia. minimum and wash handbasin to be 32mm dia. minimum.
- Where waste lengths exceed 1.70m from soil pipe, traps to be anti-syphon.
- All traps to have 75mm deep seals (ground floor appliances discharging to a gully to have 40mm seal).
- SVP and plumbing ducts to be constructed with 12.5mm moisture resistant plasterboard on SW framing for 30 minutes fire resistance, to be fire stopped at first floor level and casing to be packed with insulation. Access fittings to be provided at ground level.
- Durgo valves to be fitted at a level above the flood plane of the highest appliance.
- All new fixed baths are to have fitted temperature control valves that do not exceed 48 C.

RAINWATER GOODS

- 100mm PVCu gutter laid to falls with 75mm dia. RWP sealed to drain at finished ground level.
- RWP to be connected into surface water system as per the Structural Engineer's drawings/ specification.

GENERAL

- A dustbin is to be provided for solid waste storage with a close fitting lid and a minimum capacity of 0.12m3
- Hot water and space heating to be provided by gas combination boiler located in the Utility with the terminal protected by a durable guard if within 2.00m above FGL and must not be located within 300mm of any opening window. SEDBUK rating of boiler to be 86% with discharge via a 22mm dia. pipework with resistance to pH 6.5 or lower and provide a minimum 75mm condensate trap.
- All structural matters are to be in strict accordance with the structural calculations.
- Mains wired and interlinked smoke detectors (with battery backup) to each floor in accordance with BS5446:Pt.1 fitted at least 300mm from wall or light fitting and maximum 3.0m from any bedroom door.
- The contractor is to confirm all external and internal setting-out on site before and during commencement on site.
- Builder to ensure that main entrance door has clear width of 775mm with no more than a 15mm upstand at threshold.
- Access to front door to be via a paved path 900mm wide with a gradient of 1 in 15 for a ramped access or 1 in 20 for a level access.
- Builder to provide a 3.00m wide parking space in front of garage.
- All electrics are to be in accordance with the latest Part M of AD with sockets, TV points 450mm above FFL and light switches at 1.2m above FFL.
- Builder to ensure that no radiators are fitted in the narrow section of the hall if 900mm or less.
- Bedroom windows are to have a minimum of one opening vent that complies with the AD part B 'means of escape' and must have a fire egress hinge fitted, as indicated by MOE on drawing. Minimum area of 0.33sqm, with min width of 450mm, internal cill height to be min 800mm/max 1100.
- Internal doors to ground floor (within hallway) are to have a minimum of 750mm between stops unless shown otherwise on drawing.
- Provide energy efficient lights to comply with AD (1 in 4 in total) unless agreed otherwise with BCO on site.
- All electrical installation/equipment is to comply with AD:Part P. An electrical installation certificate to BS 7671:2008, issued by a competent electrician registered with an electrical self certification scheme, should be submitted to BCO prior to completion of building work on site.

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Project	NEW DWELLING ADJACENT TO 2 AUBIN WOOD, EMSWORTH, HAMPSHIRE.
Client	Mr I Ricketts
Subject	Building Regs Drawing
Date: March 2019	Scale: 1:50,1:100@ A1
Rev:	Drg. No. 19/802/01

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- All dimensions are to be site confirmed and should not be scaled unless for Planning purposes.
- Verify all queries with the office