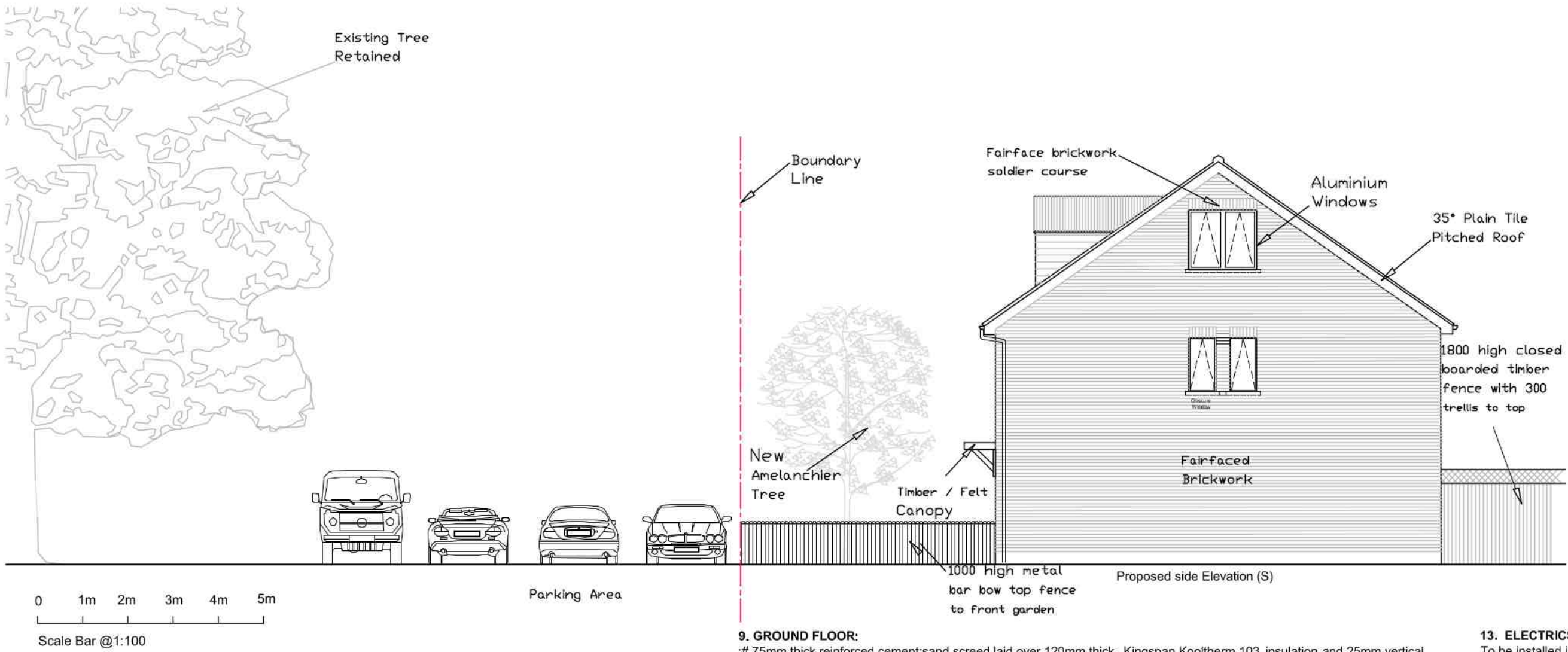




GENERAL NOTES:

1. a) All workmanship and materials, Service installations and demolitions to comply with the latest relevant Building Regulations, British Standards, Code of Practice and IEE Regulations. All dimensions and levels must be checked and verified prior to any ordering manufacture or construction. Any discrepancies to be brought to the attention of the CA.

b) All relevant testing ie Water, Gas, Electrical wiring, etc to be carried out to the satisfaction of the Building Control Officer with all relevant certificates submitted for approval.

2. These drawings to be read in conjunction with Outline specifications, and Structural Engineers Specifications and any relevant Sub-contractors specifications and drawings.

3. Contractor to ensure that NO part of foundation or other elements of the building works encroach in the land of the neighbouring property. Any elements which overhang over the neighbouring/land boundary, shall require consent of the adjoining owner prior to commencement of the works. The Contractor shall obtain all such permissions including PARTY WALL AGREEMENT.

4. All material used to be in accordance with specification on these drawings and any compliance notes. Any material change to be brought to the attention of the CA/Client and his approval obtained accordingly.

5. All finishes, fittings, electrics and heating to owners requirements (These will be instructed under separate schedule by the client).

6. All external building works to the building and ground works to be made good to match existing where disturbed by new works.

OUTLINE SPECIFICATION

7a. FOUNDATIONS

1200mm deep foundations to Structural Engineers calculations and designed accordance to Zurich guide 1998. All foundations to be min 600mm below any live root growth. Do NOT use thermal blocks below ground level. Use Engineering bricks or suitable trench concrete blocks for walls up to DPC level.

8. DRAINAGE & PLUMBING

a. RAIN WATER DRAINAGE: Rain water system to comply with BS 4660 comprise 125mm black UPVC half round gutters and brackets with 75 diameter down pipes (or as noted otherwise) and shoes discharging to clay Back Inlet Gully (BIG) unless otherwise stated. Rain water pipes to be connected via trapped gully to the existing surface water drainage or soakaway to be determined on site with District Surveyor. (Note for Soakaway allow 1m² for every 16m² of roof to be dug 6m away from rear of house and 2m from boundary)

b. Rainwater to discharge through Upvc with 75 diameter down pipes and shoes discharging to clay Back Inlet Gully (BIG) unless otherwise stated.

Rain water pipes to be connected via trapped gully to

Rain water and foul water connected to separate drainage systems.

PLUMBING & DRAINAGE: All sanitary fittings to have 75mm deep seal traps and all waste pipes to have rodding points at change of directions and at end of runs adjacent to traps.

38 dia UPVC waste pipes to sink, bath, shower and wash hand basin.
100 dia UPVC soil and waste pipes to WC

Basin waste to be 32mm upto 1700mm long, 40mm upto 3000mm long and with anti-siphonic traps for runs in excess of this.
All combined wastes to have 50mm diameter pipework.

All soil waste pipes to be adequately supported without restraining thermal movement. Waste pipes to discharge in to trapped gully. SVP extended 900mm above highest window topped with cage.

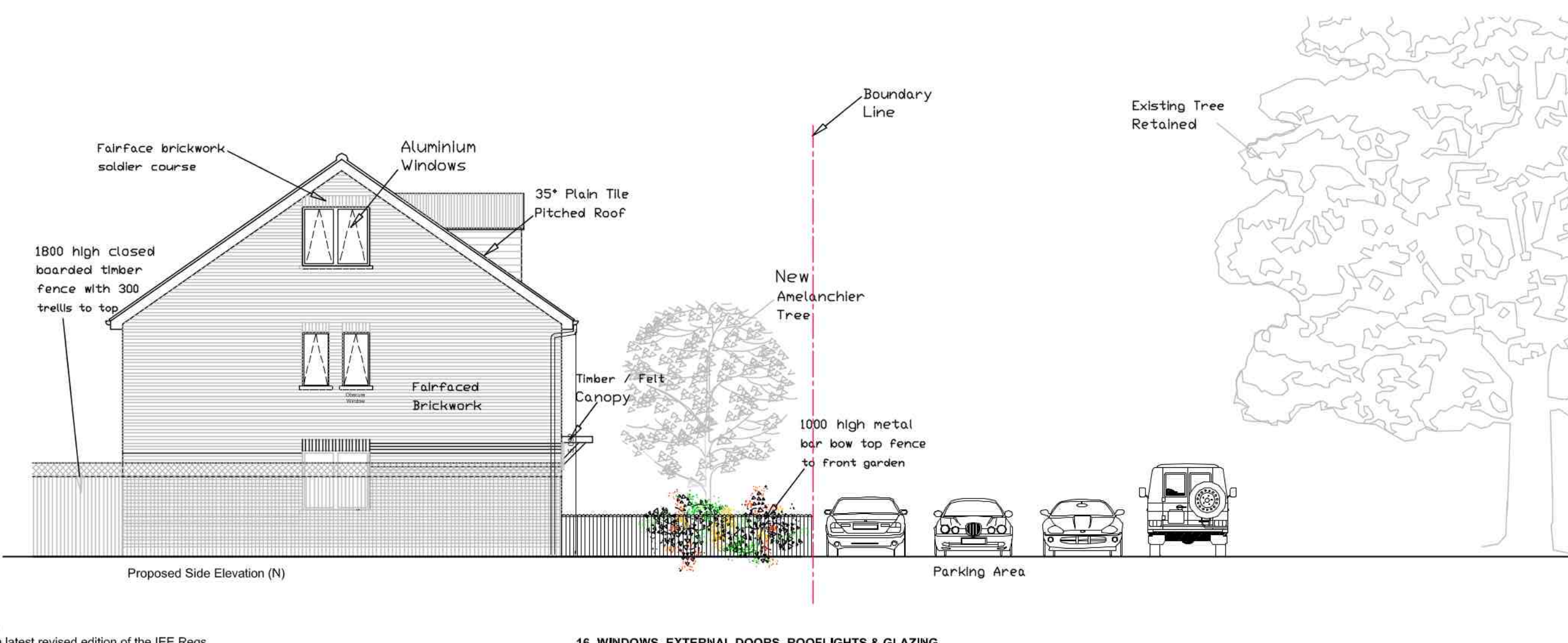
UNDERGROUND DRAINAGE: Soil water drains, waste water and rain water drains to be 100mm diameter salt glazed clay 'Hepslave' laid to falls to existing and new manholes. Provide 2 no precast concrete lintels passing through foundations/external cavity walls. Underside of lintel to be 75 mm above top of drain and encased in 150mm concrete surround. Underground drains to be laid on 150mm deep pea shingle and trench back filled with selected fill free of vegetable matter and stones larger than 40mm. All disused drains to be sealed off in concrete.

Ex Manhole & drains within manholes broken up cut out and replace ex open channel with proprietary closed junction easy bend channels and then make good with new 150mm pipes. Refer to proposed floor plan layout.

GULLIES: New salt back inlet gullies with gratings to be installed with 100mm salt glazed flexible jointed drains.

BRICK MANHOLES: New 700X500mm manholes to be constructed with 150mm concrete (1:2:4, 19mm aggregate) base with 225mm semi-engineering brick walls with 100mm half round channels & barrel bends, cement haunching with cast iron cover and frame. Internal manhole covers to be fitted recessed double sealed covers, exterior manhole to front to be heavy duty sealed to receive block pavers.

PLUMBING: New water supply stop cock to be located in the Kitchen. H & C water to new fittings with 'Ballfit' valves at termination of ALL fittings.



13. ELECTRICS/GAS/HEATING

To be installed in accordance with latest revised edition of the IEE Regs. All electrical work to required to meet the requirements of part P (Electrical Safety) must be designed, installed, inspected and tested by an approved competent person to do so who should be one of the following:
a) a corporate member of the Institution of Electrical Engineers. b) A member of the Electrical Contractors Association. c) A contractor enrolled with the National Inspection Council for Electrical Installation Contracting. d) A member of Loss Prevention Council 1014 Scheme. e) A Member of the British Approvals for Fire Equipment SP203 Scheme. Upon completion of the works submit to Building Control a Part P electrical certificate.

New wiring to be fully concealed in trunking/ducts in walls throughout. Position of switches, sockets and fittings to be agreed with client. S & I new consumer unit in Ground Floor WC at high level. Height of light switches & sockets to be within 450mm to 1200mm ht zone from finished floor level.

75% of all light fitting of low energy efficient lighting in accordance with Approved Document L1. Fixed lighting position with lamps to take only a luminous efficacy greater than 40 lumens per circuit. Downlighters in to be provided with suitable fire and sound resistance covers.

External lighting should automatically switch off when not in use.

Height of light switches & sockets to be within 450mm to 1200mm ht zone from finished floor level. Electric meter to external wall as noted on drawing. GAS Gas meter to external wall as noted on drawing

NEW BOILER: Contractor to provide with Sedbuk rating of at least 96% and commissioning certificate to Building Control Officer upon completion. All pipework above ceiling to be lagged to regulation standards. Radiators to central heating provided with thermostatic radiator valves. The installation of the unvented hot water system to be by a competent person as stated in Annex 2 of the Approved document G 2010 Edition.

New gas Central Heating installed with unvented Boiler and balanced flue located in the Kitchen with all new radiators sized to suit rooms all to client approval.

Supply and install new Zonal control electronic programmers 'Horsman' Channel plus XL. 'Horsman' room thermostat model DRT 2. Myson' TRV -two way thermostatic radiator valve combined with 'Myson' Matchmaster range of radiator valves (BS 2787-10) or similar approved.

14. FIRE PRECAUTIONS

The automatic fire detector and alarm system must be mains operated and linked and confirm to BS 5446 P1 the mains supply to the smoke alarm should comprise a single independent circuit at the dwellings main distribution board. The smoke alarm circuit should preferably be a residual current device. If an RCD is required the circuit should have its RCD, which serves no other circuit. If the smoke alarm installation does not include a standby power supply, no other electrical equipment should be connected to this circuit.

New stair enclosure, partition & floor, floor within escape route to be within 30 minute fire resisting construction.

Install optical alarms in circulation areas such as landings and hallway. Install interlinked heat detectors in enclosed Kitchens.

Building control should witness a test of the fire alarm installation. On satisfactory completion of the test an inspection and test certificate should be submitted to Building Control signed by an approved competent person who currently is enrolled with the one of the 5 self-certification schemes.

Pipes and ducts that penetrate a floor separating habitable rooms in different flats should be enclosed for the full height in dwelling. The enclosure should be constructed of material having a mass per unit area of at least 15kg/m², either line the enclosure or wrap the duct or pipe within the enclosure with 25mm unfaced mineral fibre. Where SVP penetrates floor it should be encased to achieve 30 minutes fire resistance.

Penetration through the separating floor by ducts pipes should have fire protection to satisfy Building Regulation part B- fire safety using 'Hitt' CP 606 flexible Firestop acrylic based sealant or similar approved. Fire stopping should be flexible and prevent rigid contact between pipe and floor. Gas pipes to be housed in the service riser noted on the drawings.

Cavity wall fire stop: Provide 'Mayplax Masonry Cavity Stop Sock 552' at every junction in wall change between flats (horizontal and vertical) and head of Party Wall.

New stair enclosure, partition & floor, floor within escape route to be within 30 minute fire resisting construction. Existing exposed floor area within the escape route to be filled with 100mm insulation on chicken wire in the floor void.

15. VENTILATION

Permanent ventilation to all habitable rooms and kitchen via double glazed windows with openable area of 1/20th floor area. See Windows & External doors Elevation drngs.

Equivalent Free Area Ventilation:
3 Bed House Require 60,000mm² ventilation. (BV)Symbol denotes background trickle ventilation. Each symbol denotes ventilation of 5450 mm²
Total background ventilation of 13 x 5450 = 70850 mm²

Purge ventilation in each habitable room be cable of extracting a min of four air changes per hour directly to outside.

Provide mechanical ventilation to new bathrooms of 15 L/Sec with 15 min override. Provide mechanical ventilation to Kitchen of 30 L/Sec within cooker hood. Provide permanent ventilation to Living Room.

16. WINDOWS, EXTERNAL DOORS, ROOFLIGHTS & GLAZING

New window heights and openings as indicated on Sections & Elevations with. All external windows and doors to be plastic steel reinforced purpose made, double glazed.

Escape Windows to all Bedrooms: Windows to have unobstructed opening area that is at least 0.33m² and at least 450mm high and 450mm wide.

Double glazing to windows & doors: Air filled soft low-Ecoating, 4mm glass 16mm air gap to achieve U value of 1.5 W/m²K.

Velux Rooflights. Roof Pitch: Refer to drawing. Proprietary reference: GGL centre-pivot roof windows by VELUX Company Ltd. telephone 0870 380 9593 Size: MK06(1180mm wide x 780 mm high) Glazing to achieve U value of min 1.5 W/m²K

Velux Roof Windows

All Velux windows to be double glazed argon filled soft low-E-coating, 4mm (glass)/16mm(gap)/4mm(glass) to archive U value of 1.5 W/m²K and fitted to manufacturers instructions, trimmed both side with doubled up rafters providing top and bottom trimmers. Double trimmers around roof light openings and to be bolted.

Compliance to part N "Glazing -materials and protection" of the Building Regs and Pilkington "K Toughened glass glazing to comply with the requirements of BS 6206 and Building regs part L1". For Size of windows and doors refer to elevations and plans. Safety glazing to comply with BS 6206 at all critical locations with toughened glass.

16. MAIN PITCHED ROOF:

Generally Roof construction to be in SC3 timber. Roof pitch as noted on drawing. All roof timbers to be preservative treated. Roof rafters to be fixed to 100x50mm wall plates using galvanized steel truss clip or framing anchor and supported midspan on 17x65mm purlins fixed to 150x63mm struts anchored to wall. Provide 30mm wide x 5mm thick galvanized mild steel restraint straps at 1.5m centers to walls at roof level fixed to wall plate.

Roof members to be as per the following:
Ceiling/Floor joists - 50x195mm @ max 400mm centers
Wall plates - 50x100mm
Tie/ restraining members - 50x100mm
Purlins - Double up 50x175mm and bolted at 600 mm c/c
Struts - 63x150mm
Rafters- Main - 50x150mm @ max 400mm centers cross braced
Rafters- Monopitch - 50x125mm @ max 400mm centers
Hip - Double 5x200mm and bolted at 600mm c/c
Battens - 38x19mm Tanalised on un-tenable felt

ROOF UNDERLAY: Monarflex 450' high performance breather membrane fabric over rafters with minimum 150mm lap. Manufactured by Monarflex Ltd.(01277 830116)

ROOF FINISH: Clay Tiles to Hip/Ridge tiles to match existing. All valley tiles to be interlocking to suit.

ROOF VENTILATION: Proprietary tile/slate vents to provide ventilation openings to the existing roof with an area at least equal to a continuous opening strip of 25mm to ridge and 5mm to ridge.

ROOF VOID INSULATION: Provide 100mm thick glass fibre insulation between ceiling joists & in addition a layer of 170mm laid across over to achieve a U value of 0.16 W/m²K or equivalent approved. Note: All timber floor deck boarding over insulation to be taken up to eaves for sound proofing.

PITCHED ROOF/INSULATION: New 150x50mm mm rafters to have one layer of 100mm Kingspan K107 insulation board cut between rafters and battens fixed to rafter to maintain 50mm air gap above insulation. Line inside face of rafters with 72.5mm Kingspan Kooltherm K118 with integral 12.5mm plasterboard and skim to achieve min 0.13 W/m²K U value.

GENERAL LEAD CONSTRUCTION: Code 5 lead roof covering with wool roll on non woven polyester textile underlay min 210g/m² over 20mm thick exterior grade WBP plywood, fixed to timber firings laid to fall (min. fall 1:60) Over 50x147mm SW joists SC4 @ 400 c/c fixed to trusses and braced diagonally with herringbone studs.

LEAD WORKMANSHIP:

All lead installation to be carried out in accordance with recommendations to good practice by Lead Development Association. Rolled lead sheet to BSEN 12588:1999 is to be fitted in accordance with current LSA recommendations and guide to good practice found within the LSA manuals.

Further guidance is given in the British Standard for lead roofing and cladding and a reference to this Standard could be: All leadwork to be installed following guidance given in BS58915: 2001 'Design and Construction of fully supported lead sheet roof and wall coverings'.

18. STAIRCASE

Made to give equal risers of no greater than 220mm and equal goings of no less than 220mm. Match pitch of new stair 42 degrees. Width of new stair average of 850mm. Handrail provided to wind side of stair set 900mm above pitch line. Vertical spindles set at 98mm max spacing balustrades as handrail. Maintain a clear 2.0m headroom above the full length of the new stair flight and maintained above existing. Min of 50mm going is required to the staircase winders. Going to the winders to be at least wide as the straight flight, measured at the centre of the curved stair. Double up floor joists at landing/ stairwell opening and newel timber post taken down to floor level below to support winders/quarter landing. Underside of stairs lined with two layers of Soundblock plasterboard and void above lining with minimum Acoustic joist insulation of 10 Kg/m³.

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Main Contractor to provide the following Certificates & Commissioning requirements for Building Control:

1. Upon completion of the works submit to Building Control a Part P electrical certificate.

2. Building control should witness a test of the fire alarm installation. On satisfactory completion of the test an inspection and test certificate should be submitted to Building Control signed by an approved competent person who currently is enrolled with the one of the 5 self-certification schemes.

3. Contractor to provide with Boiler manufacturers details and Sedbuk rating of minimum 96% and commissioning certificate to Building Control Officer upon completion. Any Gas fittings, appliances or storage vessels to be installed by a suitably qualified person i.e Gas Safe Registered.

4. Contractor to provide with building services commissioning certificates for heating and hot water installations/controls/systems.

6. Pre-completion Sound Testing of the works are to be carried out and submitted to the Building Control.

7. The building fabric to be constructed avoiding thermal bridging and unwanted air leakage. A report from a suitably qualified person would need to be submitted showing how this is to be achieved.

8. Submit air permeability and pressure testing report of proposals prior to occupation.

9. # Contractor to submit to the Council a notice specifying that the consumption of wholesome water does not exceed 125 litres per person per day, to be deposited no later than 5 days after completion.

Provide wholesome water provision to all wash hand basins and sinks.

Contractor to provide to Council all details of proposed devices which utilizes wholesome water (including: taps, washing machines, dish washers, shower heads, bathroom appliances, etc) along with the manufacturer's declared value of water consumption for each of those devices. Show compliance with provisions G1, G2 G3, G4 and G5 of approved document G 2010 edition. Water efficiency calculations to be calculated in accordance with the methodology set out in the document "The Water efficiency calculator for New Dwellings"

10. Provide Energy Performance Certificate (EPC) and submit to Building Control.

11. Submit Pre-construction SAP calculations and as built SAP calculations to Building Control.

Rev B- 16-04-2020 soakways added to Note 8. RWP drops added to elevations
Rev A- 08-04-2020 U Value and specification for insulation revised

Client			
Project			
Former Garages Site B Rear of 2-28 Wordsworth Way West Drayton			
Title Proposed Elevations; Semi Detached Houses			
Scale/Drawn	Date	Drawing No	Rev
1:100 @ A1	Jan 2020	BR/GAR/05	B