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 615mm wide. A minimum 1000mm 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.

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.

GROUND FLOOR
75mm screed on 100mm concrete oversite on 100mm Celotex GA4000 on 2000 gauge dpm on 50mm sand blinding on 150mm crushed stone turn insulation up around perimeter.

EXTERNAL WALLS
External walls to side extension - below ground level to be built in brickwork or dense concrete blockwork construction to engineer's design strengths with any cavities filled with lean mix concrete up to 150mm below DPC. Brickwork to extend two courses below ground level (FL or FN designation).

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 centrs 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.

Strapping
Provide restraint straps 30mm x 5mm cranked galv ms straps at 1200mm crs over wall plate and at 2000mm crs along gables allow to provide noggins at right angles to rafters and joists straps to be screwed into masonry.

Supports and Beams
Beams: Provide new steel beams and bearings in accordance with Structural Engineers details.
Lintels: Pre stressed lintels to be used over internal openings in brick/block walls installed in accordance with manufacturers recommendations. Lintels in external walls to be insulated pressed steel, Catnicd or similar.
All lintels to have minimum bearing of 150mm.

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.

First floor windows to habitable rooms to be escape windows with an openable area of at least 0,33m sq and at least 450mm wide and 450mm high with the bottom of the openable window not more than 1100mm above floor level.

Where windows occur adjacent to stair flights such as all or part of window is less than 900mm above the pitch line, both window frame and glazing shall be capable of resisting a horizontal load of at least 0.74Kn/m. All glazing to be carried out in accordance with Approved Document N1 of the Building Regulations and BS 6206. All windows and doors are to be double glazes and are to have a 'U' value of 1.8W/msqK. Certified by manufacturer. Laminated glass to be provided to all doors and to any glazed panel below 800mm above floor level in windows and 1500mm to glazed screens within 300mm of doors.

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.

Combined bath and basin wastes to be 50mm diameter. Provide 75mm deep sealed traps to appliances. Waste pipes to have rodding points to provide access to any length of pipe that cannot be reached from any other part of the system.
Waste pipes should be reasonably accessible for purpose of repair and maintenance.

SVPs and stub stacks to be provided with access points at ground level . Branch connections shall not discharge into stacks lower than 450mm above the invert of bend at foot of stack. Bends at foot of SVPs and stub stacks are to have a minimum radius of 200mm at the centre line.
SVPs located at heads of drainage runs are to be terminate minimum 900mm above window heads where openings are within 3.0m of the pipe to avoid nuisance or health hazards.
Terminals to be fitted to proprietary roof tile vents via a flexible pipes within the roof space.
Other SVPs terminating below roof level are to be fitted with with air admittance valves located above flood level of uppermost appliance level. Provide ventilation and access panels to all pipe casing at location of air admittance valves.
Overflows from WCs to return into pan and water tanks to run in 19mm dia PVCu to outside walls.
Casings to SVPs and stub stacks are to comprise 2 No layers of plasterboard on 38mm x 38mm sw framework to provide 1/2 hour fire resistance . Pipes to be insulated with minimum 25mm thickness glass fibre quilt within boarded ducts. Access points to be provided in pipe casings coinciding with access points in soil stacks. Fire stopping of mineral wool to be packed tight around pipes at intermediate floor levels.

HEATING AND HOT & COLD WATER SERVICES
Dwellings to be provided with gas fired fan assisted condensing boilers fitted with interlock with a minimum SEDBUK rating of 90%.
System to be vented, gravity fed central central heating system with water filled radiators and suitable hot water storage cylinder. Thermostatic radiator valves to be provided throughout and separate heating zones for ground and first floor. Heating zones to be no greater than 150m sq and to be controlled and timed separately.
All pipwork is to be insulated to comply with the requirements of Building Regulations Approved Document L1 and adequately sealed where it passes through ducts, hollow construction or voids.
A set of operating and maintenance instructions for the heating and hot water systems are to be provided in an accessible format.
Water installation to comply with current Water Authority Byelaws. Overflows or pressure relief pipes must discharge in accordance with system manufacturer's recommendations.

BALANCE FLUES
Flue pipes to be terminate in accordance with distances maintained as B.Reg. Para. 2.9. Diagram 2.

COMMISSIONING CERTIFICATE
Commissioning certificates for heating and hot water systems to be provided to the client and Building Control.

ELECTRICAL INSTALLATION
Electrical installation to be to the current I.E.E regulations and British Standard.
Low energy light fittings to be provided that only take lamps having a luminous efficiency of 40 lumens per circuit-watt three per four fixed light fittings.

Flush fitting downlighters to be half hour fire rated as manufactured by Electro Technik Ltd.

External lights not exceeding 150W per fitting are to have P.I.R detectors to extinguish light when there is enough daylight or when light is not required at night. Lantern lights are to be controlled by Photo Electric Cell (PEC).

Switches and socket outlets to be positioned between 450mm and 1200mm above finished floor level.

All electrical work is to be carried out in strict accordance with BS 7671- the IEE current wiring Regulations for the design construction, inspection, testing and certification of the installation.

Electrical work to be carried out by a competent person registered with a Building Regulations Approved Document P self certification scheme. A competent person is to be registered with one of the following full competence schemes.

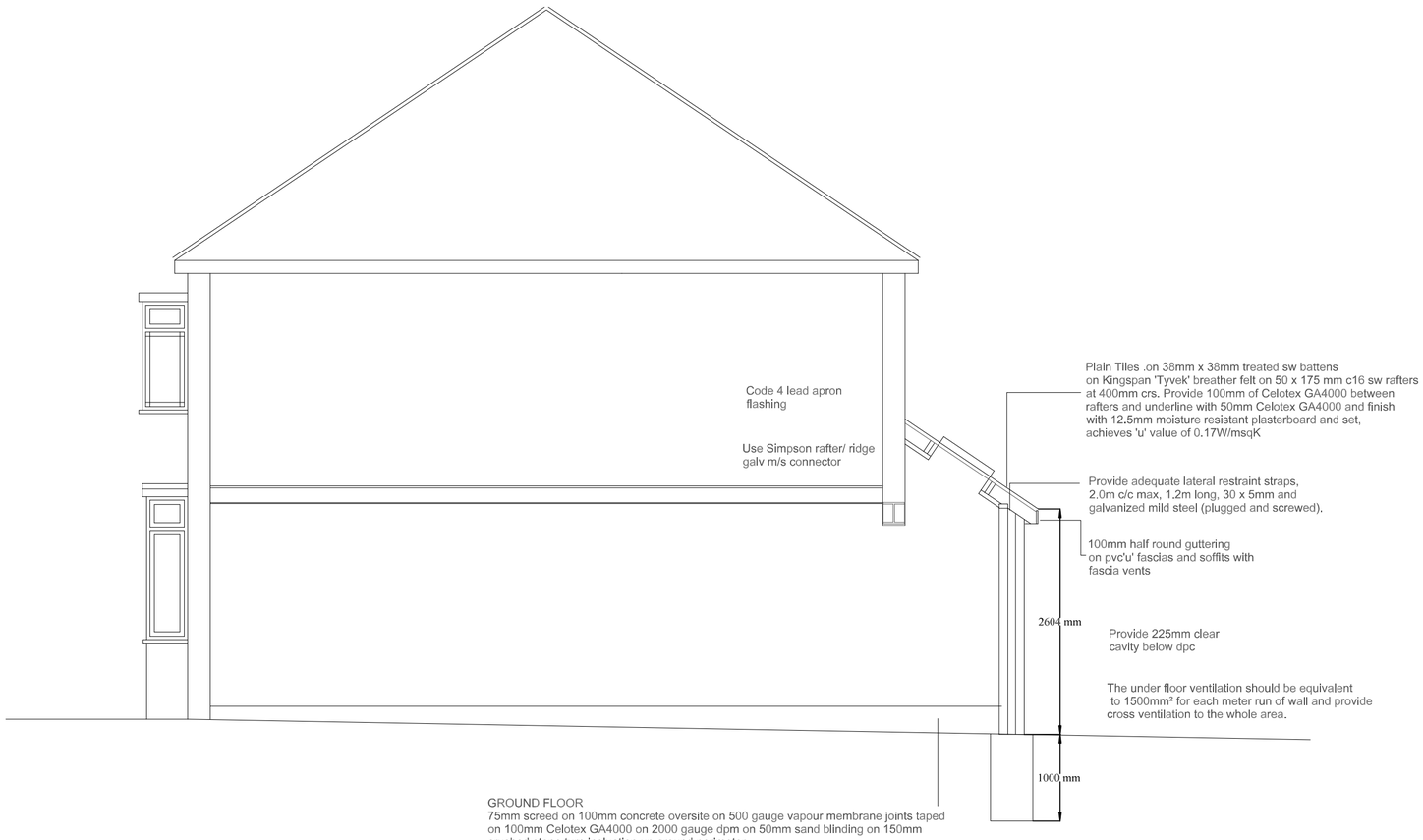
BRE Certification Ltd
BSI
ELECSA Ltd
NAPIT Certification Ltd
NICEIC Certification Services Ltd

Any contractor carrying out electrical work as an adjunct to their main trade i.e plumbing and heating contractor etc is to be registered with one of the following defined competence schemes.

GAS SAFE
ELECSA Ltd
NAPIT Certifications Ltd
NICEIC Certification Services Ltd
OFTEC

Upon completion of the project the contractor is to ensure that sufficient information is provided so that any persons operating, maintaining or altering the electrical installation can do so in a safe manner.

Prior to the completion of the works an appropriate BS 7671 electrical installation certificate is to be issued to the Local Authority Building Control by a person deemed competent to do so.



SCALE
0 1 2 3 4 5 6 7 8 9 10

THIS DRAWING MUST NOT BE SCALED
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.

Mobile: 07739849534
e'mail: mblangley82@googlemail.com

PLANNING
CLIENTS & CONTRACTORS ARE REMINDED THAT IF THE PROJECT REQUIRES AN APPLICATION FOR PLANNING, THIS APPLIES TO PRIOR APPROVAL, LAWFUL DEVELOPMENT APPROVAL, PERMITTED DEVELOPMENT RIGHTS TO RECENTLY BUILT PROPERTY'S AND HOUSES IN CONSERVATION AREAS. MBL ASSOCIATES Ltd WILL NOT BE RESPONSIBLE IF WORKS COMMENCE AGAINST THIS ADVICE AND ENFORCEMENT ACTION IS TAKEN AGAINST YOU. MBL ASSOCIATES Ltd ADVISE THAT ALL CERTIFICATION OF PLANNING APPROVAL HAS BEEN GRANTED BEFORE ANY BUILDING WORK COMMENCES.

ALL STRUCTURAL INFORMATION TO BE IN CONNECTION WITH STRUCTURAL ENGINEERS CALCULATION AND DRAWINGS

CLIENT
MR & MRS GILLOTT

CDM Regulations 2007. Party Wall Act 1996, Clients and contractors are reminded that the project is within the scope of these regulations MBL Associates Ltd engaged as designers will not accept any liabilty for failer of these parties to carryout their duties as required by these statutes

ADDRESS
17 WOODSTONE AVENUE
EPSOM
KT17 2JS

DESCRIPTION
SECTION

Scale: 1:50 & 1:100 @A2

Date: 09/06/2021

Drawing No
WSA17/003