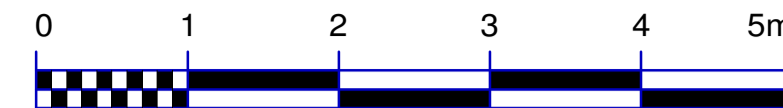
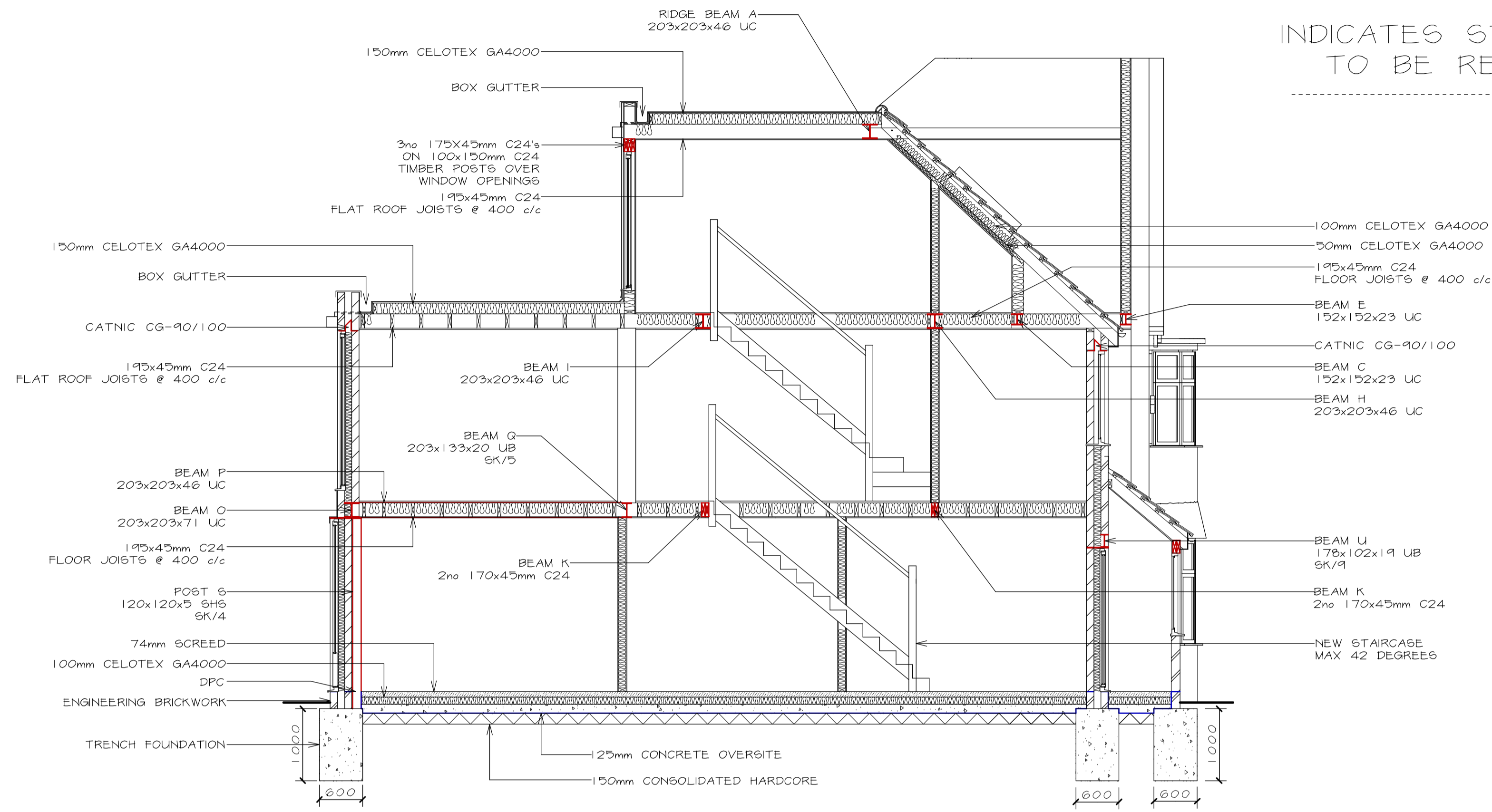


PLEASE REFER TO THE STRUCTURAL CALCULATIONS SUPPLIED WITH THESE DRAWINGS FOR ALL BEAM CONNECTION DETAILS AND SPECIFICATIONS

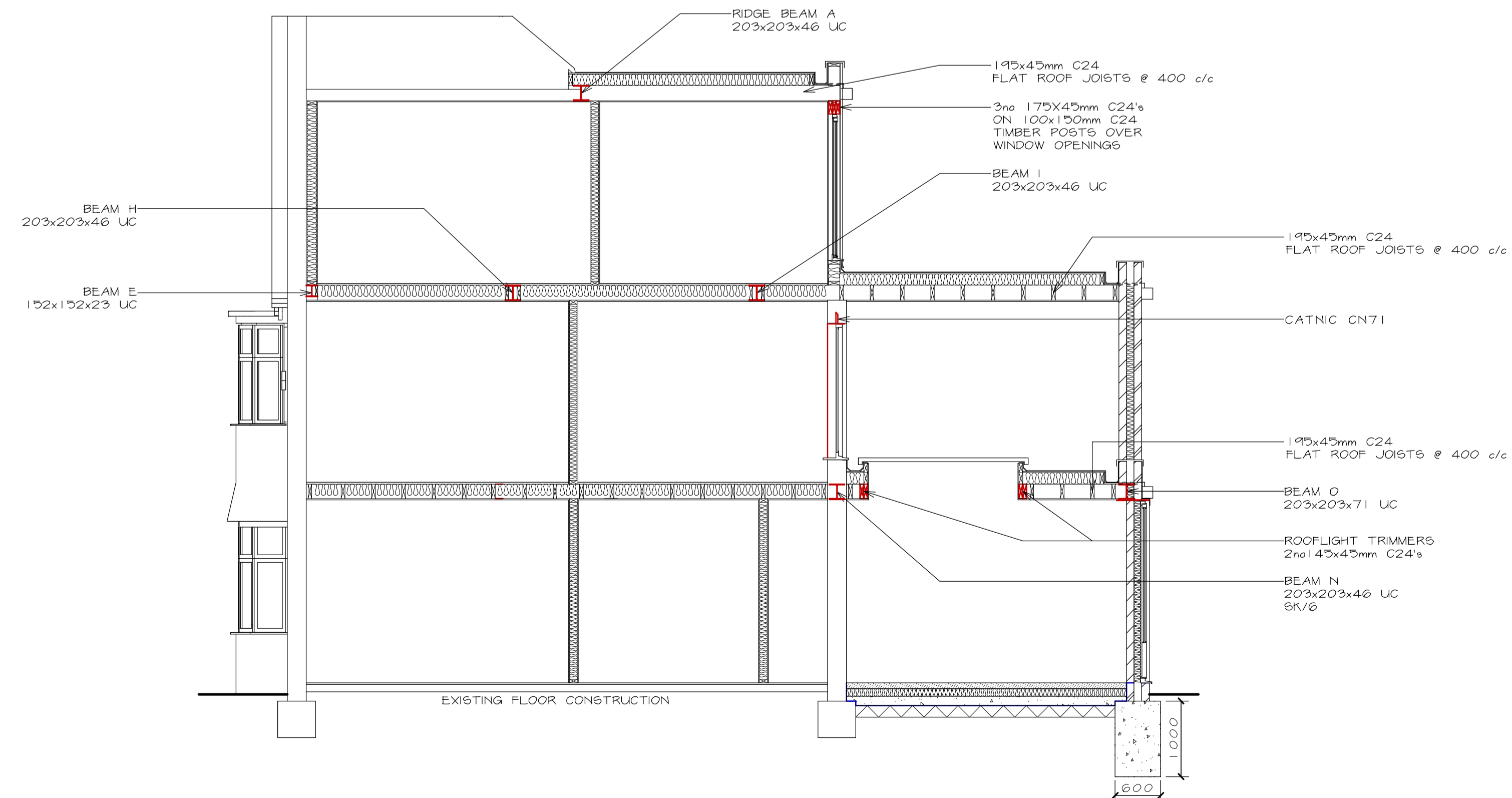
### SECTION A-A



INDICATES BOUNDARY

INDICATES STRUCTURE TO BE REMOVED

### SECTION B-B



**FOUNDATIONS**  
FOUNDATIONS TO BE 600mm WIDE, TRENCH FILL TYPE IN 124 CONCRETE, MINIMUM DEPTH OF 1m BUT TO BE DEEPENED AS NECESSARY TO SUIT GROUND CONDITIONS & IN THE CASE OF ADJACENT DRAINS TAKEN BELOW THE INVERT LEVEL FINAL DEPTH TO BE AGREED BY BUILDING INSPECTOR.

**DAMP PROOF COURSE**  
ALL DPC'S TO BE BITUMEN BASED OR HYLOAD TO COMPLY WITH BS 743. HORIZONTAL DPC'S ARE TO BE A MINIMUM OF 150mm ABOVE GROUND LEVELS. DPC'S TO BE LAPPED WITH NEW DPC'S, VERTICAL INSULATED DPC'S TO BE PROVIDED TO ALL REVEALS OF ALL OPENINGS WITHIN EXTERNAL WALLS. ALL DPC'S AND DPM'S TO BE CONTINUOUS AND TO LAP A MINIMUM OF 150mm.

**CAVITY WALL CONSTRUCTION**  
PROVIDE 2 SKINS OF ENGINEERING BRICKWORK UP TO DPC LEVEL. PROVIDE HYLOAD OR SIMILAR DPC MINIMUM 150mm ABOVE GROUND LEVEL. LAPPED WITH NEW DPM. PROVIDE EXTERNAL SKIN OF FACE BRICKWORK TO MATCH EXISTING OR 100mm CONCRETE BLOCKWORK. PROVIDE INTERNAL SKIN OF 100mm CELCON SOLAR BLOCKWORK WITH 100mm WIDE CAVITY FILLED WITH 100mm KINGSPAN ROOFTHERM KINGS CAVITY WALL INSULATION. USE STAINLESS STEEL WALL TIES TO BS 1243, LENGTH TO GIVE 50mm BED IN MORTAR ON EACH LEAF. WALL TIES TO BE STAGGERED IN ALTERNATE COURSES 350mm VERTICALLY & 750mm HORIZONTALLY REDUCED TO 300mm C/G TO REVEALS & PROVIDE INSULATED VERTICAL DPC'S AT CLOSURE SUCH AS THERMABATE. ALL BRICK/BLOCKWORK TO BE LAID IN 1/2 SAND AND CEMENT MORTAR. INTERNAL SURFACES TO RECEIVE A 2 COAT PLASTER FINISH. NEW WALLS TO BE TIED TO EXISTING BRICKWORK WITH STAINLESS STEEL PROFILES. WALLS TO ACHIEVE A U VALUE OF 0.18W/m²K.

**PITCHED ROOF CONSTRUCTION**  
CONCRETE INTERLOCKING TILES LAID IN STRICT ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS ON 25x50mm TANALISED BATTENS ON KINGSPAN N/IVENT OR EQUIVALENT ON 175x50mm C24 RAFTERS AT 400mm CENTRES BIRDS MOUTHED OVER 100x50mm TIMBER WALL PLATE SECURED TO WALLS WITH GALVANISED RESTRAINT STRAPS. INSTALL 175x50mm C24 FLAT ROOF JOISTS TO FORM THE TABLE TOP FLAT ROOF OVERLAY WITH CELOTEX GA4000 INSULATION TO ACHIEVE A U VALUE OF 0.15W/m²K. FIT CODE 4 LEAD APRONS AT FLAT/ PITCHED ROOF JOINTS.

**FLAT ROOF CONSTRUCTION**  
PROVIDE FIBREGLASS OR BUILT UP FELT ROOF COVERING ON 12mm OSB OVER FIRTINGS LAID TO A 1/60 FALL ON 150mm CELOTEX GA4000 INSULATION ON 150x50mm C24 JOISTS @ 400 CENTRES ON GROUND FLOOR EXTENSION AND 195x45mm C24 JOISTS ON THE FIRST FLOOR EXTENSION AND DORMER. FORM 200mm WIDE BOX GUTTER DISPERSING INTO A HOPPER AND DOWNPIPE. PARAPET WALLS TO BE WEATHERED WITH EITHER CONCRETE OR POWDER COATED ALUMINIUM COPINGS. ALL ABUTMENTS TO BE WEATHERED WITH CODE 4 LEAD FLASHINGS. ALL ROOF WINDOW OPENINGS TO BE TRIMMED WITH DOUBLED UP JOISTS AND TRIMMERS.

**SOLID FLOOR CONSTRUCTION**  
75mm SAND AND CEMENT SCREED REINFORCED WITH CHICKEN MESH ON 100mm CELOTEX GA4000 INSULATION ON 1200 GAUGE VISQUENE DPM LAPPED WITH DPC'S ON 100mm OVERSITE CONCRETE ON 150mm WELL CONSOLIDATED SAND BLINDED HARDCORE. FLOOR TO ACHIEVE A U VALUE OF 0.18W/m²K. PROVIDE 225x75mm AIRBRICKS @ 2m C/G WITH 2NO 75mm RWP DUCTS PER AIR BRICK CONNECTED BACK TO THE ORIGINAL AIR BRICKS TO MAINTAIN VENTILATION TO THE EXISTING FLOOR VOID.

**STRUCTURAL STEELWORK**  
ALL STEELWORK TO BE ENCASED IN A MINIMUM OF 2 LAYERS OF 12.5mm GYPROC PLASTERBOARD OR ALTERNATIVELY 1 LAYER OF 15mm GYPROC FIRELINE PLASTERBOARD. JOINTS TO BE TAPED AND TO GIVE 30 MINUTES FIRE RESISTANCE. ALL STEELWORK TO BE INSTALLED IN STRICT ACCORDANCE WITH THE STRUCTURAL CALCULATIONS PROVIDED WITH THESE DRAWINGS. ALL STEELWORK TO BE MEASURED ON SITE AND DIMENSIONS NOT TO BE TAKEN FROM DRAWINGS OR STRUCTURAL CALCULATIONS.

**DORMER CONSTRUCTION**  
COLOURED RENDER ON EML ON 25x50mm BATTENS ON A BREATHABLE MEMBRANE ON 125x50mm EXTERNAL GRADE PLYWOOD ON 150x50mm TIMBERS WITH 150mm CELOTEX GA4000 INSULATION BETWEEN THE STUDS AND CLAD WITH 12.5mm PLASTERBOARD. WINDOW OPENINGS TO BE BRIDGED WITH 3no 175x50mm C24 JOISTS BOLTED TOGETHER AND BEARING ON 100x100mm POSTS. APPROPRIATE FLASHINGS AND SOAKERS TO BE INSTALLED AT JUNCTION WITH EXISTING ROOF. WALLS TO ACHIEVE A U VALUE OF 0.18W/m² K. DORMER CHEEKS WITHIN 1m OF THE BOUNDARY TO BE CLAD WITH 6mm SUPALUX TO GIVE 1/2 HOUR FIRE RESISTANCE.

**STUDWORK PARTITIONS**  
100x50mm TIMBER STUDWORK AT 400mm CENTRES WITH 100x50mm HEAD AND SOLE PLATES WITH 2 ROWS OF NOGGINs, FACE BOTH SIDES WITH 12.5mm PLASTERBOARD. USE APPROPRIATE WATERPROOF WALL BOARDING IN WET AREAS. INFILL WITH 100MM SOUND DEADENING INSULATION BETWEEN STUDS. SKIM WITH TWO COATS OF LIGHTWEIGHT PLASTER. ASHLAR AND DORMER WALLS TO BE 150x50mm C24 STUDWORK INSULATED WITH 150mm CELOTEX GA4000.

**NEW WINDOWS AND DOORS**  
ALL NEW WINDOWS TO BE FULLY DOUBLE GLAZED IN PILKINGTON K GLASS WITH 12mm AIR GAP WITH TIMBER OR UPVC FRAMES. WINDOWS TO ACHIEVE A U VALUE OF 1.0W/m²K. WINDOWS TO PROVIDE 5% OF THE ROOM AREA IN OPENABLE VENTILATION AND HAVE 800mm BACKGROUND VENTILATION. ALL GLAZING WITHIN 800mm OF THE FLOOR, USED IN DOORS AND UP TO 300mm TO THE SIDE OF DOORS TO BE SAFETY GLASS. ROOF WINDOWS TO BE FULLY TRIMMED WITH FULL DEPTH JOISTS OR TRIMMERS.

**ROOM VENTILATION**  
ALL WINDOWS TO HAVE AN OPENING AREA FOR VENTILATION EQUIVALENT TO 1/20TH OF THE FLOOR AREA AND TO HAVE TRICKLE VENTILATORS PROVIDING A MINIMUM OF 8000mm² (HABITABLE ROOMS) AND 4000mm² (KITCHEN/BATHROOM) VENTILATION WITH EXTERNAL FLYSCREEN. TOTAL BACKGROUND AREA FOR THE PROPERTY TO BE A MINIMUM OF 50,000mm².

**MECHANICAL VENTILATION**  
PROVIDE MECHANICAL VENTILATION TO KITCHEN CAPABLE OF 30L/S IN CONJUNCTION WITH COOKER EXTRACTION. BATHROOMS TO BE VENTILATED VIA MECHANICAL FAN CAPABLE OF 15L/S WITH A 15 MINUTE OVERUN. UTILITY ROOM TO BE VENTILATED VIA EXTRACTOR FAN AT A RATE OF NOT LESS THAN 60L/S.

**ELECTRICAL WORKS**  
ALL WIRING AND ELECTRICAL WORK TO BE DESIGNED, INSTALLED, INSPECTED AND TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF BS 7671, THE IEE 18TH EDITION WIRING GUIDANCE AND PART P OF THE BUILDING REGULATIONS ON COMPLETION OF THE WORKS A COPY OF THE INSTALLERS ELECTRICAL INSTALLATION TEST CERTIFICATE COMPLIANT WITH BS7671 SHALL BE PROVIDED TO THE CLIENT AND BUILDING CONTROL.

**FOUL WATER DRAINAGE**  
DRAINAGE TO BE 100mm DIA BELOW GROUND UPVC DRAINAGE SYSTEM LAID TO A MINIMUM FALL OF 1/40 UNLESS OTHERWISE SPECIFIED, BEDDED AND SURROUNDED WITH A MINIMUM OF 150mm PE4 SHINGLE. PROVIDE 150mm CLEARANCE WHERE DRAINS PASS THROUGH FOUNDATIONS. SUPPORT WALL ABOVE WITH PRE-CAST CONCRETE LINTELS WITH 150mm END BEARINGS. ALL UNDERGROUND DRAINAGE TO BE FLEXIBLE JOINTED IN ACCORDANCE WITH BS 8201:1978 AND IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. ALL EXTERNAL GULLIES TO BE RODDABLE TRAPPED BACK INLET GULLIES. USE INSPECTION CHAMBERS TO FACILITATE ADEQUATE RODDING.

**SURFACE WATER DRAINAGE**  
NEW GUTTER TO DISCHARGE INTO NEW 75mm DIAMETER DOWNPIPE AND BACK INLET GULLY RUNNING TO HONEYCOMB SOAKAWAY. SOAKAWAY TO BE SITED AT LEAST 5m AWAY FROM THE NEAREST BUILDING. SURFACE WATER RUNNING INTO EXISTING DRAINAGE SYSTEM TO BE AGREED WITH BUILDING CONTROL.

**NEW BOILER AND FLUE**  
OUTLET FROM CONDENSING BOILER SHOULD ALLOW FREE AIR INTAKE AND DISPERSAL OF COMBUSTION PRODUCTS BY AT LEAST 600mm AWAY FROM ANY BUILDING FOR NATURAL DRAUGHT APPLIANCE AND 300mm FROM ANY FANNED DRAUGHT APPLIANCE. FLUE OUTLET TO BE FITTED WITH A DURABLE GUARD IF LESS THAN 2m ABOVE GROUND LEVEL. BOILER AND FLUE TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS AND BY A FULLY QUALIFIED AND REGISTERED QUALIFIED HEATING ENGINEER. BOILER TO BE CATEGORY A RATED (90% EFFICIENCY).

**SPACE SYSTEM HEATING CONTROLS**  
PROVIDE ADEQUATE HEATING CONTROLS (ie THERMOSTATIC RADIATOR CONTROLS AND TIMING CONTROLS) IN ACCORDANCE WITH THE REQUIREMENTS OF APPROVED DOCUMENT PART L.

**WASTE PLUMBING**  
ALL ABOVE GROUND DRAINAGE TO COMPLY WITH BS 5572:1978. ALL WASTES TO BE PROVIDED WITH 75mm TRAPS. PROVIDE 38mm DIAMETER WASTE TO SINK. PROVIDE CLEANSING ACCESS OR RODDING EYES TO EACH CHANGE OF DIRECTION. NO CONNECTION TO BE MADE WITHIN 200mm BELOW CENTRE LINE OF WC CONNECTION. SVP TO BE 100mm DIAMETER WITH LARGE RADIUS BEND AT BASE CONNECTED TO NEW DRAIN RUN CONNECTED TO EXISTING FOUL WATER DRAINAGE SYSTEM. NEW SVP TO TERMINATE A MINIMUM OF 300mm ABOVE ANY OPENABLE WINDOWS WITHIN A 3m DISTANCE HORIZONTALLY AND FITTED WITH A PLASTIC COWL.

**FIRE PRECAUTIONS**  
FORM NEW STAIRCASE ENCLOSURE IN 100x50mm TIMBER STUDWORK WITH 100mm INSULATION GUILT BETWEEN AND CLAD BOTH SIDES WITH 12.5mm PLASTERBOARD. PROVIDE FD30 FIRE DOORS TO NEW BEDROOMS AND STAIRCASE ENCLOSURE WITH 25x38mm STOPBALL DOORS TO EXISTING HABITABLE ROOMS. ACCESSSED VIA THE STAIRWELL TO BE FD30S. ANY GLAZED PANELS ON THE STAIRWELL TO BE REPLACED WITH FIRE RESISTANT GLASS. INSTALL INTER LINKED MAINS POWERED SMOKE DETECTORS TO ALL LANDINGS.

- DRAWINGS NOT TO BE SCALED.
- BUILDER TO CHECK ALL DIMENSIONS ON SITE.
- BUILDER TO CHECK ALL STEELWORK, TIMBER JOISTS, AND MATERIALS ON SITE AND NOT SCALE OR TAKE DIMENSIONS FROM DRAWINGS OR STRUCTURAL CALCULATIONS WHEN ORDERING MATERIALS.
- STAIRCASE NOT TO BE ORDERED OR CONSTRUCTED FROM THE DRAWING. DIMENSIONS TO BE TAKEN ON SITE PRIOR TO ORDERING.
- NO RESPONSIBILITY IS TAKEN FOR CHECKING LEGAL OWNERSHIP OF THE SITE. COVENANTS THEREON AND POSITION OF BOUNDARIES.
- APPROPRIATE PARTY WALL NOTES MUST BE SERVED IN ADVANCE TO AND ANY NEGOTIATIONS SETTLED PRIOR TO START OF WORKS IN ACCORDANCE WITH THE PARTY WALL ACT 1996.
- ALL ELECTRICS TO BE TO IEE REGULATIONS.
- ALL WORKMANSHIP AND MATERIALS TO COMPLY WITH THE RELEVANT BRITISH STANDARD, CODE OF PRACTICE, BBA CERTIFICATE AND MANUFACTURERS INSTRUCTIONS.

Date	Revisions



Client  
**KRISTINA NARVILAITE**

Job Title  
**44 QUEENSWAY  
WEST WICKHAM  
BR4 9ER**

Drawing Title  
**BUILDING REGULATIONS  
SECTIONS A-A B-B**

Scale **1:50** Sheet **A1**

Date **JUNE 2024** Drawn by **NM**

Dwg No. **PDS/QW-44-06** Rev. **-**