

Electrics:

- All new work is to be designed, installed, inspected and tested in accordance with current BS 7671 (IEE 18th Edition Wiring Regulations)
- Works to be undertaken by an installer registered under a suitable electrical self certification scheme or alternatively by a suitable qualified person with a certificate of compliance produced by that person to Building Control on completion of the works
- All new/replacement light fittings will be high efficiency capable of only accepting lamps having a luminous efficacy greater than 40 lumens per circuit watt i.e. using compact fluorescent bulbs/LED light bulbs. All fixed light installations should be energy efficient and the fittings such that a normal bulb could not be installed
- All recessed downlighters to meet BS476-21 for fire resistance and BS EN ISO140-3 (6) for sound penetration
- Mechanical extract rates (minimum):
 - Kitchen 30l/sec (with hood over hob) or 60l/s elsewhere
 - Utility Room 30l/sec
 - Bathroom/En-suite 15l/s
 - WC 6l/s
- New smoke detection system:Mains powered with battery back up power to a Grade D Category LD3 Standard, in accordance with BS 5839 Part 6: 2004. Position of detector heads to meet current Building Regulations requirements

Foundations:

- Provide temporary drainage to maintain a dry excavation
- Foundation depth and size to Engineers design & Building Control Officer
- Excavation to be in accordance with NHBC recommendations
- Ensure foundations are clean and kept dry prior to laying of concrete
- Concrete C30 mix filled no higher than 225mm below finished ground level

Drainage:

- The existing drainage and surface water arrangements are to be fully investigated and manhole locations to be checked prior to excavation
- New surface water arrangement is to connect into existing soakaways. Where new soakaways are required they must not be built within 5m of a building, road, areas of unstable land or in ground where the water table reaches the bottom of the soakaway
- Rodding points to be provided to give access to any lengths of discharge pipe that cannot be reached by removing traps or from any other part of the system.
- New drainage to be in pvcu 100mm dia surrounded in 100mm pea shingle with flexible joints installed in accordance with manufacturer's instructions. Drains sleeved through foundations and surrounded in concrete where within 300mm of slab. Inspections are to be arranged before backfilling where services are exposed
- Ensure all drainage is tested prior to backfilling and is in accordance with BS EN 752

Cavity Walls:

- Abutment with existing walls using BBA approved stainless steel profile with movement control joint
- Stainless steel cavity wall ties at 750 horizontal centres and 450 vertical centres with retaining clips for insulation
- Additional ties at maximum 225 centres to reveals of openings
- The length of each tie is to be in accordance with current Building Regulations according to the width of the cavity e.g. 225mm for cavity width between 76mm and 100mm
- Hyload damp proof course to BS6515 to be mortared into new extension walls and consistent with the original dpc. Do not cover edges of dpc with mortar
- Install Thermabate (or similar approved) insulated cavity closer to all openings, tops of walls and at junctions of fire resisting walls and cavity walls strictly in accordance with manufacturers' instructions. To provide min. 30 minutes fire resistance.

Heating:

- System to comply with recommendations of Domestic Heating Compliance Guide (2013)
- New gas fired combi boiler to new central heating system to be installed by Gas Safe registered heating engineer.
- Consideration to be given to water pressure and installation of pumped system for the showers to achieve a good supply of hot water with rapid recovery
- New radiators throughout to Employer's approval all fitted with thermostatic valves. Size and final position of radiators to be considered
- Flush through system on completion and afterwards refill using Fernox anti corrosion treatment

Windows:

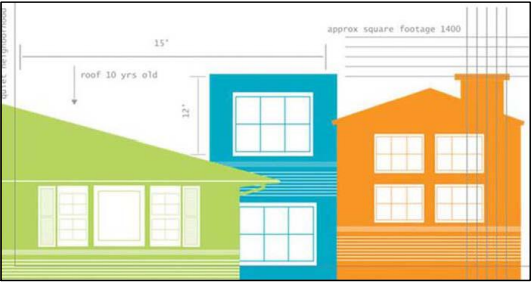
- The windows are to provide opening for ventilation of not less than 1/20 of the floor area. Windows to be fully draughtstripped and weathersealed for maximum air tightness
- Glazing within 800mm of finished floor level to be laminated safety glass BS kite marked to BS 6206. Glazed doors and sidelights are to have laminated safety glass up to minimum 1500mm above FFL
- Internal glazed doors to have laminated safety glass
- The windows and doors are to be Pilkingtons K (low emissivity) sealed double glazed units with 16 mm argon filled gap, or similar, installed in accordance with GGF recommendations. Integral trickle ventilation with white finish to allow for 8000mm²
- The frames of windows and doors are to be pointed externally and internally with a neat fillet of polysulphide sealant
- Any window provided for emergency egress purpose to have an unobstructed openable area that is at least 0.33m² and at least 450mm high and 450mm
- The bottom of the openable area should be a minimum of 800mm above the floor but not more than 1100mm above the floor
- minimum U-value =1.8 W/m²K

Plumbing:

- All plumbing to be carried out in accordance with manufacturers written recommendations and the current water company byelaws
- Ensure all plumbing is in accordance with BS EN 12056
- All sanitaryware and taps are to be provided by the Employer. Minimum trap sizes of 32mm to basin with 75mm deep seal, 40mm trap to shower with 50mm deep seal and 100mm trap to WC with 50mm deep seal. If a trap forms part of the appliance the appliance should be removable. All other traps should be fitted directly after the appliance and should be removable or be fitted with a cleaning eye. Maximum length of waste pipe connections to be 1.7m for the basin, 3m for the shower and 6m for the WC. Rodding points should be provided in discharge stacks to give access to any lengths of pipe which cannot be reached from any other part of the system.

Structural:

- Install supporting beams and padstones to Structural Engineer's calculations and drawings
- Where existing beams are proposed to take additional loads these are to be inspected and confirmed adequate for additional loadings prior to construction
- All steel beams supporting floors to be protected with FireLine board installed to achieve ½ hour fire resisting construction
- Newly formed window/door openings to have lintels to BS EN 845-2 sized to suit construction and 150 bearing
- Insulate lintels and reveals to avoid cold bridges



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- DESIGN
- PLANNING
- BUILDING REGULATIONS
- CONSTRUCTION

Notes

Do not scale, use figured dimensions only.

All dimensions to be verified on site prior to the commencement of any work or the production of any shop drawing. All discrepancies to be reported to the designer.

This drawing is to be read in conjunction with all related designer's and Engineer's drawings and any other relevant information. It is the contractors responsibility to ensure that all works are in compliance with Building Regulations, British Standards and Codes of Practice.

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Notes

rev:	A – BCO Queries
client:	Mr & Mrs S Bryan
project:	Ormecote, Broad St, Cuckfield
drawing:	94/10
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title:	Notes
drawn by:	SAF