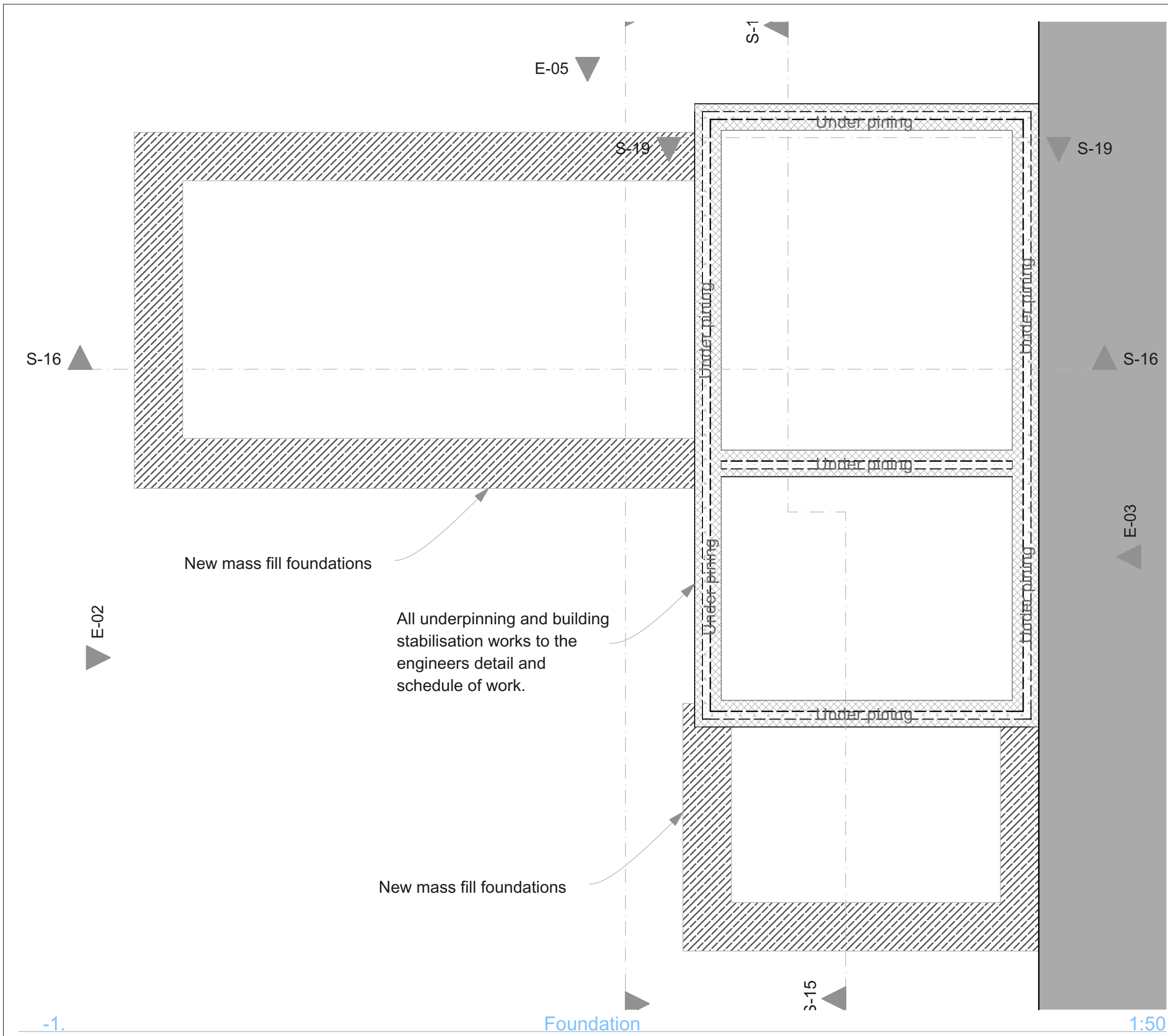




BELOW GROUND DRAINAGE

Drainage below ground to be bedded in a minimum of 100mm compacted granular material to BS: 882 below the pipe and a minimum 150 mm granular material or clean selected fill above the pipe, laid to a 1:40 fall, all to the approval of the Building Control Surveyor.

New drains to be 100mm. vitrified clay to BS.65 and laid with flexible joints, or alternative U.P.V.C. drainage systems to B.S. 4660 all to Building Control approval. (Refer to drainage layout for further details) Where drains pass through walls a clear area surrounding the pipe of 50mm is to be left, bridging the pipe with concrete lintels, lintel opening to be sealed with mineral wool secured around the pipe. Should the crown of the pipe fall within 300mm of the underside of the floor slab once the falls are determined, the pipe should be encased in concrete independent of the floor slab. Rocker pipes are to be fitted where the drainage passes through any wall. Rainwater down pipes to discharge over trapped gullies. Waste from kitchen to discharge into rodable back inlet gully below cover level.

INSPECTION CHAMBERS

New inspection chambers to be 610 x 460 internally, constructed in 215 class B engineering bricks or approved pre-cast concrete sections, with cover and frame as appropriate, i.e. pedestrian or vehicular traffic. G.R.P. universal chambers may be used where not subject to vehicular traffic, subject to Building Control approval. All as detailed in the drainage notes.

ABOVE GROUND DRAINAGE

All wash hand basins and bidet to have 32mm dia. waste pipes, Sinks, baths and showers to have 50mm dia. waste pipes, all fitted with 75mm deep seal traps, all WC;s to have 100mm waste pipes.

No branch connection to be within 200mm of the connection into the soil and vent pipe. Soil and vent pipe to be taken internally to above eaves level finishing 900mm above any window opening within 3.000 metres and finished with a suitable tile vent, no external soil stacks are allowed as noted in the planing conditions.

Air Admittance Valves must be installed to terminate above the spill-over level of any adjacent appliance. All toilets are to have a dual flush mechanism compliant with the current Part G water usage requirements, all other water-using devices are also to conform to part G of the approved documents. All soil and waste pipes to be installed in accordance with BS 5572. All waste pipes should have roding accesses to allow the entire system to be cleared of blockages. Roding points to the soil stack should be positioned higher than the spill-over level of the lowest appliance. All foul water to discharge into existing foul water drainage system.

The principle contractor is to allow for tests and approval of drains by the Building Control Surveyor.

NEW OR ALTERED WATER SERVICES

All water pipe installations to comply with Local Water By Laws as applicable.

RAIN WATER GOODS

All gutters and rainwater pipes are to be cast metal with a black painted finish. Surface water to be taken to a suitable soak away if ground conditions allow, which should be a minimum of 1m³, lined with a geotextile fabric and filled with clean crushed aggregate. Soak away to be positioned at least 5m away from any building, Building Control surveyor to approve final position and depth. If ground conditions do not allow for a soak away, surface water is to be directed to the existing surface water system or combined system as appropriate and approved by Building Control.

GROUND FLOOR W.C. LAYOUT

Layout as detailed on ground floor plan.

FOUNDATIONS

Foundations are generally to be concrete strip foundation minimum 225mm thick or trench fill, X 600mm wide below cavity walls, 550mm wide beneath internal walls. All foundations to be taken down to a firm bearing strata, minimum 900mm below ground level to the approval of the Building Control Surveyor. Foundation depth may be influenced by existing structures and drainage arrangements, where existing structures or drainage is present new foundations must extend to a depth equal to the depth of the adjacent structure or drainage system if within the zone of influence as detailed. Internal masonry walls to be supported by independent strip foundations unless stated otherwise on the drawings.

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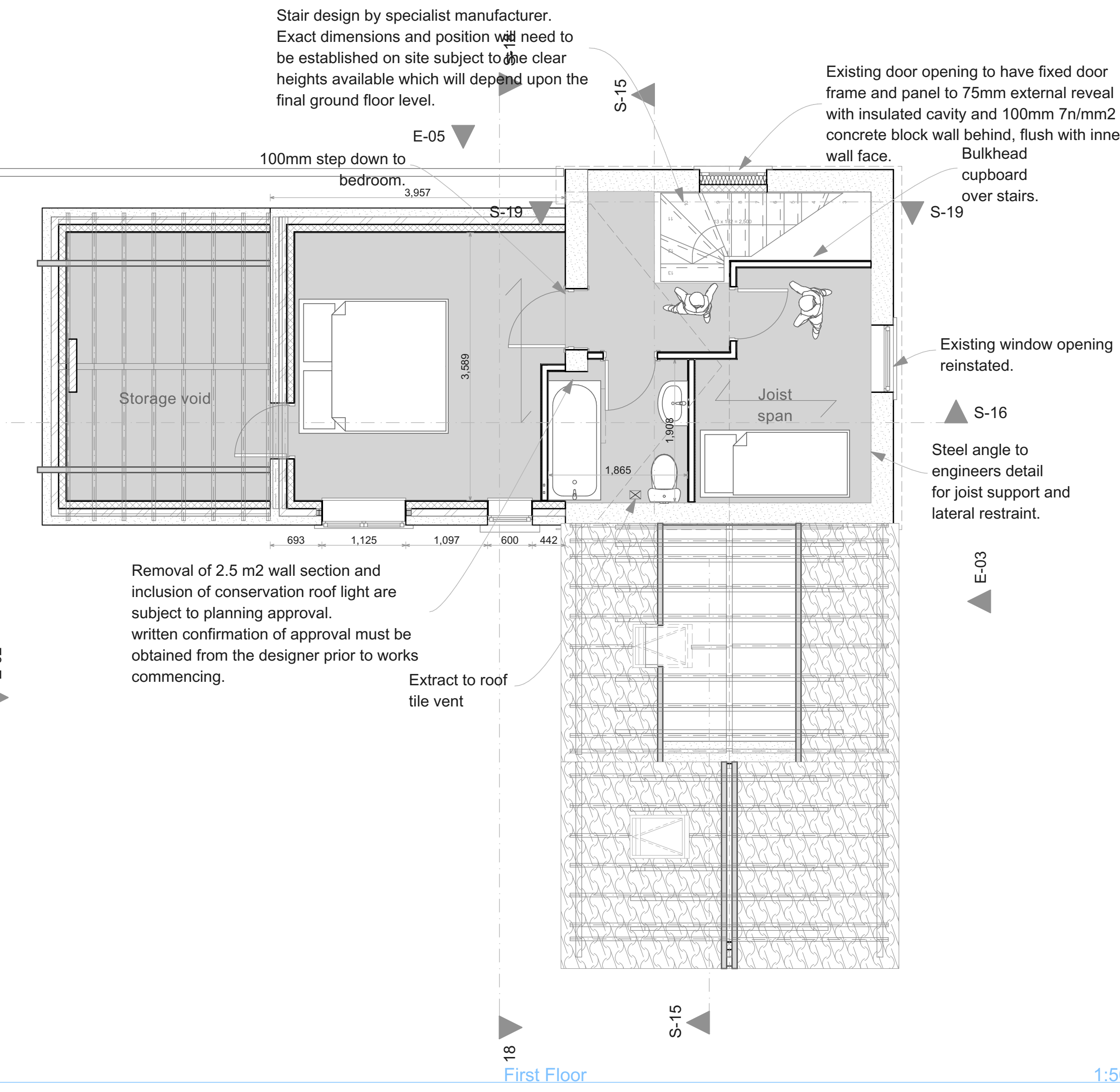
GROUND BEARING CONCRETE FLOOR

SLAB FLOOR TYPE – A

75mm sand cement screed on vapour barrier on 100mm Kingspan or similar floor insulation on Tanking and Radon barrier system (lapped and continuous with polymer DPC at walls & wall tanking system) on 125mm concrete slab on 2000g DPM on 15mm sand blinding with minimum 250mm consolidated MOT type 1, ground to be cleared of all vegetation and treated with a weed inhibitor.

FIRST FLOOR (Generally)

22mm thick flooring grade T & G moisture resistant chipboard (to BS 5669 Part 2: 1989, grade C4) on 170mm x 75mm C24 timber Joists as detailed on the accompanying drawings @ 400mm centres. 200mm crown wool insulation in ceiling void as sound insulation, one layer of 15mm plasterboard with taped joints and skim finish to under side of joists to form ceiling. Lateral restraint to be provided perpendicular to the span of the joists at maximum 1200 centres. Straps are to be galvanised to BS 5628 : Pt3 and to have a minimum cross section of 30 x 5mm and a minimum down turn of 100mm. Straps should be of sufficient length to span 3 No. joists and should be fixed to solid blocking between joists. Straps should also be provided to every third joist where the joist runs perpendicular to the proposed structural wall. All structural steel and timber to have minimum end bearing of 100mm unless otherwise stated. NO notching or drilling of the Joists is to be allowed other than where specified by approved document guidance note 7 if traditional joist are used.



EXTERNAL WALLS

320mm cavity construction, comprising:- 120mm outer leaf of facing stone work, 100mm cavity fully filled with mineral fibre cavity batts (Dritherm Plus 32), stainless steel wall ties at 450mm centres vertically and 900mm centres horizontally. High load polymer DPC minimum 150 mm above finished external ground level. Inner leaf of 100mm Fibre lie or similar approved, block work, 12.5mm plasterboard lining on dabs, with taped joints and skim finish. Cavities to all openings to be closed using proprietary insulated cavity closers (e.g. Thermabate of similar approved) Approx..... U value of finished wall 0.28 W/ m²K Note. Cavity wall and roof insulation to be continuous to eliminate cold bridging. Eaves ventilation trays to be sued where appropriate to achieve insulation continuity.

DPC's and FLASHINGS

DPC generally to be PVC or equivalent generally to BS743. Cavity trays above lead work where abutments occur. Code 4 lead stepped / apron flashing where applicable. Close cavities above eaves level. Weep holes at 450mm centres above all openings. Stop ends to be used at end of lintel cavity trays.

INTERNAL WALLS

Timber: Non-load bearing timber stud partition walls as indicated on plan. Stud partitions to consist of 50 x 75mm soft wood studs at 400mm centres with horizontal noggins at 1200mm centres. Studs boarded on both sides with 12.5 mm plasterboard with 5mm thick plaster skim. Partition voids to be filled with 75mm mineral wool insulation for sound insulation.

Block work: Block work walls as indicated on plan. 100mm standard block work, 12.5 mm plasterboard both sides with 5mm thick plaster skim.

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