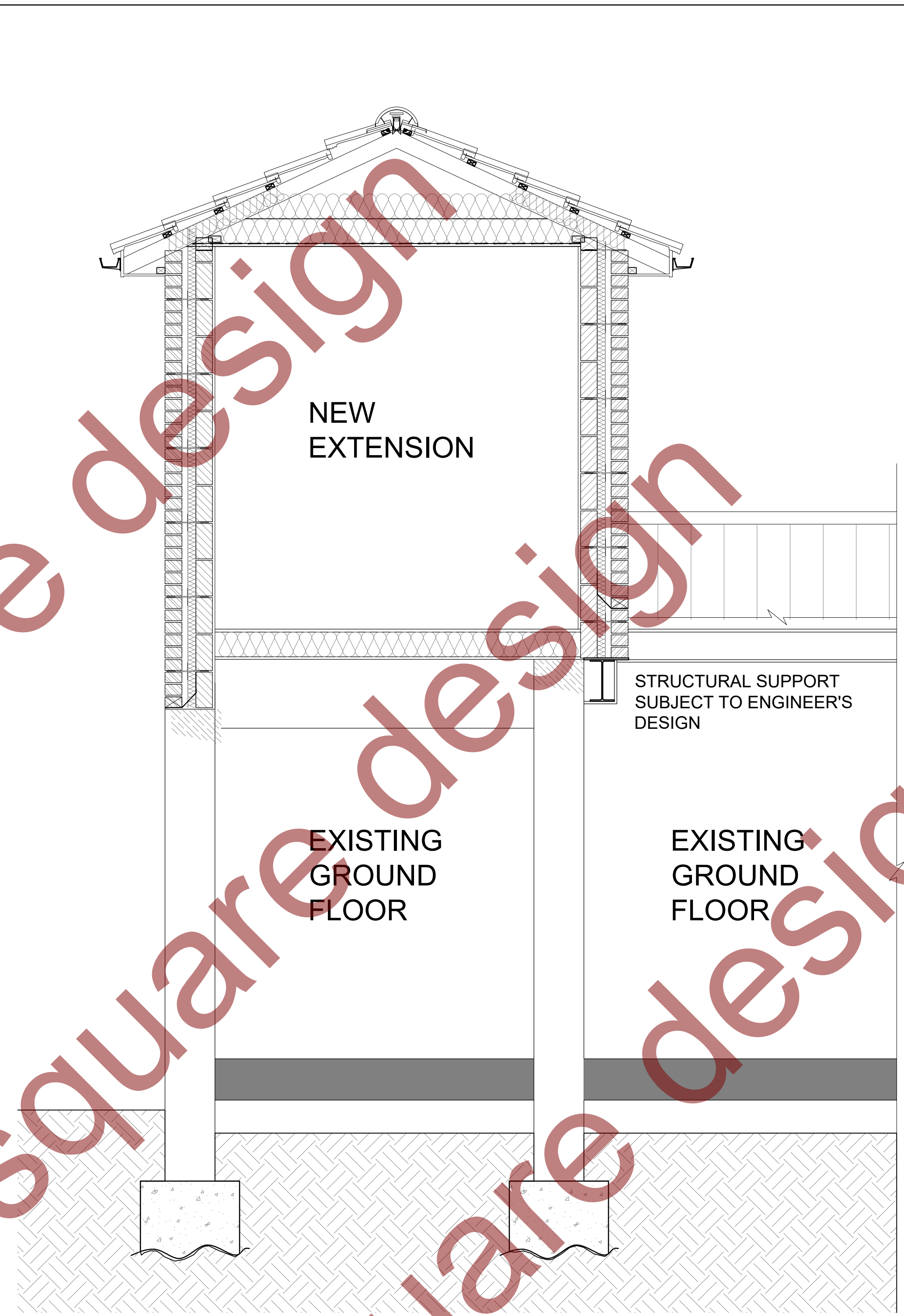


1 SECTION A-A



2 SECTION B-B

DRAINAGE
 BELOW GROUND DRAINAGE PIPES PENETRATING WALLS TO HAVE LINTELS OVER WITH 50MM SPACE ALL ROUND PIPE FILLED WITH A COMPRESSIBLE MATERIAL. MASK AROUND PIPE ON BOTH SIDES OF WALL WITH RIGID BOARDS.

DRAINAGE GENERALLY: 110MM DIA BELOW GROUND DRAINAGE PIPES TO HAVE A MINIMUM FALL NOT LESS THAN 1:80 FOR THE MAIN FOUL DRAINS AND FALL NOT LESS THAN 1:40 FOR INDIVIDUAL BRANCH DRAINS WITH A MINIMUM COVER OF 600MM UNLESS PROTECTION PROVIDED OVER THE PIPE.

PIPES TO BE BEDDED IN 100MM THICK BED AND 150MM THICK SURROUND OF PEA GRAVEL (10MM SIZE AGGREGATE TO BS882PART 2) BEFORE COVERED IN MIN 150MM OF SELECTED FILL AND REGULAR FILL ON TOP.

INSPECTION CHAMBERS TO BE PROVIDED AT THE HEAD AND END OF THE DRAINAGE RUN. AT ALL CHANGES IN DIRECTION, AT CHANGES IN GRADIENT, AT CHANGE IN PIPE SIZE AND AT ALL JUNCTIONS WITH OTHER DRAINS, ON LONG DRAIN RUNS PROVIDE INSPECTION CHAMBERS AT MAXIMUM 45M CENTERS. ENSURE THAT CLEARING EYES ARE PROVIDED ON WASTE PIPE RUNS IN STRATEGIC POSITIONS TO ALLOW FULL CLEANSING OF THE SYSTEM. ALL PROPRIETARY GULLIES AND DRAINS TO BE INSTALLED ACCORDING TO MANUFACTURERS INSTALLATION GUIDANCE.

CONCRETE LINTELS TO BE PROVIDED OVER ALL DRAINS WHEN PASSING THROUGH SUB-STRUCTURE WALLS. A 50MM CLEARANCE TO BE MAINTAINED ALL AROUND THE PIPE AND FILLED WITH COMPRESSIBLE MATERIAL. OPENING TO BE COVERED WITH CEMENTITIOUS BOARD TO PREVENT SOIL OR RODENT ENTRY.

PROPOSED DRAINAGE SYSTEM TO BE AGREED WITH THE LOCAL BUILDING CONTROL OFFICER PRIOR TO STARTING ON SITE.

ALL DISUSED DRAINS ARE TO BE GROUTED OFF AT BOTH ENDS WITH CONCRETE.

SURFACE WATER DRAINS.
 NEW DRAINS TO BE 110MM DIA U.P.V.C. UNDERGROUND PIPES WITH PUSH-FIT JOINTS. DRAINS TO BE LAID TO FALL. SAND BEDDED AND SURROUNDED IN PEA SHINGLE. NEW SOAKAWAYS TO BE MINIMUM OF 5M FROM BUILDING & 6M IN A CLAY SUBSOIL. CARRY OUT PERCOLATION TEST ON SITE AND AGREE WITH BUILDING CONTROL OFFICER THE DEPTH AND SIZE OF THE SOAKAWAY BEFORE STARTING ANY DRAINAGE WORK.

ELECTRICAL WORKS
 ALTER/EXTEND EXISTING SUPPLY TO SERVE FITTINGS REQUIRED BY CLIENT ON SITE / INDICATED ON DRAWING

ALL WIRING AND ELECTRICAL WORK WILL BE DESIGNED, INSTALLED, INSPECTED AND TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF BS7471, THE I.E.E. 17TH EDITION WIRING GUIDANCE, AND BUILDING REGULATION APPROVED DOCUMENT PART P (ELECTRICAL SAFETY) BY A COMPETENT PERSON REGISTERED WITH THE ELECTRICAL SELF-CERTIFICATION SCHEME AUTHORITY BY THE SECRETARY OF STATE (BRE, BSI, ELECSEA, NAPIT OR NICEIC). THE COMPETENT PERSON IS TO SEND TO THE LOCAL AUTHORITY A SELF-CERTIFICATE WITHIN 30 DAYS OF THE COMPLETION OF THE WORKS. THE CLIENT MUST RECEIVE A COPY OF THE SELF-CERTIFICATION CERTIFICATE AND A BS7671 ELECTRICAL INSTALLATION TEST CERTIFICATE AND FORWARD COPIES TO BUILDING CONTROL.

ALL LIGHT SWITCHES, POWER POINTS, TV SOCKETS, TELEPHONE JACK POINTS ETC. TO BE NOT MORE THAN 1200MM AND NOT LESS THAN 450MM FROM FLOOR LEVEL IN EACH STOREY AS REQUIRED BY PART M OF THE APPROVED DOCUMENTS.

ENERGY EFFICIENT LIGHTING IS TO BE PROVIDED IN ACCORDANCE WITH PART L1 SECTION 1.52.

RADIATORS
 PROVIDE AND INSTALL RADIATORS IN EACH ROOM LOCATION TO BE AGREED WITH CLIENT AND CONNECT TO EXISTING HEATING SYSTEM WHERE THE BOILER HAS ADEQUATE CAPACITY (CONTRACTOR TO CONFIRM). EACH RADIATOR TO BE FITTED WITH A TRV.

NEW PLASTERWORK
 15MM O/A THICKNESS PLASTERWORK TO NEW OR EXISTING BRICK/BLOCK WALLS AND PARTITIONS. UNDERCOAT: 12MM; FINISH COAT: 3MM FINISHED PLASTER.

PROTECTION TO STEELWORK
 ALL STEEL BEAMS TO BE SURROUNDED WITH 2 LAYERS OF 12.5MM PLASTERBOARD AND SKIMMED OVER WITH 3MM FINISHING PLASTER, OR PAINTED WITH 30MIN STEEL - INTUMESCENT PAINT

MISCELLANEOUS ITEMS
 NO PART OF THE NEW BUILDING IS TO BE CONSTRUCTED OUTSIDE THE BOUNDARIES OF THE SITE, IF CONSTRUCTING ON THE BOUNDARY, PRIOR AGREEMENT TO BE OBTAINED IN WRITING FROM THE NEIGHBORS.

ALL SUPPLY PIPE WORK TO BE CHASED IN TO WALLS WHERE POSSIBLE. WHERE CHASING IS NOT POSSIBLE ENSURE THAT PAPERWORK IS BOXED IN. ALL AREAS TO BE BOXED TO BE AGREED IN ADVANCE.

ALL FIXTURES AND FITTINGS SUPPLIED ONLY OR SUPPLIED AND FITTED BY THE CONTRACTOR TO COMPLY WITH NECESSARY REGULATORY REQUIREMENTS AND CLIENT TO BE INDICATED ON THE OPERATION AND HEALTH / SAFETY ASPECTS.

PLEASE NOTE THAT THESE DRAWINGS ARE PRIMARILY FOR OBTAINING BUILDING CONTROL APPROVAL. IF THIS INFORMATION IS USED FOR PROVIDING A QUOTATION FOR CONSTRUCTION FOR THIS PROJECT, PLEASE ENSURE ALL FINISHES TO SURFACES, AND ALL OTHER NECESSARY CONSTRUCTION DETAILS AND SPECIFICATIONS ARE AGREED WITH CLIENT PRIOR TO COSTING.

SPECIFICATION OF NEW EXTENSION ELEMENTS

EXCAVATIONS.
 Consult structural engineers specification for excavation requirements. If rock is encountered, depths to be agreed with the building control officer. Foundation trenches are to be inspected and approved by the building control officer prior to the concrete pour and construction.

FOUNDATIONS.
 Existing foundations to be checked and approved by Structural engineer and Building Control officer. If existing foundation needs strengthening, refer to structural engineer's specification complying with BS 5328. Where additional loads are to be imposed on existing foundations, they are to be exposed and inspected by the building control officer or a structural engineer.

GROUND FLOOR
 VENTILATION TO EXISTING GROUND FLOOR SUSPENDED FLOOR TO BE RETAINED WITH SAME AMOUNT OF AIR FLOW. EXISTING DPC LEVEL TO BE KEPT MINIMUM 150MM FROM EXTERNAL LEVEL / STEPS.

EXTERNAL WALLS
 102MM BRICK WORK OUTER LEAF, 40MM CLEAR CAVITY, 60MM INSULATION CELOTEX CW4000 WITHIN CAVITY, 100MM MEDIUM DENSE 7.0N (LAMBDA=0.19) BLOCK WORK INNER LEAF, 12MM SAND CEMENT TRADITIONAL PLASTER WITH 2.5MM SKIM FINISH, PRIMED AND PAINTED. NEW WALL THICKNESS TO MATCH EXISTING WALLS. CONTRACTOR TO REPORT ANY VARIATION AND TO BE ADJUSTED ON SITE. (TOTAL BUILD-UP TO ACHIEVE MIN. 0.24 W/M² U-VALUE)
 WALL TIE SPACING TO BE 750MM HORIZONTALLY & 450MM VERTICALLY, 300MM CENTERS AROUND OPENINGS.

LINTELS IN CAVITY WALLS TO BE OPEN BACK INSULATED LINTEL BEARING MIN OF 150MM EACH SIDE WITH HYLOAD CAVITY TRAY OVER. CAVITY TRAY TO HAVE STOP ENDS AND WEEP VENTS AT 900MM CENTERS (MIN 2NO/OPENING). ALL NEW WINDOW AND DOOR OPENING REVEALS TO BE CLOSED WITH 'THERMABATE' OR SIMILAR APPROVED CAVITY CLOSERS.

CEILING
 NEW CEILINGS TO MATCH EXISTING. TO BE 15MM PLASTERBOARD & SKIMMED OVER WITH POLYTHENE VAPOUR CHECK MEMBRANE FIXED BETWEEN CEILING JOIST AND PLASTERBOARD. ALL JOINTS IN VAPOUR CHECK MEMBRANE TO BE SEALED.

PITCHED ROOF (RT-1)
 NEW PITCHED ROOF TO MATCH EXISTING. COLD ROOF WITH THE SAME PITCH. INSULATION AT CEILING LEVEL.

VENTILATION
 HABITABLE ROOMS TO HAVE RAPID VENTILATION VIA OPENABLE WINDOWS OR DOORS WITH A FREE AIR AREA GREATER THAN 1/20TH OF THE FLOOR AREA OF THE ROOM AND TO HAVE BACKGROUND VENTILATION OF 800MM².

GLAZING
 ALL NEW GLAZING TO BE DOUBLE GLAZED (IF NOT SPECIFIED OTHERWISE) WITH LOW E COATING OR SIMILAR APPROVED, AND INCORPORATING TRICKLE VENTILATION TO ACHIEVE A U VALUE OF 1.6 W/M²K (INCLUDING FRAME).
 WINDOWS TO BE INSTALLED BY FENSA APPROVED INSTALLER.
 GLAZING GENERALLY TO BE AS FOLLOWS: SAFETY GLAZING IS TO BE PROVIDED IN ALL GLAZED DOORS AND SIDELIGHTS WHERE ANY PART OF THE SAID GLAZING IS BELOW 1500MM ABOVE FINISHED FLOOR LEVEL UNLESS THESE ARE SMALL PANES (ANY DIM UNDER 250MM & NOT GREATER THAN 0.5M²).
 SAFETY GLAZING IS TO BE PROVIDED IN WINDOWS AND SCREENS WHERE THE LEVEL OF THE BOTTOM OF THE GLAZING IS BELOW 900MM. WINDOW DESIGNS TO HAVE AT LEAST ONE ESCAPE WINDOW IN EACH ROOM TO COMPLY WITH PART B OF THE APPROVED DOCUMENT.

NOTES:

- All dimensions and levels are to be checked on site by the Main Contractor before work commences. The Architect is to be informed immediately of any discrepancies.
- Do not scale this drawing, use written dimensions only.
- All dimensions are in millimetres unless otherwise stated.
- All dimensions to be verified on site.

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Rev	Date	Notes
P01	25/04/19	ISSUED FOR BUILDING CONTROL APPROVAL

Status	
BUILDING CONTROL APPROVAL	
Project	36, Marlborough Road Stevenage Herts SG2 9HN
Client	Mr. & Mrs. Hayden
Title	Proposed Building Sections
Scale	1:20 at A1
Date	10/06/18
Drawing Number	22018-106
Revision	P01

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