



SCALE 1:50

**Drainage**

Underground building drainage to BS8301 and to stand water test. Flexible PVC pipes to BS4660 and BS5481. Pipes laid in 100mm pea shingle all round. 110mm dia. pipes laid with min 1:80 fall. Use concrete lintels with min. 50mm clearance where pipes pass through walls, mask opening both sides. Foundations to be to invert of any drains that may be built over. Rainwater drainage to BS6367 '83, BRE digest 365 & Part H3 of the Building Regs. Soakaway (if installed) min 5.0m from house and to be min 1m cu. Insert crates in heavy soil.

**Ventilation**

Habitable rooms to have background ventilation of min 5000mm<sup>2</sup>. Use trickle vents to windows. Mechanical ventilation to bathroom / utility / ensuite to be capable of extracting air at a rate of 15 l/sec and to operate with light switch with 15 mins overrun. Kitchen extract to be 30 l/s adjacent to hob (AD F1 Table 5.2a). Non-habitable rooms to have 2500mm<sup>2</sup> background vent. Purge ventilation to achieve min 1/20<sup>th</sup> floor area (F1 Appendix B).

**Lintels / Beams / Flashings**

Pressed steel and galvanised lintels to BS2989 and designed to BS449 and to have min end bearing of 150mm. PC concrete lintels to internal blockwork door openings. Timber heads to be 2no 150x50 sw C24 to max 1200 wide opening (2no 220x50 to 2400 wide openings) on min 100x100 post at each end. Use Code 4 lead flashings (stepped where brickwork). Beams to be in accordance with engineers' details submitted separately. Fire protection to steel beams to be min 12.5 Fireline and 5mm skim finish to provide min 1/2 hour fire rating.

**Internal stud partitions**

Stud partitions to be 100x50mm studs at 400 c/c with 100x50 sole and head plates including noggins at not more than 1200mm vert crs faced up with 12.5mm wallboard 10 (or double tack) and skim both sides. To shower fix 12.5mm Hardibacker board for tiling. Insulate between studs with min 75 sound batts (min density 10kg/m<sup>3</sup>).

**Glazing/doors**

Use toughened glass in accordance with Part K and M of Building Regulations to satisfy Class B & C to BS6206 with regard to safe breakage. Fit FD30 fire doors where indicated. All windows to have safety glass (toughened) where cill below 800. First floor windows with opening lights below 800mm to have restrictors. All new glazing to be 4:16:4 sealed double-glazed units to achieve max 'U' value of 1.6Wm<sup>2</sup>/k. All new habitable rooms to have escape opening lights to windows measuring min 750Hx450W clear. Use suitable egress type hinges. Frames mechanically fixed.

**Heating**

Extend existing heating system to maintain internal temp of 20°C with outside temp of -4°C. All temperatures maintained at one air change per hour. Use thermostatic radiator valves where indicated.

**Sanitary Plumbing**

Above ground sanitary plumbing to BS5572. Waste sizes as follows: Basin - 32mm dia up to 1.7m length, 38mm dia above 1.7; Sink / bath / shower - 38mm dia up to 2.3m, 50mm dia above 2.3m length. All traps min 75mm deep seal. Access points at changes of direction. Soil pipe in PVC (black where exposed externally) to BS4514. Hot and cold services to BS2571. Insulate pipes as required by Part L1 of section 3 of the Building Regulations. Washing machine to discharge into sink waste. Water supply to fixed bath/shower to be designed to incorporate measures to ensure temp of water delivered does not exceed 48degC. Mixing valves to be as close as possible to tap. Provide also spray taps to basins and dual flush toilets.

**Electrical**

All installations to be in accordance with the latest edition of the I.E.E. Regulations. 100% of all new fittings to have high efficiency LED lighting). Install mains wired interlinked smoke detectors in positions shown to BS 5446 Pt 1. All electrical work required to meet the requirements of Part P(Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so. Provide an appropriate BS 7671 Electrical Certificate.

**Building Control**

All work to be carried out to accord with relative Codes of Practice, British Standards and the latest Building Regulations. All work to the satisfaction of the Local Authority Building Control Officer.

**PRINT @ A3 SHEET SIZE**

JOB TITLE 1 THE GREYS SEWARDS END		
DRAWING TITLE SECTION A-A NOTES		
REVISIONS A MINOR AMEND V.K. 22		
SCALE 1:50	DATE APRIL 22	DRAWN
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