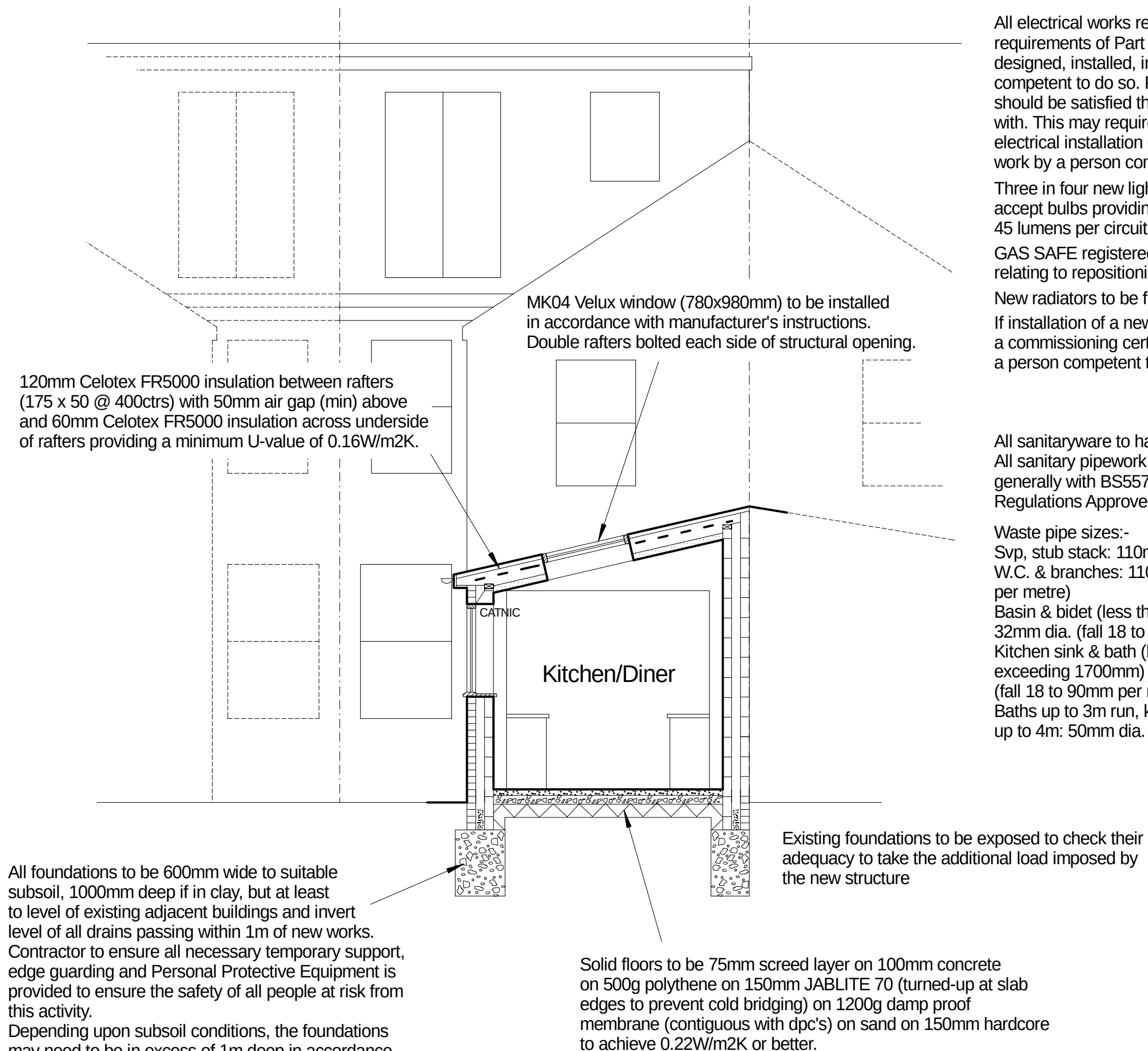




All foundations to be 600mm wide to suitable subsoil, 1000mm deep if in clay, but at least to level of existing adjacent buildings and invert level of all drains passing within 1m of new works. Contractor to ensure all necessary temporary support, edge guarding and Personal Protective Equipment is provided to ensure the safety of all people at risk from this activity. Depending upon subsoil conditions, the foundations may need to be in excess of 1m deep in accordance with NHBC practice note 4.2. Foundations may require additional structural design in accordance with recognised guidelines for building close to trees should shrinkable sub-soils be encountered. 150 x 100mm r.c. lintel to be provided to each wall skin at point of any pipe crossing. Notwithstanding the representation on the drawings, the foundations are to meet the requirements of the Local Authority in all respects.

All electrical works 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 BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.

Three in four new light fittings provided will only accept bulbs providing a minimum output of 45 lumens per circuit watt.

GAS SAFE registered person to carry out any work relating to repositioning of existing boiler if required.

New radiators to be fitted with thermostatic valves

If installation of a new boiler is necessary, a commissioning certificate is required, issued by a person competent to do so.

All sanitaryware to have min. 75mm deep seal traps. All sanitary pipework and building drainage to comply generally with BS5572 & BS8301 and Building Regulations Approved Document H1.

Waste pipe sizes:-

Svp, stub stack: 110mm dia

W.C. & branches: 110mm dia. (fall 18 to 90mm per metre)

Basin & bidet (less than 1700mm run.)

32mm dia. (fall 18 to 22mm per metre)

Kitchen sink & bath (basins & bidets with run exceeding 1700mm) up to 3m run: 40mm dia. (fall 18 to 90mm per metre)

Baths up to 3m run, kitchen sink and bath with run up to 4m: 50mm dia. (fall 18 to 90mm per metre)

Walls to be single brick to match existing, 100mm cavity with 100mm Rockwool cavity wall batts and 115mm Thermalite (Turbo) providing a U-value of 0.28W/m2K or better. Contractor to ensure all scaffolding is securely attached when working at height. Personal Protective Equipment to be provided to all people at risk from this activity to protect against falling objects.

Ties: 750 horizontal, 450 vertical, and double at all reveals. Reveals to have Thermabate Insulated Cavity Closers to prevent cold bridging and provide vertical dpc. All cavities to be clear 225mm below dpc level and closed at roof level. All brickwork to match existing.

Mild steel anchors to be provided at not greater than 2000mm centres, having a cross section of 30 x 5mm.

Contractor to ensure all scaffolding is securely attached when working at height. All Personal Protective Equipment to be provided to all people at risk from this activity to protect against falling objects.

All beams to have 150mm (min) end bearings on C30 concrete padstones, painted with fire-proof paint and covered with 2no. sheets of 12mm plasterboard wired at 100mm centres. Contractor to provide all lifting equipment, temporary support and Personal Protective Equipment for all people impacted by the installation of heavy steel beams, particularly when working at height.

All ceilings to be 12mm foil backed plasterboard.

All lintels over external openings to be insulated to prevent cold bridging.

Lintels to be heaviest manufactured gauge (i.e. extra heavy duty) unless shown otherwise.

Triple joists under all studding.

Code 4 lead flashings to be used throughout.

Floor joists with spans in excess of 2.5m to have solid or herringbone strutting.

Cavity trays at all abutments.

Cavity infill to finish at least 225mm below the level of the lowest dpc.

No development to overhang the boundary (incl. foundations).



House Alterations

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Title:

SECTION A-A

Drwg No:

RITCHIE-1018-04

Scale:
(A3)

1:50

Rev: