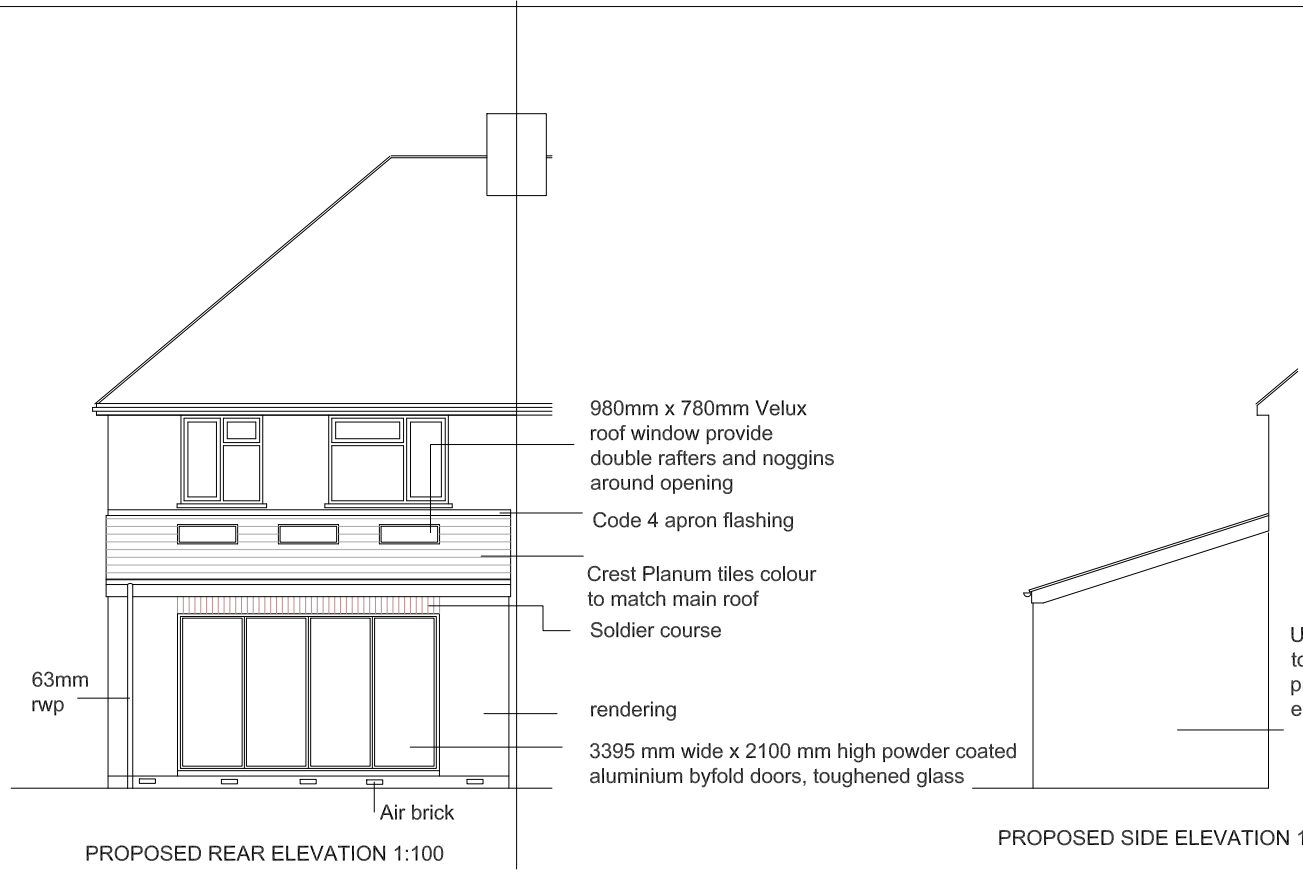
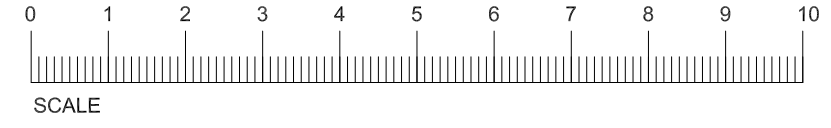


PROPOSED SIDE ELEVATION 1:100



PROPOSED REAR ELEVATION 1:100

PROPOSED SIDE ELEVATION 1:100



PRIOR TO THE COMMENCEMENT OF ANY WORKS THE BUILDER IS TO CHECK AND/OR DETERMINE ALL CONSTRUCTION DETAILS INCLUDING CHECKING EXISTING SITE LEVELS AND DIMENSIONS. THE DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER PROJECT DRAWINGS, CONSTRUCTION NOTES AND/OR PROJECT SPECIFICATION. ALL DISCREPANCIES SHOULD BE REPORTED IMMEDIATELY.

REV	DATE	DETAILS	DRAWN

GENERAL
The design and construction of the buildings and services shall be in accordance with the latest Building Regulations and the recommendations of the Building Regulations, British Standards, Codes of Practice, I.E.E. Regulations and Utility Company Regulations.

FOUNDATIONS
Generally concrete trench fill foundations 600mm wide. A minimum 100mm below finished ground level to all external walls and internal load bearing walls. Final depth and size may vary to suit site conditions and to be to the Local Authority Building Control. Refer to Structural Engineers specification and details.

NB. It is the Groundwork Contractors responsibility to ensure that the minimum depth of dig is carried out at all times.

Foundations in the vicinity of trees which are, or have been removed are to be constructed in accordance with NHBC - Chapter 4.2. 'Precautions to take when building near trees', taking into account species of trees and soil shrinkage potential. Underside of foundations to be taken down 450mm below any viable tree roots and may be stepped in accordance with NHBC and Building Regulations requirements where applicable.

SUB STRUCTURE
Brickwork to be B.S. 5628 Category FL or 7N/mmsq dense concrete blockwork to BS 6073 1981 Class 2 from foundations to DPC level. Areas with brickwork facings shall revert to facing brickwork 3 courses below finished ground floor level. Cavity walls to be filled with lean mix concrete struck towards outer leaf, 225mm below ground level. Provide min 65mm precast lintels over all services/drainage pipes passing through walls. Max opening in walls to be 250mm. Maintain 50mm gap around service pipe s and mask with rigid sheet material to prevent ingress of vermin.

External walls above DPC are to be of cavity construction 2 Coat rendering, 100 mm Thermallite Shield blockwork, 100mm cavity with 100mm full fill Rockwool cavity insulation. Inner skin to be 100mm Thermallite Turbo blockwork finished with 13mm It wt plaster, or other finish where described.

Cavity walls to be tied together with s/s butterfly ties to BS 1243: 1978 in accordance with BS 5628: Parts 1: 1992 and 3 1985. Spacing of wall ties to be 450mm vertically and 750mm horizontally; and 225mm centres at openings and abutments and not more than 150mm from openings and abutments. Requirements applies to all areas of cavity wall, i.e below and above dpc.

'U' value of external walls not to exceed 0.27W/msqK

Bond to existing using s/s metal profiles
GROUND FLOOR:
65mm sand cement fibremesh screed to BS 6204 Part 1: 1987 reinforced with galvanized chicken wire on 1200 gauge polythene vapour barrier on 100mm Celotex insulation laid in strict accordance with manufacturers recommendations on 2000 gauge polythene dpm with lapped and lapped joints on 150mm oversite concrete on min 150mm crushed stone. Insulation to be turned up around perimeter to prevent cold bridging.

INTERNAL WALLS.
Ground floor partitions to be timber framed stud construction, nominally 90mm thick in accordance with specialist manufacturer's design and details. All partitions to be lined with 12.5mm plasterboard fixed to each side of panels, taped and filled, and to have voids between studs tightly filled with 90mm Rockwool Flexi.

LINTELS
Insulated lintels in cavity brickwork walls to be proprietary galvanized pressed steel type, fixed in accordance with manufacturer's recommendations, above all openings in masonry construction. Cavity trays with stopped ends to be provided over, together with weep holes formed with proprietary plastic inserts at 450mm centres, a minimum 2No weep holes over each opening. All lintels to have minimum end bearing 150mm. Cavity trays and lintel upstands are to be dressed behind breathable sarking membrane located on the outside face of the timber frame sheathing.

Steel beams to engineers details and design where required within floor zone are to be encased with 2 layers of 12.5mm Gyproc Fireline board (or similar approved) with staggered joints to provide 1/2hour fire resistance.

DAMP PROOF COURSES.
Continuous DPC's to BS 743 with minimum 150mm lapped joints shall be provided to all external and internal walls passing through damp proof membranes. DPC's to outer skin of external walls shall be a minimum of 150mm above finished ground level. Vertical DPC's to be provided as required to all reveals in external walls. Cavity trays with sop ends and flashings to be incorporated above roofs where abutting walls and positions where bridging of cavity occurs. Cavity trays over cavity battens/barriers are to be a minimum of 150mm deep. Cavity trays to be fitted with weep holes and weep holes where necessary/

FOUL WATER DRAINAGE (TO BE DESIGNED AS A SEALED ACCESS SYSTEM)
100mm dia PVCu soil drains and PVCu soil and vent pipes and 100mm diameter roddable back inlet gullies to be jointed to 100mm dia PVCu soil drains laid at a minimum fall of 1 in 60 in 150mm pea shingle bed and surround. Where the depth exceeds 900mm precast concrete inspection chambers manufactured to BS 5911, Part 200 are to be installed. All drains passing underneath buildings or private drives are to be encased in a min 150mm pea shingle bed and surround.

Provide pre-cast pre-stressed concrete relieving lintels above all drains where they pass through load bearing walls.

Light duty single covers to be provided to all inspection chambers.

Step irons to all manholes. Top iron to be between 450mm and 700mm below C.L., Bottom iron to be 300mm above benching. Marley inspection chambers to be used where invert level is less than 1.0m to BS 7158.: 1989.

WINDOWS AND GLASS
All windows to be white pvc'u' sealed double glazed units to achieve 1.6W/msqK, with 16mm Soft Coat, argon filled glass to positions as shown on drawings. Windows to habitable rooms and WC's to provide minimum openable area equivalent to 1/20th of room floor area. Windows to habitable rooms to be fitted with trickle ventilators with a minimum equivalent area of 8000mm sq to habitable rooms and in the case of kitchens, bathrooms and utility rooms. Total equivalent area for background ventilators to dwellings to be 50,000mm cu. trickle ventilators to non-habitable rooms to be minimum 4000mm sq.

DOORS
Internal doors to be to clients requirements. Fire doors to be provided in positions as indicated on the floor plans. All fire doors except where noted to be fitted with self closers.
Internal partition
100mm x 50mm sw studs at 400mm crs with 100mm glass wool between with 15mm wallboard eachside.

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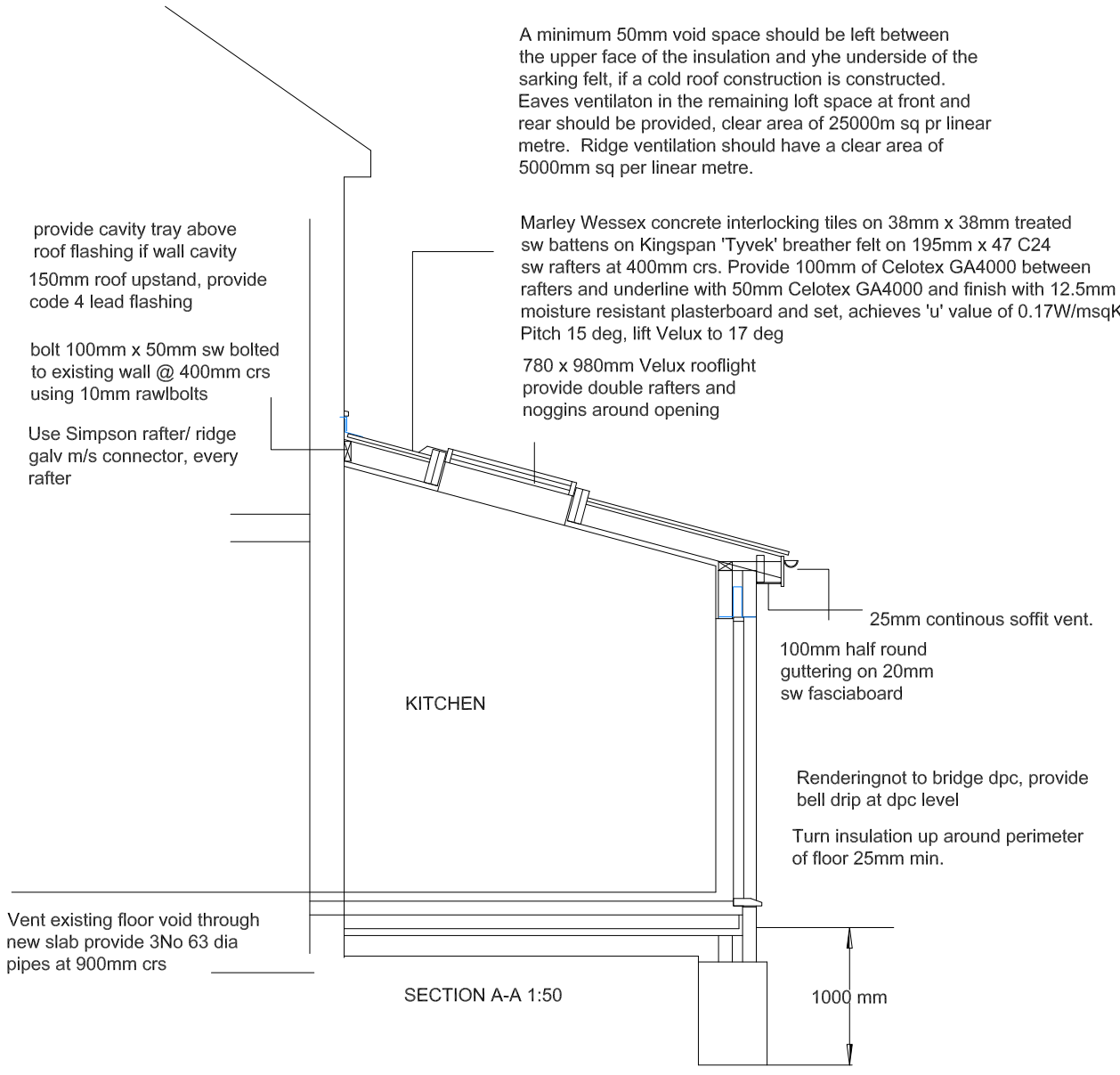
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RAINWATER INSTALLATION
Rainwater to be collected from eaves by means of 100mm half round eaves guttering system with 68mm dia RWP's jointed to 100mm dia PVCu rest bend on 150mm concrete (1:2.4 mix) bed and surround.

SURFACE WATER DRAINAGE
RWPs jointed to 100mm dia PVCu rest bends on 150mm concrete bed and surround jointed to 100mm PVCu drains with a minimum fall of 1 in 60. Refer to drainage layout.



A minimum 50mm void space should be left between the upper face of the insulation and the underside of the sarking felt, if a cold roof construction is constructed. Eaves ventilation in the remaining loft space at front and rear should be provided, clear area of 25000mm sq pr linear metre. Ridge ventilation should have a clear area of 5000mm sq per linear metre.

DPC to be 150mm above ground level to be lapped with existing and DPM
Provide lean mix cavity fill to ground level

James. B.Langley Limited

Project: 34 The Crescent Epsom, Surrey KT18 7LL
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Scale: 1:100 @ A2	Date: JUN 2021
Drawing No	AR/005