

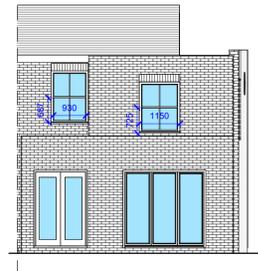


## LEGEND STRUCTURE

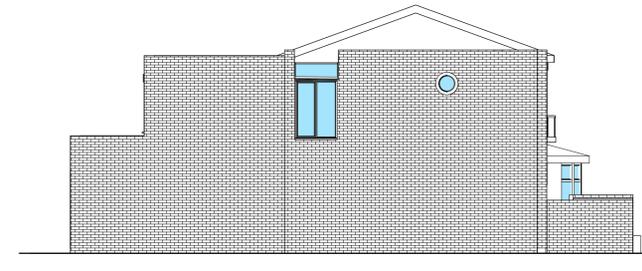
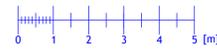
-  EXISTING WALLS TO BE RETAINED
-  INFILL OF EXISTING WALL TO MATCH THE EXISTING
-  50X50MM TIMBER FRAME FINISHED TO BOTH SIDES WITH 13MM 30 MIN FIRE RATED PLASTERBOARD.
-  50X100MM TIMBER FRAME FINISHED TO BOTH SIDES WITH 13MM 30 MIN FIRE RATED PLASTERBOARD. 100MM MINERAL WOOL IN CAVITY (MIN. DENSITY OF QUILT 10KG/M2)
-  SPAN DIRECTION OF EXISTING ROOF RAFTERS
-  SPAN DIRECTION OF EXISTING FLOOR JOISTS



EXISTING FRONT ELEVATION  
SCALE 1:100



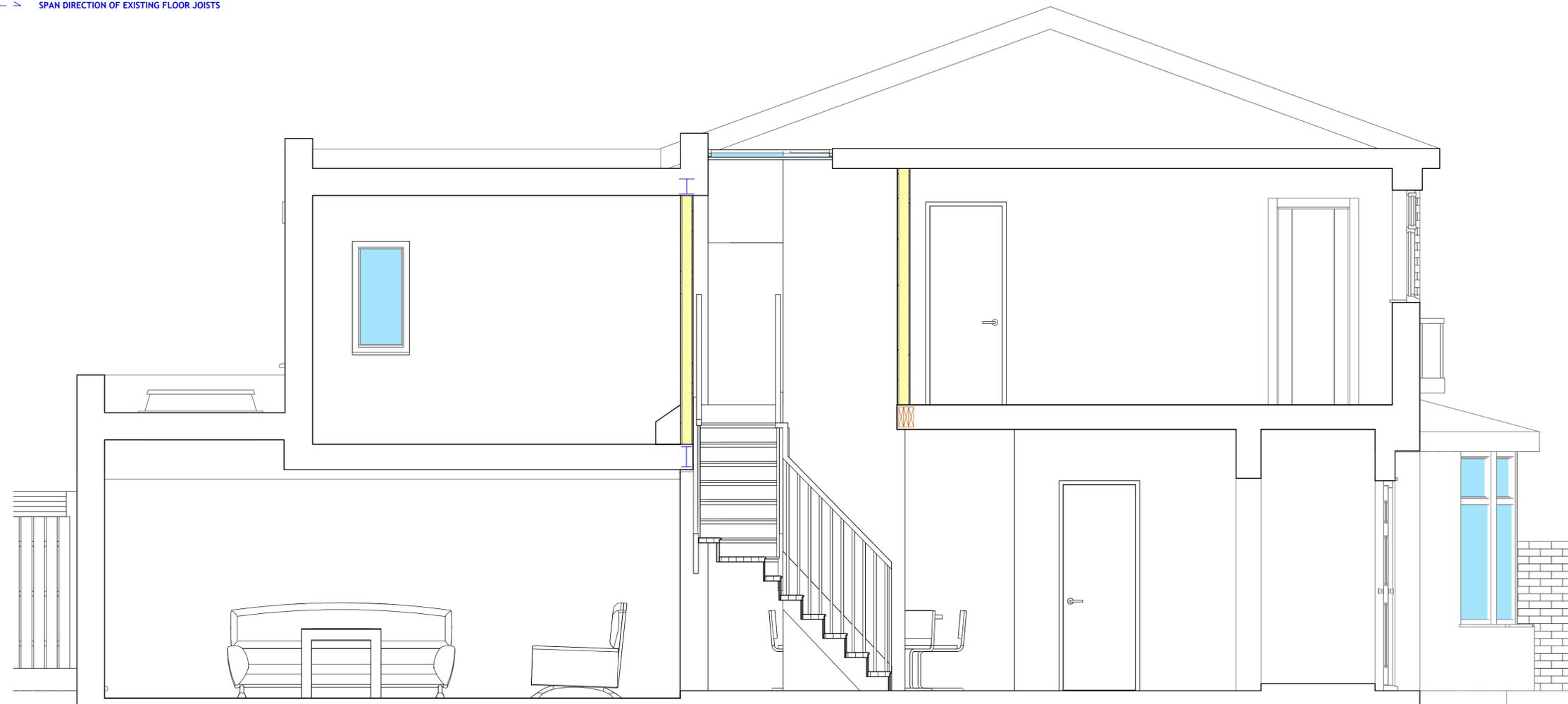
EXISTING REAR ELEVATION  
SCALE 1:100



EXISTING SIDE ELEVATION  
SCALE 1:100

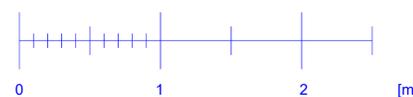


EXISTING WINDOW TO BE USED AS ESCAPE WINDOW. CONTRACTOR/CLIENT TO CONFIRM WHETHER THE WINDOW CAN OPEN FULLY TO PROVIDE FIRE ESCAPE.



**PROPOSED SECTION**

SCALE 1:25



Dimensions to be checked on site by contractor and manufacturer's prior to construction or placement of any order.

- NOTES:
- All dimensions are to be checked and verified on site by contractor and manufacturers prior to construction or placement of any order.
  - Drawings to be approved by Building Control before commencement of construction works.
  - Service undertakers to be notified and existing conditions to be checked before development commences.
  - All works to be carried out in accordance with health and safety regulations.
  - Party wall agreement to be reached before commencement of construction works.
  - Drainage to be checked on site and any discrepancies to be reported to the architect. If new connection is made to public sewer or works carried out within 3m from existing public sewer, Thames Water agreement to be obtained before works to drainage commence.
  - Structure to structural engineer's design and specification.
  - Drawings to be read in conjunction with appropriate structural engineer/ specialist drawings.

REVISION		
Rev	Notes	Date

NOTES:  
All dimensions are to be checked and verified on site prior to construction.

**STATUS**  
Building Regulations

**DRAWING TITLE**  
Section and elevations

**CLIENT**  
Vincent Garcia

**PROJECT ADDRESS**  
15 Oak Village, London, NW5 4QP

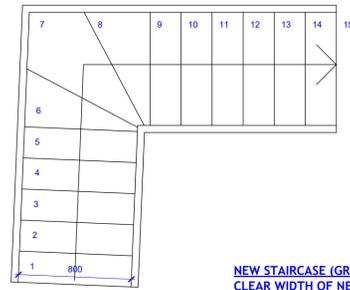
**SCALE**  
1:25 and 1:100 at A1

**DRAWN BY**  
AB

**DATE**  
October 2024

**CHECKED BY**  
DD

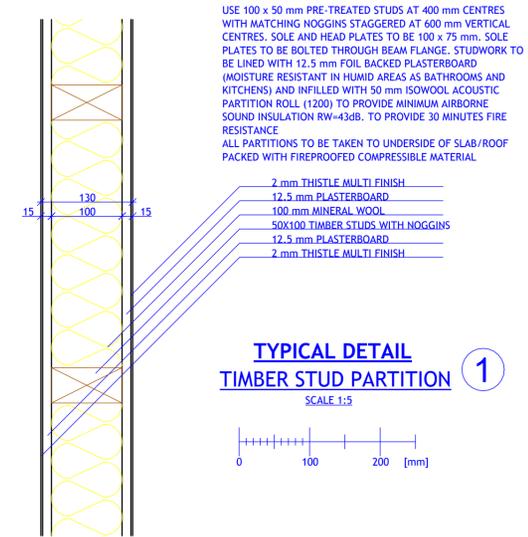
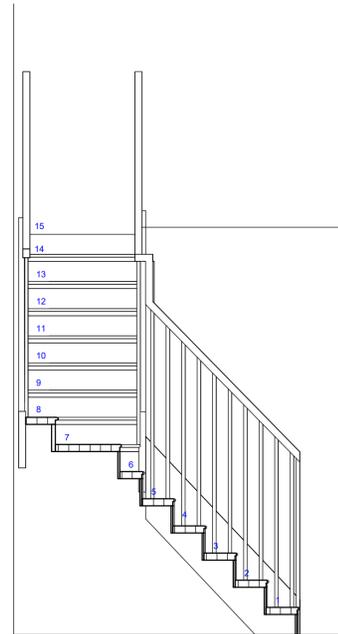
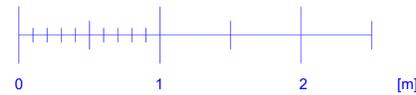
**DRAWING NO.** 15OV - BR - 102



**NEW STAIRCASE (GROUND TO FIRST FLOOR)**  
 CLEAR WIDTH OF NEW STAIRCASE WILL BE 800MM. ALL EQUAL RISERS TO BE 192MM (2880MM FLOOR TO FLOOR HEIGHT). ALL EQUAL GOINGS TO BE 225MM. HANDRAIL LOCATED AT 900MM VERTICALLY ABOVE PITCHLINE OF STAIRS AND 900MM ABOVE LINE.  
 MIN. 2M CLEAR HEADROOM BETWEEN EXISTING STAIR PITCHLINE AND UNDERSIDE OF NEW FINISHED STAIRCASE 12.5MM PLASTERBOARD TO UNDERSIDE OF STAIR. VERTICAL BALUSTERS TO LANDING AND STAIRS TO BE POSITIONED SO AS NOT TO ALLOW A 100MM SPHERE TO PASS THROUGH.

**STAIRCASE DETAIL**

SCALE 1:25



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REVISION		
Rev	Notes	Date

NOTES:  
 All dimensions are to be checked and verified on site prior to construction.

**STATUS**  
 Building Regulations

**DRAWING TITLE**  
 Typical details

**CLIENT**  
 Vincent Garcia

**PROJECT ADDRESS**  
 15 Oak Village, London, NW5 4QP

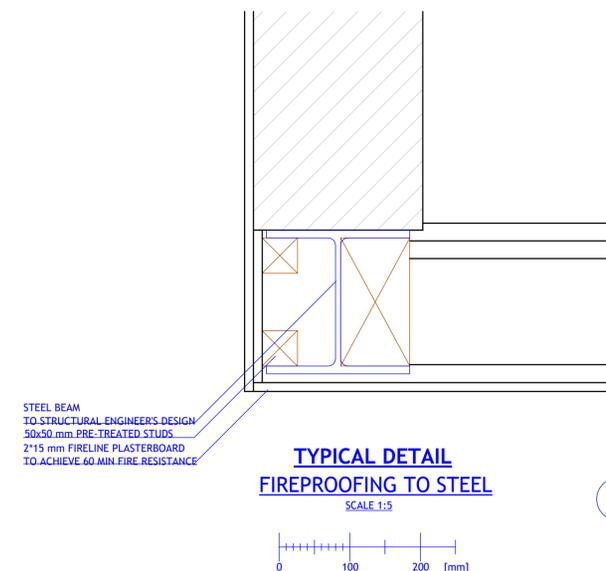
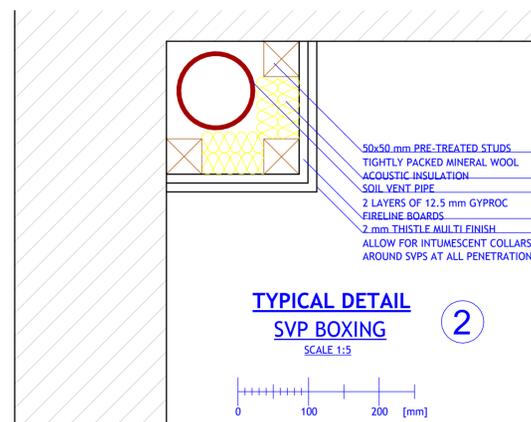
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**DRAWN BY**  
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**DATE**  
 October 2024

**CHECKED BY**  
 DD

**DRAWING NO.** 15OV - BR - 103



**1.1 GENERAL**  
THE CONTRACTOR SHALL USE SPECIFIED DIMENSIONS SHOWN AND SHALL NOT SCALE FROM DRAWINGS. PRIOR TO WORKS COMMENCING THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT. ALL WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE SPECIFICATION AND STANDARD CONTRACT PRELIMINARIES WHERE APPLICABLE. WHERE MATERIALS, ARTICLES AND/OR WORKMANSHIP ARE SPECIFIED THEY ARE TO BE IN ACCORDANCE WITH CURRENT BRITISH STANDARDS, CODES OF PRACTICE, NATIONAL BUILDING SPECIFICATION AND GOOD BUILDING PRACTICE.

**1.2 STATUTORY REQUIREMENTS**  
BEFORE DEVELOPMENT COMMENCES CONTRACTOR SHALL ENSURE ALL STATUTORY PERMISSIONS (PLANNING AND BUILDING REGS FULL PLANS ARE OBTAINED, PARTY WALL NOTICES HAVE BEEN SERVED AND ACCEPTED OR PARTY WALL AGREEMENT HAS BEEN REACHED)

**1.3 STRUCTURAL ENGINEER / SPECIALIST DRAWINGS**  
DRAWINGS TO BE READ IN CONJUNCTION WITH APPROPRIATE SPECIALIST DRAWINGS, DETAILS AND SPECIFICATIONS. ANY DISCREPANCIES SHOULD BE NOTIFIED TO ARCHITECT

**1.4 BUILDING REGULATIONS**  
THE CONTRACTOR SHALL ENSURE THAT ALL WORKS ARE CARRIED OUT IN ACCORDANCE WITH THE CURRENT NHBC STANDARDS AND THE APPROPRIATE DOCUMENTS OF THE BUILDING REGULATIONS 2010 AND WITH THE NHBC OR BUILDING INSPECTORS APPROVAL. THE CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS FOR THE APPROPRIATE BUILDING COMMENCEMENT NOTICES TO BE SERVED AND FOR APPROPRIATE INSPECTIONS TO TAKE PLACE.

**1.5 SETTING OUT**  
THE CONTRACTOR IS TO ESTABLISH THE POSITION OF ALL NEW EXTERNAL WALLS, BEAMS AND COLUMNS LOCATIONS AND ASCERTAIN THAT THERE ARE NO DISCREPANCIES BETWEEN SITE CONDITIONS AND THE DRAWINGS.

**1.6 TEMPORARY WORKS AND STABILITY**  
THE CONTRACTOR IS ENTIRELY RESPONSIBLE FOR MAINTAINING THE STABILITY OF ALL EXISTING BUILDINGS AND STRUCTURES, WITHIN AND ADJACENT TO THE WORKS, AND OF ALL THE WORKS FROM THE DATE OF POSSESSION OF THE SITE UNTIL PRACTICAL COMPLETION OF THE WORKS.  
THE CONTRACTOR IS ENTIRELY RESPONSIBLE FOR ALL TEMPORARY WORKS THROUGH THE PROJECT. THE CONTRACTOR SHALL PROVIDE TEMPORARY WORKS DESIGN CALCULATIONS/DRAWINGS, INSTALL AND MAINTAIN ALL NECESSARY TEMPORARY WORKS AND SHALL ADVISE BOTH THE ARCHITECT AND C & R DESIGN AT LEAST TEN WORKING DAYS FROM COMMENCEMENT OF THE WORKS, OF HIS PROPOSALS FOR TEMPORARY SUPPORTS AND SEQUENCE OF CONSTRUCTION FOR THE WORKS. UNDER NO CIRCUMSTANCES WILL ANY STRUCTURE ALTERATIONS BE CARRIED OUT PRIOR TO THE STRUCTURAL ENGINEER COMMENTING ON THE CONTRACTORS TEMPORARY WORKS PROPOSALS.

**1.7 SERVICES**  
SERVICE UNDERTAKERS (GAS, WATER, ELECTRICITY ETC) TO BE NOTIFIED.  
INSPECT ALL AVAILABLE DRAWINGS AND MAKE ENQUIRIES ABOUT EXISTING SERVICES ON SITE. VERIFY POSITIONS AND DEPTH OF ALL SERVICES BEFORE COMMENCEMENT OF WORK ON SITE. SERVICES WHICH ARE BEING RETAINED DURING ANY PHASE OF THE WORKS ARE TO BE PROTECTED.

**1.8 TOLERANCES**  
ALL TOLERANCES ARE TO BE AGREED WITH THE ARCHITECT, AND THE CONTRACTOR WILL BE RESPONSIBLE FOR ENSURING THAT SUFFICIENT TOLERANCES ARE PROVIDED AND INTEGRATED THROUGHOUT ALL ELEMENTS OF THE WORKS.  
THE CONTRACTOR IS TO TAKE ACCOUNT OF TOLERANCES DETAILED ELSEWHERE ON THE DRAWINGS, APPENDED SPECIFICATIONS, AND BRITISH STANDARDS WHEN COMPLYING WITH THE ABOVE CLAUSE

**1.9 MATERIALS AND WORKMANSHIP**  
ALL ARTICLES, MATERIALS AND GOODS SHALL BE NEW AND OF GOOD QUALITY, SUITABLE FOR THE REQUIRED PURPOSE AND SHALL CONFORM TO THE APPROPRIATE BRITISH STANDARD / EUROCODES WHERE SUCH EXISTS. WHERE REFERENCES TO THE ABOVE ARE MADE IT SHALL BE INTERPRETED THAT THE LATEST EDITION APPLIES, TOGETHER WITH SUBSEQUENT AMENDMENTS, UNLESS OTHERWISE SPECIFIED.

**1.10 PROPRIETARY ELEMENTS**  
ALL PROPRIETARY ELEMENTS THAT HAVE BEEN SPECIFIED ARE TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS, SPECIFICATION AND DETAILS. SUNDRY ITEMS TO BE USED AS RECOMMENDED BY MANUFACTURER

**1.11 BESPOKE ELEMENTS**  
ALL BESPOKE ELEMENTS TO BE ORDERED TO SITE DIMENSIONS

**1.12 HEALTH AND SAFETY**  
ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH HEALTH AND SAFETY REGULATIONS

**1.13 SPECIFICATION**  
NOTHING OMITTED OR OMITTED FROM THIS OUTLINE SPECIFICATION WILL RELIEVE THE CONTRACTOR OF HIS DUTY TO CARRY OUT THE WORKS IN ACCORDANCE WITH CURRENT STANDARDS OF SAFETY AND GOOD BUILDING PRACTICE

**2.1 DEMOLITION**  
DEMOLITION IS TO BE CARRIED OUT TO AND IN ACCORDANCE WITH BS 6187: 1982, HEALTH AND SAFETY EXECUTIVE GUIDANCE NOTE GS 291 PARAGRAPH 32, AND ANY OTHER RELEVANT STATUTORY UNDERTAKINGS OR REGULATIONS.  
DEMOLITION IS TO BE UNDERTAKEN IN THE REVERSE ORDER OF CONSTRUCTION, NO PART OF THE STRUCTURE IS TO BE LEFT IN AN UNSUPPORTED CONDITION OVERNIGHT OR FOR LONG PERIODS.  
DEMOLITION IS TO BE UNDERTAKEN IN A MANNER WHICH AVOIDS EXCESSIVE NOISE AND NUISANCE.  
ALL WORK IS TO BE WELL-WATERED TO MINIMISE DUST. ALL MATERIAL IS TO BE CARRIED AWAY FROM SITE AS SOON AS PRACTICABLE.

**2.2 EXCAVATIONS**  
ALL EXCAVATIONS FOR FOUNDATION TRENCHES, PILING AND LEVELS SHALL BE IN ACCORDANCE WITH STRUCTURAL ENGINEER'S DETAILS AND WITH CONTRACTORS DETAILS, AND CARRIED OUT TO THE SATISFACTION OF THE BUILDING OR NHBC INSPECTOR. PROVIDE SUPPORT AND PROTECTION TO EXISTING WALLS, FOUNDATIONS DURING EXCAVATION WORKS. TO COMPLY WITH HEALTH AND SAFETY REGULATIONS, METHOD STATEMENTS FOR EXCAVATIONS TO BE PROVIDED WHERE REQUESTED IN CONTRACT DOCUMENTATION

**2.3 BACKFILLING**  
BACKFILL ANY EXCAVATIONS FOR FOUNDATIONS TAKEN DEEPER THAN REQUIRED WITH LEAN MIX CONCRETE. EXCAVATIONS OTHER THAN FOUNDATIONS TAKEN DEEPER THAN REQUIRED MAY BE BACKFILLED WITH WELL GRADED GRANULAR MATERIAL.  
HARDWARE TO BE GRADUATED MATERIAL, FREE FROM HARMFUL MATTER, WELL GRADED, PASSING A 75 mm BS SIEVE AND ONE OF THE FOLLOWING:  
CRUSHED CONCRETE, BRICK OR TILE, FREE FROM OLD PLASTER OR GRAVEL.  
SPREAD AND LEVEL BOTH BACKFILLING AND GENERAL FILLING IN LAYERS NOT EXCEEDING 150mm, THOROUGHLY COMPACT EACH LAYER WITH A VIBRATORY ROLLER, VIBRATING PLATE COMPACTOR, VIBRO-TAMPER, POWER RAMMER OR OTHER SUITABLE MEANS APPROPRIATE TO THE AREA BEING WORKED.

**2.4 INSITU CONCRETE**  
MATERIALS AND WORKMANSHIP ARE TO COMPLY WITH BS 8110.  
CONCRETE FOR NEW FOUNDATIONS IS TO BE DESIGNATED MIX FND 2 TO BS 5328. "SUITABLE FOR CLASS 2 SULPHATE CONDITIONS"  
CONCRETE FOR REINFORCED CONCRETE STRUCTURES, INCLUDING GROUND BEARING SLABS, IS TO BE DESIGNATED MIX RC35 TO BS 5328.  
CONCRETE FOR THE ENCASEMENT OF STEEL BEAMS AND FOR PADSTONES IS TO BE GEN 3 TO BS 5328 WITH 10 mm MAXIMUM AGGREGATE AND 260 kg/m<sup>3</sup> OF CEMENT.  
THE USE OF SITE MIXED CONCRETE FOR STRUCTURAL ELEMENTS MAY ONLY BE USED FOLLOWING THE WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER. BATCHING AND MIXING EQUIPMENT WILL NEED TO COMPLY WITH BS 1035 AND BS 4251.  
THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL FORMWORK. DESIGN AND STRIKING OF THE FORMWORK IS TO BE IN ACCORDANCE WITH BS 8110.  
DO NOT PLACE CONCRETE WHEN THE AMBIENT AIR TEMPERATURE IS LESS THAN 5°C.  
ALL HOLES SHALL BE FORMED AND ALL INSERTS CAST IN AT THE TIME OF POURING CONCRETE. NO PART OF THE CONCRETE WORKS SHALL BE DRILLED OR CUT AWAY WITHOUT THE APPROVAL OF THE STRUCTURAL ENGINEER.  
USE MECHANICAL VIBRATION TO FULLY COMPACT CONCRETE FOR STRUCTURAL ELEMENTS. COMPACT CONCRETE TO FULL DEPTH UNTIL AIR BUBBLES CEASE TO APPEAR ON THE TOP SURFACE, ESPECIALLY AROUND REINFORCEMENT. CAST-IN ACCESSORIES, INTO CORNERS OF FORMWORK AND AT JOINTS.  
BEFORE PLACING STRUCTURAL CONCRETE (NOT BLINDING) ON HARDWARE OR OTHER ABSORBENT SUBSTRATES LAY BUILDING PAPER TO BS 1521 CLASS 3 OR POLYTHENE SHEET 250 MICRONS THICK, LAP EDGES 150mm. THIS IS NOT A DPM

**2.5 MASONRY**  
WORKMANSHIP IS TO COMPLY GENERALLY WITH BS 5628 PARTS 1 & 3. BLOCKWORK TO BE BS 3921, BLOCKWORK TO BE TO BS 673.  
NEW BRICKWORK ABOVE DPC IS TO BE A MINIMUM OF CLASS 3 LAY BRICKS (20 N/m<sup>2</sup>) SET IN 1:1.8 MORTAR, UNLESS NOTED OTHERWISE ON THE DRAWINGS.  
NEW BLOCKWORK ABOVE DPC IS TO BE OF MINIMUM STRENGTH OF 5 N/mm<sup>2</sup> SET IN 1:1.8 MORTAR, UNLESS NOTED OTHERWISE ON THE DRAWINGS.  
DO NOT LAY MASONRY WHEN THE AMBIENT AIR TEMPERATURE IS LESS THAN 5°C.  
CARRY UP WORK WITH NO PORTION OR SECTION OF WALL MORE THAN 1.2m ABOVE ANOTHER AT ANY TIME, RACKING BACK BETWEEN LEVELS. DO NOT CARRY UP WORK HIGHER THAN 1.5m IN ONE DAY.  
SPACING OF MOVEMENT JOINTS IN BRICKWORK ARE NOT TO EXCEED 6.0m AND 3.0m FROM A CORNER, UNLESS BED JOINT REINFORCEMENT IS PROVIDED OR THE MANUFACTURER RECOMMENDS OTHERWISE.  
SPACING OF MOVEMENT JOINTS IN BLOCKWORK ARE NOT TO EXCEED 12.0m AND 3.0m FROM A CORNER, UNLESS BED JOINT REINFORCEMENT IS PROVIDED OR THE MANUFACTURER RECOMMENDS OTHERWISE.  
MORTAR TO BE GRADE DESIGNATION (ii) EXCEPT AS FOLLOWS:  
BELOW DPC LEVEL - DESIGNATION (i)  
PARAPETS - DESIGNATION (ii)

**2.6 STRUCTURAL TIMBER**  
NEW TIMBER IN THE WORKS IS TO BE SELECTED STRUCTURAL TIMBER NOT INFERIOR TO EUROPEAN REDWOOD/WHITEWOOD GRADE C24 TO BS 5268. PART 2, UNLESS NOTED OTHERWISE ON THE DRAWINGS.  
NEW TIMBER IN THE WORKS EITHER IN CONTACT WITH THE GROUND, EXPOSED TO THE WEATHER OR SEVERE CONDENSATION IS TO BE VACUUM PRESSURE IMPREGNATED WITH PRESERVATIVE TO BS 5268: PART 5 AND THE MANUFACTURER'S RECOMMENDATIONS.  
DOUBLED UP JOISTS AND REFTERS BOLTED TOGETHER WITH M12 BOLTS GRADE 8.8 @ 600 c/c WITH DOUBLE SIDED TIMBER CONNECTORS.  
NEW STRUCTURAL TIMBER IN INTERNAL DRY ENVIRONMENTS IS TO BE DOUBLE VACUUM IMPREGNATED WITH PRESERVATIVE TO BS 5268: PART 5 AND THE MANUFACTURER'S RECOMMENDATIONS. CUT ENDS ARE TO BE THOROUGHLY TREATED WITH BRUSH APPLIED COATS OF APPROPRIATE PRESERVATIVE BEFORE FIXING.  
STRUCTURAL TIMBERS MAY ONLY BE DRILLED OR CUT FOR SERVICES AS NOTED BELOW.  
NOTICES IN THE JOISTS ARE TO BE AT THE TOP AND LOCATED BETWEEN 0.1 AND 0.25 OF THE SPAN FROM THE SUPPORT. NOTCH CANNOT BE DEEPER THAN 0.125 OF THE JOIST DEPTH.  
HOLES IN THE JOISTS ARE TO BE ALONG THE CENTRE WITH MAXIMUM DIAMETER OF 1 AND 0.125 OF THE JOIST DEPTH, UNLESS NOTED OTHERWISE ON DRAWINGS. JOISTS TO BE SUPPORTED ON PROPRIETARY HANGERS TO BS 6178 PART 1, SIZE TO SUIT JOIST.  
ALL EXISTING TIMBERS ARE TO BE INSPECTED AT THE BEGINNING OF THE WORKS BY A SPECIALIST SUB-CONTRACTOR FOR ROT AND INFESTATION. DETAILS OF REPLACING OR STRENGTHENING ANY DEFECTIVE TIMBERS RECOMMENDED BY THE SPECIALIST ARE TO BE AGREED ON SITE.  
WHEN RE-FITTING EXISTING ROOMS THE CONTRACTOR MUST ENSURE THAT ALL THE CONNECTIONS BETWEEN RAFTER, CEILING JOISTS AND WALL PLATES ARE RE-NAILED IN ORDER TO ENHANCE THE ORIGINAL FRAMED CONSTRUCTION JOINTS.  
LATERAL RESTRAINT STRIPS GALVANISED MILD STEEL, TO BE 30 x 5mm CROSS SECTION 1200mm LONG INCLUDING 100mm TURNDOWN.  
FOR STRAPS PARALLEL TO JOISTS STRAPS TO HAVE AN ADDITIONAL HALF TWIST TO ALLOW THEM TO BE FIXED TO SIDE OF JOISTS. THEN TURN TO PASS THROUGH BEAD JOINT OF WALL ADJACENT TO THE JOIST HANGER. FIX TO JOIST WITH MINIMUM FOUR 6 GAUGE SHERADIZED COUNTERSUNK SCREWS EVENLY SPREAD. STRAPS TO BE AT 1200mm SPACING FOR ALL FLOORS.  
FOR STRAPS PERPENDICULAR TO SPAN OF JOIST FIX NOGGINs BENEATH STRAP POSITION. NOGGINs TO BE MINIMUM THREE-QUARTERS DEPTH OF JOIST AND TIGHTLY FITTED. PACK GAP BETWEEN END JOIST AND WALL. NOTCH JOISTS TO ALLOW STRAPS TO FIT FLUSH WITH SURFACE. STRAPS TO BE AT 1200mm SPACING FOR ALL FLOORS.  
ENSURE THAT TURNDOWN END OF STRAP IS IN TIGHT CONTACT WITH CAVITY FACE OF WALL INNER LEAF, POINTING DOWNWARDS.  
VERTICAL RESTRAINT STRAPS (FOR ROOFS) TO BE 30 x 2 5mm x 1100 LONG INCLUDING 100mm TURNDOWN FOR STRAPS FIXED TO WALK PLATE. FIX TO TIMBER WITH MINIMUM THREE NAILS OR SCREWS. PLUS 2 AND SCREW TO WALL WITH MINIMUM 6 x No. 12 x 50mm SCREWS. STRAPS TO BE AT 1200mm SPACING AROUND PERIMETER OF ROOF.  
DOUBLE UP JOISTS UNDER NEW PARTITIONS RUNNING PARALLEL TO THE JOIST SPAN. DOUBLED JOISTS ARE TO BE BOLTED TOGETHER AT MINIMUM 600 mm STAGGERED CENTRES USING M12 BOLTS AND OVERSIZE WASHERS, UNLESS NOTED OTHERWISE ON THE DRAWINGS.  
PROVIDE SOLID NOGGINs UNDER NEW PARTITIONS RUNNING PERPENDICULAR TO THE JOIST SPAN.  
IN ALL NEW TIMBER FLOORS FULL DEPTH NOGGINs 50 mm WIDE ARE TO BE PROVIDED ALONG LINES OF SUPPORT AND AT MID SPAN FOR SPANS EXCEEDING OVER 2000 mm AND AT 1/3 AND 2/3 SPAN POSITIONS FOR SPANS EXCEEDING 4000 mm, UNLESS NOTED OTHERWISE ON THE DRAWINGS.  
IN EXISTING FLOORS NEW NOGGINs ARE TO BE PROVIDED AS NOTED ABOVE UNLESS OTHERWISE INDICATED ON THE DRAWINGS.  
NEW STUO WALLS IS TO BE CONSTRUCTED USING 60 x 100 STUDS @ 400 C/C WITH 100 x 50 HEAD AND SOLE PLATES, UNLESS NOTED OTHERWISE ON THE DRAWINGS. SOLID NOGGINs TO BE PROVIDED AT 150 POINTS IN HEIGHT OF THE WALL.

**2.7 STEELWORK**  
ALL WORKMANSHIP IS TO COMPLY WITH BS 5950: PART 2 AND THE STRUCTURAL STEELWORK SPECIFICATION BY BRITISH STEEL.  
ALL CARBON STEEL SECTIONS ARE TO BE GRADE S275, UNLESS NOTED OTHERWISE ON THE DRAWINGS.  
ALL BOLTS ARE TO BE GRADE 8.8 PRECISION BOLTS TO BS 3992. BOLTS TO HAVE A CLASS 1 SHERADISED FINISH AND WORKMANSHIP ARE TO BE IN ACCORDANCE WITH CURRENT BRITISH STANDARDS.  
ALL WELDING IS TO COMPLY WITH BS 5135. SITE WELDING SHALL NOT BE PERMITTED EXCEPT WITH THE WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER.  
ALL WELDS ARE TO BE FULL WELDS OR FULL STRENGTH BUTT WELDS, UNLESS NOTED OTHERWISE ON THE DRAWINGS.  
THE STEEL FABRICATOR IS TO OBTAIN DIMENSIONS FROM SITE.  
ALL CONNECTIONS TO BE MADE BY THE FABRICATOR, IN ACCORDANCE WITH GOOD PRACTICE AND USING A MINIMUM OF 2 x M16 BOLTS. FABRICATION DRAWINGS TOGETHER WITH CONNECTION CALCULATIONS ARE TO BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR COMMENTS PRIOR TO ANY FABRICATION.  
ALL EXISTING STEELWORK IN EXTERNAL WALLS OR OTHER EXPOSED STEELWORK IS TO BE THOROUGHLY POWER BRUSHED CLEAN DOWN TO BRIGHT STEEL. WIRE OVER PREPARED AREA WITH CLEANER THINNERS 5-8 THINNER N5 BY LEIGHS PAINTS IMMEDIATELY PRIOR TO PAINTING. OVER A CLEANED SURFACE APPLY A PRIMER COAT OF:  
HULL BUILD EPOXY ALUMINIUM PRIMER (E.G. EPIGRIP M902 BY LEIGHS PAINTS) TO A DRY FILM THICKNESS OF 125 MICRONS.  
AFTER PRIMER HAS CURED TO AN OVERCOATABLE CONDITION, APPLY AN ADDITIONAL COAT OF EPIGRIP M902 TO A DRY FILM THICKNESS OF 125 MICRONS.  
ANY PROPOSED ALTERNATIVE PAINT SUPPLIER TO LEIGHS PAINTS SHALL BE SUBJECT TO THE PRIOR APPROVAL OF THE ENGINEER.

ALL NEW INTERNAL STEELWORK IS TO BE BLAST CLEANED AS CLAUSE 720 TO BS 7079 - PART A1 PREPARATION GRADE SA2 1/2 (ENSURE ADEQUATE SURFACE PROFILE) IN ORDER TO REMOVAL ALL MILL SCALE, RUST, OIL, GREASE ETC., AND PAINTED WITH LEIGHS EPIGRIP 2400 COMPLIANT EPOXY PRIMER AT 75 MICRONS DFT.  
BEFORE ERECTION, UNLESS NOTED OTHERWISE ON THE DRAWINGS,  
ENDS OF BEAMS WHICH ARE BUILT INTO THE INNER LEAF OF A CAVITY WALL OR INTO SOLID BRICK WALLS ARE TO BE PAINTED WITH AN ADDITIONAL COAT ON SITE OF LEIGHS EPIGRIP K207 M10 BY LEIGHS PAINTS TO DRY FILM THICKNESS OF 125 MICRONS.  
ALL NEW EXTERNAL STEELWORK IS TO BE GALVANISED UNLESS NOTED OTHERWISE ON THE DRAWINGS. E.G. CONCRETS AND LATH SUPPORT STEELWORK. ALL CUTTING, WELDING AND DRILLING MUST BE COMPLETED BEFORE GALVANISING AND ALL NECESSARY VENT AND DRAIN HOLES TO BE PROVIDED IN APPROVED LOCATIONS AND SEALED TO APPROVAL AFTER GALVANISING. STEELWORK TO BE BLAST CLEANED TO BS 4232, THIRD QUALITY (FOR ROUGHNESS) USING CHILLED IRON GRIT GRADE G24, FOLLOWED BY ACID PICKLING, THEN GALVANISED TO BS 729 WITH MINIMUM AVERAGE COATING THICKNESS OF 140 MICRONS.  
FIRE PROTECTION TO ALL STEELWORK IS TO BE LEIGHS PAINTS FIREX SYSTEM TO PROVIDE 120 MINUTES FIRE RATING.  
LOADING THICKNESSES CAN BE OBTAINED DIRECTLY FROM LEIGHS PAINTS (01204 521 771) THESE WILL VARY DUE TO SIZE OF SECTION.  
STEELWORK WHICH IS TO BE CONCRETE ENCASED IS TO BE CLEANED AS NOTED ABOVE AND LEFT UNPAINTED. WRAP STEELWORK WITH DPM SHEET PRIOR TO CONCRETING. PROVIDE A MINIMUM 100 mm OF CONCRETE TO THE STEEL BEAM. SEE CONCRETE SPECIFICATION FOR MIX REQUIREMENTS.  
ENSURE THAT INSIDES OF HOLLOW SECTIONS ARE DRY AND CLEAR OF DEBRIS, BEFORE SEALING ENDS AND CORNERS.  
WHERE MILD AND STAINLESS STEELS ARE IN CONTACT BI-METALLIC CORROSION IS TO BE AVOIDED USING AN ISOLATING MATERIAL BETWEEN THE DIFFERENT METALS. ALSO PROVIDE NON-CONDUCTIVE WATERPROOF GASKETS AND NYLON WASHERS AND BUSHES.  
FOR BEAMS WHICH ARE ECCENTRICALLY LOADED PARTICULAR ATTENTION SHOULD BE MADE TO ANY PROPPING REQUIREMENTS REQUIRED DURING CONSTRUCTION. BEAMS MAY NEED TO BE PROPPED AT THIRD POINTS UNTIL RESTRAINT TO THE TOP FLANGE CAN BE ASSUMED. IF THE CONTRACTOR IS IN DOUBT CONFIRM BEFORE PROCEEDING.

**3.1 FOUNDATIONS**  
NEW FOUNDATIONS TO BE IN ACCORDANCE WITH THE STRUCTURAL ENGINEER'S DETAILS AND CALCULATIONS AND PILING CONTRACTORS DETAILS (IF APPLIED). CONCRETE FOUNDATIONS SHALL BE COMPOSED OF CEMENT, FINE AND COARSE AGGREGATE AND THE MINIMUM QUANTITY OF WATER REQUIRED TO PRODUCE A WORKABLE MIX TO A UNIFORM CONSISTENCY IN PROPORTIONS AS SPECIFIED BY THE STRUCTURAL ENGINEER OR PILING CONTRACTOR. MIX TO BS 5328 SUITABLE FOR BEAM CASINGS. PRECAST AND REINFORCED CONCRETE FOUNDATIONS AND FLOOR SLABS. ALL CEMENT USED BELOW GROUND TO BE SULPHATE RESISTANT, NO CONCRETE SHALL BE MIXED OR PLACED WHEN THE SHADE TEMPERATURE IS BELOW 5°C ON A RISING THERMOMETER, NOR IN CASES OF PRECIPITATED OR PROTRACTED FROST. ALL IN ACCORDANCE WITH BS 8110 AND BS 804.  
FOUNDATIONS NOT TO ENCRUSH BOUNDARY.  
MASS CONCRETE STRIP FOOTINGS ARE TO BE A MINIMUM OF 1200 mm DEEP OR TO THE SATISFACTION OF THE BUILDING CONTROL OFFICER.  
WHERE TREE ROOTS ARE ENCOUNTERED, FOUNDATIONS ARE TO EXTEND 600mm BELOW THE LAST TRACE OF ANY ROOT ACTIVITY.  
PROVIDE COMPRESSIBLE MATERIAL AGAINST INSIDE FACE OF ALL EXTERNAL WALL FOUNDATIONS GREATER THAN 1.5 m DEEP TO GIVE A 35 mm VOID. 75 mm THICK CLAYMASTER OR SIMILAR APPROVED TO BE COMPRESSIBLE MATERIAL IS TO BE POSITIONED 500 mm ABOVE THE BOTTOM OF THE FOUNDATION.

**3.2 RESTRAINT STRAPS**  
CATNIC 30 x 8 mm HORIZONTAL AND 30 x 2.5 mm VERTICAL. RESTRAINT STRAPS FIXED WITH 3 x 35 x 75 mm CORROSION RESTRAINT NAILS. STRAPS TO BE 1000 mm LONG AND FIXED AT 1200 mm CENTRES.

**3.1 BRICKWORK BELOW DPC**  
ALL BRICKWORK TO BE IN ACCORDANCE WITH THE LEIGHS PAINTS FIREX SYSTEM TO PROVIDE 120 MINUTES OTHERWISE SPECIFIED, AND LAID WITH SULPHATE RESISTING CEMENT TO BS 4027

**3.1 DAMP PROOF COURSE**  
ALL INTERIOR BRICKWORK SHALL INCLUDE RUBEROID HYLOAD MORTARMATCH HIGH PERFORMANCE POLYMERIC DAMP PROOF COURSE (DPC) TO COMPLY WITH BS 5628: PART 3, BS 8009: PART 3 AND BS 8215. TO BE INSTALLED NOT LESS THAN 150 mm ABOVE EXTERNAL GROUND LEVELS. DAMP PROOF MEMBRANE (DPM) TO LAP WITH DAMP PROOF COURSE (DPC) IN WALL AND ALLOW DPC TO HANG OVER DPM. ALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

**3.2 CONCRETE FILL TO BASE OF CAVITY**  
FILL CAVITIES WITH CONCRETE MIX TO BS 5328 STANDARD MIX S74, HIGH WORKABILITY, SULPHATE RESISTING DESIGNATION IN ACCORDANCE WITH SOIL SULPHATE CLASS. MAINTAIN 75 mm BETWEEN TOP OF FILL AND EXTERNAL GROUND LEVEL, AND A MINIMUM OF 200 mm BETWEEN TOP OF FILL AND GROUND LEVEL. DPC. FORM OPEN PERIOD JOINT 75 mm ABOVE TOP OF CAVITY FILL.

**3.3 WEEP HOLES IN CAVITY WALLS**  
FORM WITH BS POLYPROPYLENE PERRENDS, CAVITY TRAYS LTD OR EQUAL AND APPROVED AT 450 mm CENTRES IMMEDIATELY ABOVE BASE OF CAVITY. EXTERNAL OPENINGS AND STEREP DPCS. PROVIDE NOT LESS THAN TWO WEEP HOLES ABOVE OPENINGS. INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS

**3.4 CAVITY WALL CLOSERS**  
ALL CAVITY WALL CLOSERS TO BE CLOSED WITH THERMABATE 100 OR EQUAL AND APPROVED INSULATED CAVITY WALL FLOORS 100 x 42 mm

**3.5 CAVITY FIRE STOPS**  
N/A

**3.10 CAVITY TRAYS**  
CAVITY TRAYS LTD OR EQUAL AND APPROVED CAVITY TRAYS TO BE PROVIDED AT ALL INTERRUPTIONS TO THE CAVITY EG. WINDOW AND DOOR OPENINGS, AIR BRICKS UNLESS OTHERWISE PROTECTED. TRAY TO PROJECT 25 mm BEYOND THE OUTER FACE OF CAVITY CLOSURE, HAVE AN OVERALL MINIMUM UPRIFEND FROM INSIDE FACE OF THE OUTER LEAF TO THE OUTSIDE OF THE INNER LEAF OF 40 mm, BE SHAPED TO PROVIDE 100 mm VERTICAL PROTECTION ABOVE A POINT WHERE MORTAR DROPPINGS COULD COLLECT

**3.11 LOOBBEARING PARTITIONS**  
100150215 mm TOPLOCK TOP/LE BLOCKWORK OR SIMILAR AND APPROVED WITH COMPRESSIVE STRENGTH AS SPECIFIED BY STRUCTURAL ENGINEER, FINISHED WITH 1 mm GYPROC THISTLE MULTI-FINISH PLASTER WITH 2 mm GYPROC THISTLE MULTI-FINISH

**3.12 WALL STARTERS/CONNECTORS**  
WHERE PROPOSED STRUCTURE MEETS EXISTING STRUCTURE PROVIDE VERTICAL MOVEMENT JOINTS USING STAINLESS STEEL CATNIC STEELWALL WALL CONNECTORS ANEXOR SYSTEM PROFILE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS AND BS 5628. THE VERTICAL JOINT TO BE WEATHERSEALED USING FOSROC LTD, THIOFLEX POLYSULPHIDE SEALANT TO BS 4254.

**3.13 MOVEMENT JOINTS**  
TO EXTERNAL STRUCTURE CONSTRUCT VERTICAL MOVEMENT JOINTS IN ACCORDANCE WITH STANDARD. ENGINEERS DETAIL AND BLOCK OR BRICK MANUFACTURER'S INSTRUCTIONS TO BS 5628. LOCATION OF MOVEMENT TO BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND STANDARD 8.1 (2)(G) OF NHBC 2010 STANDARDS.  
JOINTS LINE JOINT WITH FOSROC LD HYDROCELL CLOSED CELL POLYETHYLENE JOINT FILLER AND THIOFLEX POLYSULPHIDE SEALANT TO BS 4254 AND SQUARE NOSE PLASTER STOP BEAD.

**3.14 AIR BRICKS**  
AIR BRICKS TO BE CLAY SQUARE HOLE DESIGN TO BS 493, CLASS 1. BUILD IN BRICK WORK PROCEEDS AT NOT MORE THAN 2 m CENTRES IN EXTERNAL WALL. COLOUR TO MATCH ADJACENT BRICK FACWORK

**3.15 INTERNAL LINTELS TO ENGINEERS SPECIFICATION**  
CONCEALED INTERNAL PRECAST CONCRETE LINTELS UP TO 900 mm TO BE 150 mm DEEP x WIDTH OF WALL WITH MIN END BEARING OF 150 mm AT BOTH ENDS. FOR LINTELS OF BETWEEN 900 mm AND 1800 mm TO BE 225 mm DEEP x WIDTH OF WALL, WITH MIN END BEARING OF 225 mm AT BOTH ENDS.

**3.16 EXTERNAL LINTELS TO ENGINEERS SPECIFICATION**  
TO BE CATNIC OR G OR EQUAL AND APPROVED GALVANISED MILD STEEL LINTELS WITH MINIMUM 150/225 mm BEARINGS AT ENDS AS SPECIFIED BY ENGINEER

**3.17 STEEL BEAMS AND COLUMNS**  
IN ACCORDANCE WITH STRUCTURAL ENGINEER'S DESIGN AND STRUCTURAL CALCULATIONS. STEEL BEAMS AND COLUMNS TO BE PROTECTED WITH 19 mm PLASTERBOARD ON SMOOTHWOOD CRADLE WITH EM, AND 9 mm GYPSUM PLASTER FINISH. FIRE PROTECTION TO PROVIDE 1 HOUR FIRE RESISTANCE.

**3.18 LEADWORK**  
LEAD SHEET COMPLYING WITH BS EN 12588 OF A THICKNESS CODE SUITABLE FOR THE SPECIFIED USE AS RECOMMENDED AND DETAILED IN THE CURRENT EDITION OF THE LEAD SHEET MANUAL, VOLUMES 1, 2 & 3 PUBLISHED BY THE LEAD SHEET ASSOCIATION AND BS 915. LEAD IS TO BE USED TO FORM GUTTER LININGS, VALLEY GUTTER LININGS, WEATHERINGS TO PARAPETS, APRON FLASHINGS, SOKERS AND STEP FLASHINGS, CHIMNEY FLASHINGS AND LEAD SLATES UNLESS OTHERWISE SPECIFIED

**4.1 CEILING LININGS**  
ALL CEILINGS TO BE LINED WITH 2 LAYERS OF 12.5MM BRITISH GYPSUM WALL BOARD WITH 100 mm MINERAL WOOL.  
PLASTERBOARD STAGGERED TAPED AND FILLED JOINTS FINISHED WITH 2 mm GYPROC THISTLE MULTI-FINISH GYPROC MOISTUREBOARD OF THE RELEVANT TYPE TO BE USED IN HUMID AREAS, SUCH AS KITCHENS AND BATHROOMS.

ALL SLOPING CEILINGS TO BE CONSTRUCTED OF 2 LAYERS OF 12.5 mm PLASTERBOARD (BOTTOM LAYER TO BE FOR BACKED), STAGGERED TAPED AND FILLED JOINTS FINISHED WITH 2 mm GYPROC THISTLE MULTI-FINISH GYPROC MOISTUREBOARD OF THE RELEVANT TYPE TO BE USED IN HUMID AREAS, SUCH AS KITCHENS AND BATHROOMS

**4.2 BOXING IN OF CONCEALED SVPS**  
FITTING AND STAGGERED STUDS WITH MATCHING NOGGINs. ENCASE SVPS WITH 2 LAYERS OF 12.5 mm GYPROC FIRELINE BOARD AND TIGHTLY PACK VOID WITH MINERAL WOOL ACOUSTIC INSULATION. ALLOW FOR INTUMESCENT COLLARS AROUND SVPS AT ALL PENETRATIONS THROUGH FLOORS AND WALLS

**4.3 STUOWORK FOR CONCEALED CISTERNS**  
**CARCASSING FOR VANITY UNITS**  
FITTING AND STAGGERED STUDS AT 400 mm CENTRES WITH MATCHING NOGGINs AT 600 mm STAGGERED CENTRES. ENCASE SVPS WITH 2 LAYERS 12.5 mm GYPROC FIRELINE BOARD

**4.4 WINDOWS / EXTERNAL FINISHED DOORS**  
UPVC/THERMAL ALUMINIUM FRAMED WINDOWS (TRC WITH CLIENT) WITH HERMETICALLY SEALED DOUBLE GLAZED UNITS 20 mm TO BS 5713 FITTED WITH TRICKLE VENTS HAVING A TOTAL AREA OF NOT LESS THAN 5000 SQ MM FOR HABITABLE ROOMS AND 2500 SQ MM FOR KITCHENS, BATHROOMS AND UTILITY ROOMS. WINDOWS TO HAVE GLAZED OPENABLE AREA TO BE MIN 1/20TH OF FLOOR AREA AND TO COMPLY WITH APPROVED DOCUMENT B FOR MEANS OF ESCAPE. ANY GLAZING WITHIN 800 mm OF FLOOR WITHIN DOORS AND 300 mm ADJACENT TO DOORS TO BE IN SAFETY GLASS TO BS 6262 AND BS 6206. OBSCURED GLAZING AS INDICATED ON ELEVATIONS

**4.5 INTERNAL STAIRS**  
INTERNAL STAIRS TO BE TO CLIENT'S DESIGN.  
TO BE CONSTRUCTED IN SOFTWOOD TO BS 585: PART 1 WITH MAXIMUM RISERS OF 200 mm AND MINIMUM TREADS 220 mm. ANGLE OF STAIR TREAD TO EXCEED 42 DEGREES. CLEAR HEADROOM OF 2 m ABOVE STAIR PITCH LINE TO BE MAINTAINED. RAILING HEIGHT AT LANDINGS TO BE 1100 mm AND HEIGHT OF HANDRAIL ON STAIRS TO BE MINIMUM 900 mm FROM PITCH OF STAIR. WINDERS TO HAVE MIN. TREAD WIDTH OF 50 mm AT NARROW END

**4.6 STAIRS GUARDING**  
STAIRS, LANDINGS, RAMPS AND EDGES OF INTERNAL FLOOR TO BE PROTECTED BY GUARDING CONSTRUCTED SUCH THAT 100 mm SPHERE CANNOT PASS THROUGH ANY OPENING IN THE GUARDING AND DESIGN OF WRAP STEELWORK WITH DPM SHEET PRIOR TO CONCRETING. PROVIDE A MINIMUM 100 mm OF CONCRETE TO THE STEEL BEAM. SEE CONCRETE SPECIFICATION FOR MIX REQUIREMENTS.  
ENSURE THAT INSIDES OF HOLLOW SECTIONS ARE DRY AND CLEAR OF DEBRIS, BEFORE SEALING ENDS AND CORNERS.  
WHERE MILD AND STAINLESS STEELS ARE IN CONTACT BI-METALLIC CORROSION IS TO BE AVOIDED USING AN ISOLATING MATERIAL BETWEEN THE DIFFERENT METALS. ALSO PROVIDE NON-CONDUCTIVE WATERPROOF GASKETS AND NYLON WASHERS AND BUSHES.  
FOR BEAMS WHICH ARE ECCENTRICALLY LOADED PARTICULAR ATTENTION SHOULD BE MADE TO ANY PROPPING REQUIREMENTS REQUIRED DURING CONSTRUCTION. BEAMS MAY NEED TO BE PROPPED AT THIRD POINTS UNTIL RESTRAINT TO THE TOP FLANGE CAN BE ASSUMED. IF THE CONTRACTOR IS IN DOUBT CONFIRM BEFORE PROCEEDING.

**4.5 SURFACE WATER (SW)**  
NEW 75MM UPVC PIPES (TO POSITIONS SHOWN ON DRAWING) TO NEW UPVC BACK INLET GULLIES WITH STEEL OR CAST IRON GRATING. NEW GEBERT TERRAN OR SIMILAR. 100MM DIAMETER SW /W WATER DRAIN PIPES LAID TO MANUFACTURERS RECOMMENDATIONS AT NOT LESS THAN 1:80 SURROUNDING IN 100MM PEA SINGLES. DRAINS PASSING BELOW STRUCTURE TO BE BROADCAST WITH RC LINTELS AND INFILLED WITH GRANULAR FILL LEA SINGLES.  
NEW DRAIN TO BE CONNECTED TO EXISTING DRAINAGE MANHOLE.  
ALL DRAINAGE TO COMPLY TO APPROVED DOCUMENT H, FURTHER INFORMATION IS GIVEN IN BS 8301 AND BS5572

**4.2 GUTTER DRAINS (GW)**  
DRAINS TO BE IN 100MM CORRUGATED TERRAINE NOMINAL EXT. SIZE 10MM WITH SEAL RING JOINTS LAID IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS SET IN MIN. 100MM PEA SINGLE SURROUND WITH MAX. FALL OF 1:80. NEW DRAIN TO BE CONNECTED TO EXISTING DRAIN MANHOLE. INFORMATION POSITIONS SHOWN ON DRAWINGS. ALL DRAINAGE WORK SHOULD BE CARRIED OUT IN ACCORDANCE WITH THE APPROPRIATE GUIDANCE WHICH IS GIVEN IN APPROVED DOCUMENT H. FURTHER INFORMATION IS GIVEN IN BS 8301 AND BS 5572

**4.3 INTERNAL MANHOLE**  
ALL THE INTERNAL MANHOLE TO BE DOUBLE SEALED BOLT DOWN TYPE, WITH RECESS COVER TO RECEIVE FLOOR FINISH.  
THE EXISTING CHAMBER TO BE MADE GOOD IN CLAYWARE.  
WHERE TREES ROOTS ARE ENCOUNTERED, FOUNDATIONS ARE TO EXTEND 600mm BELOW THE LAST TRACE OF ANY ROOT ACTIVITY.  
PROVIDE COMPRESSIBLE MATERIAL AGAINST INSIDE FACE OF ALL EXTERNAL WALL FOUNDATIONS GREATER THAN 1.5 m DEEP TO GIVE A 35 mm VOID. 75 mm THICK CLAYMASTER OR SIMILAR APPROVED TO BE COMPRESSIBLE MATERIAL IS TO BE POSITIONED 500 mm ABOVE THE BOTTOM OF THE FOUNDATION.

**4.4 DRAINAGE FROM APPLIANCES**  
DRAINS TO BE IN 100MM CORRUGATED TERRAINE NOMINAL EXT. SIZE 10MM WITH SEAL RING JOINTS LAID IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS SET IN MIN. 100MM PEA SINGLE SURROUND WITH MAX. FALL OF 1:80. NEW DRAIN TO BE CONNECTED TO EXISTING DRAIN MANHOLE. INFORMATION POSITIONS SHOWN ON DRAWINGS. ALL DRAINAGE WORK SHOULD BE CARRIED OUT IN ACCORDANCE WITH THE APPROPRIATE GUIDANCE WHICH IS GIVEN IN APPROVED DOCUMENT H. FURTHER INFORMATION IS GIVEN IN BS 8301 AND BS 5572

**4.5 PIPework PROTECTION**  
ALL PIPERWORK WITHIN CURBBOARDS, DUCTS AND FLOOR DUCTS IS TO BE INSULATED WITH ARMAFLEX OR EQUAL POLYMERIC DAMP PROOF COURSE (DPC) TO COMPLY WITH BS 5628: PART 3, BS 8009: PART 3 AND BS 8215. TO BE INSTALLED NOT LESS THAN 150 mm ABOVE EXTERNAL GROUND LEVELS. DAMP PROOF MEMBRANE (DPM) TO LAP WITH DAMP PROOF COURSE (DPC) IN WALL AND ALLOW DPC TO HANG OVER DPM. ALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

**4.6 BATHROOM VENTILATION**  
VENTILATION FOR BATHROOM CONTAINING OPENABLE WINDOW. RAPID VENTILATION THROUGH OPENING WINDOW. BACKGROUND VENTILATION OF 2800 SQ MM BY WINDOW TRICKLE VENTS OR EQUAL.  
MECHANICAL EXTRACT VENTILATION CAPABLE OF A RATE OF 15 LITRES/SECOND. VENTILATION FOR WINDOWLESS BATHROOM. MECHANICAL EXTRACT VENTILATION CAPABLE OF A RATE OF 15 LITRES/SECOND WITH 15 MINUTES OVERRRUN AND AN AIR INLET, EG. A 10MM GAP UNDER THE DOOR, SHOULD BE PROVIDED. IN BATHROOM WITH NO NATURAL LIGHT FAN TO BE CONTROLLED BY THE OPERATION OF THE LIGHT SWITCH

**4.7 UTILITY ROOM VENTILATION**  
VENTILATION FOR UTILITY ROOM CONTAINING OPENABLE WINDOW. RAPID VENTILATION THROUGH OPENING WINDOW. BACKGROUND VENTILATION OF 2800 SQ MM BY WINDOW TRICKLE VENTS OR EQUAL.  
MECHANICAL EXTRACT VENTILATION CAPABLE OF A RATE OF 30 LITRES/SECOND. VENTILATION FOR WINDOWLESS UTILITY ROOM. MECHANICAL EXTRACT VENTILATION CAPABLE OF A RATE OF 30 LITRES/SECOND WITH 15 MINUTES OVERRRUN AND AN AIR INLET, EG. A 10MM GAP UNDER THE DOOR, SHOULD BE PROVIDED. IN UTILITY ROOM WITH NO NATURAL LIGHT FAN TO BE CONTROLLED BY THE OPERATION OF THE LIGHT SWITCH

**4.8 SANITARY GENERAL VENTILATION**  
MECHANICAL EXTRACT VENTILATION CAPABLE OF A RATE OF 6 LITRES/SECOND WITH 15 MINUTES OVERRRUN. FAN TO BE CONTROLLED BY THE OPERATION OF THE LIGHT SWITCH

**4.9 KITCHEN VENTILATION**  
VENTILATION FOR WINDOWLESS KITCHEN. MECHANICAL EXTRACT VENTILATION CAPABLE OF A RATE OF 60 LITRES/SECOND OR 30 LITRES/SECOND IF INCORPORATED WITH A COOKER HOOD WITH 15 MINUTES OVERRRUN AND AN AIR INLET, EG. A 10MM GAP UNDER THE DOOR, SHOULD BE PROVIDED. IN KITCHEN WITH NO NATURAL LIGHT FAN TO BE CONTROLLED BY THE OPERATION OF THE LIGHT SWITCH

**4.10 THROUGH VENTILATION**  
ALL INTERNAL DOORS TO BE UNDERCUT TO PROVIDE A MINIMUM AREA FOR AIR TRANSFER OF 7600 mm<sup>2</sup>. THIS IS EQUIVALENT TO A 10 mm GAP ABOVE FLOOR FINISH ON A STANDARD 760 mm DO

**4.11 ELECTRICAL INSTALLATIONS**  
ALL ELECTRICAL WORKS TO BE CARRIED OUT BY AN APPROVED, REGISTERED ELECTRICAL CONTRACTOR IN ACCORDANCE WITH BUILDING REGULATIONS PART F AND APPROPRIATE TEST CERTIFICATE TO BS 7671 TO BE PROVIDED WITHIN 30 DAYS OF COMPLETION

**4.12 DUCTING FOR SERVICES**  
ALL PENETRATIONS THROUGH WALLS AND FLOORS TO BE FIRE, SOUND- AND THERMAL- INSULATED. DUCTING TO BE 1 HOUR FIRE RESISTANT WITH FIRE STOPPING AT JOINT JOINTS

**4.3 HEIGHTS OF SWITCHES AND SOCKET OUTLETS**  
SWITCHES AND SOCKET OUTLETS FOR LIGHTING AND OTHER EQUIPMENT TO BE AT APPROPRIATE HEIGHTS BETWEEN 450 mm AND 1200 mm FROM FINISHED FLOOR LEVEL.

**4.14 LIGHTING**  
LIGHTING TO AT LEAST 90% OF ALL THE ROOMS (HALL, STAIRS AND LANDINGS COUNT AS ONE ROOM (BUT MAY CONTAIN MORE THAN ONE FITTING)) TO COMPRISE OF EITHER BASIC LIGHTING OUTLETS OR COMPLETE LUMINAIRES THAT ONLY TAKE LAMPS HAVING A LUMINOUS EFFICACY GREATER THAN 40 LUMENS PER CIRCUIT-WATT. USE LED LIGHTS OR FLUORESCENT TUBES OR COMPACT FLUORESCENT LAMPS (NOT GLS TUNGSTEN LAMPS WITH BAYONNET CAP OR EDISON SCREW BASES)

**4.15 EXTERNAL LIGHTING**  
ALL EXTERNAL LIGHTING FIXED TO THE BUILDING SHOULD:  
(A) AUTOMATICALLY EXTINGUISH WHEN THERE IS ENOUGH DAYLIGHT