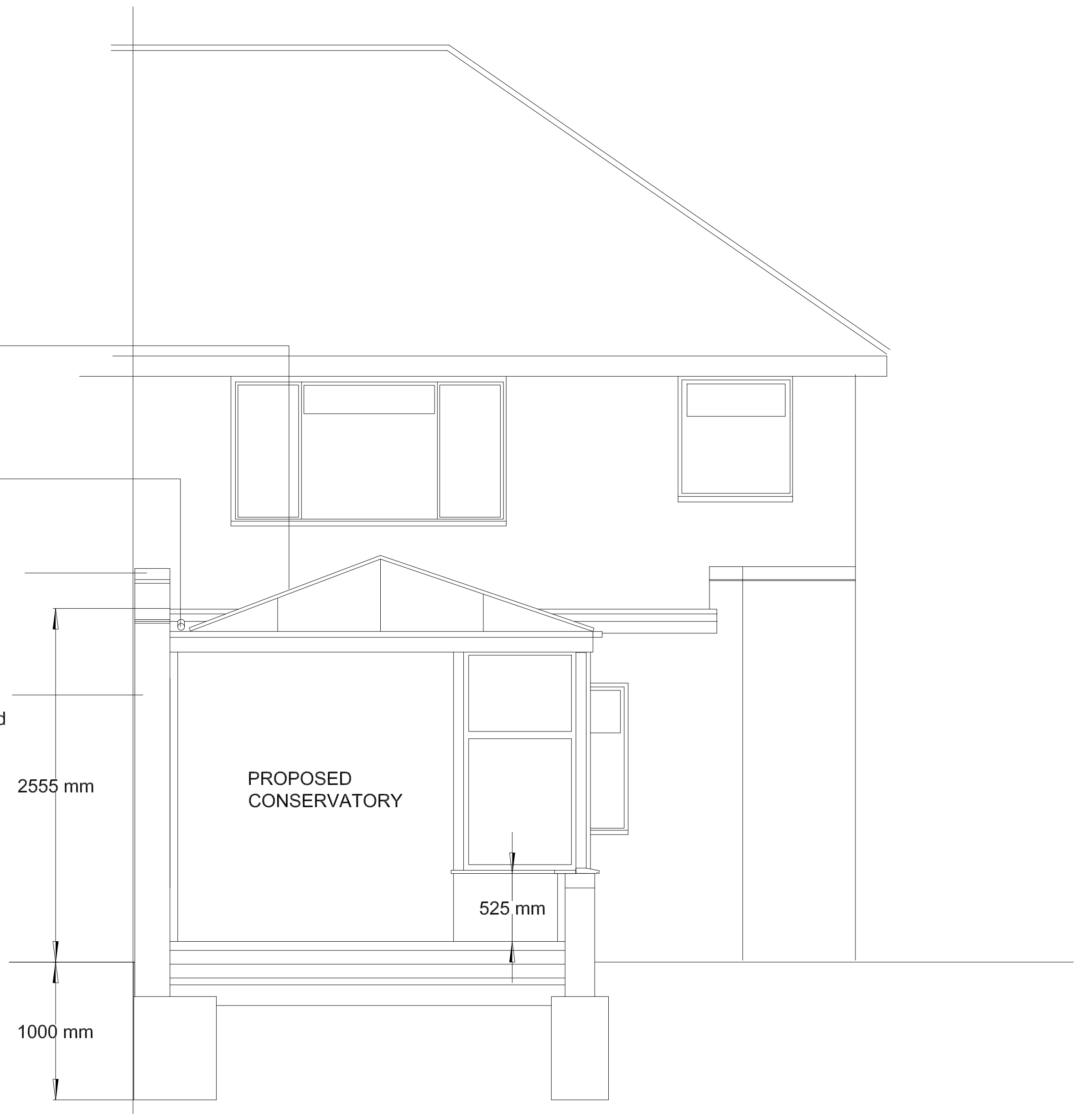


SECTION A-A 1:100

DPC to be 150mm above ground level to
be lapped with existing and DPM

Note: DPC and DPM are to be lapped and taped to be continuous
with any existing DPC

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 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.

NB. It is the Groundwork Contractors responsibilty 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.

GROUND FLOOR
75mm sand cement fibremesh screed to BS 6204 Part 1: 1987 reinforced with galvanished chicken wire on polythene isolating membrane with tapped joints on 100mm Celotex GA4000 insulation laid in strict accordance with the manufacturers recommendations on 2000 gauge polythene dpm with lapped and tapped joints on 100mm oversite concrete on min 150mm crushed stone.

Propose to be bonded to existing using s/s profiles

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 1.6W/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.

RAINWATER INSTALLATION
Rainwater to be collected from eaves by means of 100mm half round eaves guttering system with68mm dia RWPs 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.

LINTELS
Insulated litels in cavity brickwork walls to be proprietary galvanished 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 dresssed 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 stop ends and weep holes where necessary/

ELECTRICAL:

All electrical works are required to meet the requirements of Part P (ELECTRICAL SAFETY) must be designed, installed, inspected and tested by a person competent to do so.

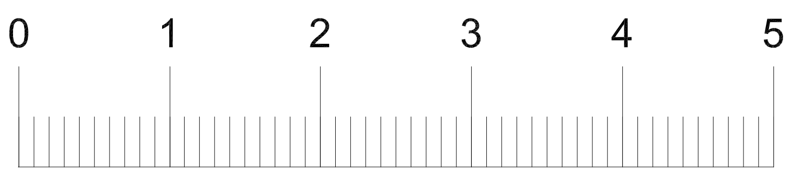
Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate BS7671 electrical installation certificate to be issued for the works by a person competent to do so.

Energy efficient lighting is to be provided in accordance with Approved Document LB. 3 in 4 light fittings is to be energy efficient or 1 per 25sq. m of the completed dwelling whichever is the greater. 45 lumens per circuit watt or better.
External lighting to have maximum rating of 100 watts

All electrical works to be carried out by a qualified electrician and a certificate issued on completion of the works.Part P

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.

REV	DATE	DETAILS	DRAWN



SCALE BAR

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LABC

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Project:
16 Willow Way
Ewell, Surrey

Title:
Proposed
Conservatory

Scale:
1:50
@ A2

Date:
SEPT 2021

Drawing No
WW/101