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 All dimensions to be checked on site prior to construction.
 The contractor is to notify John Reynolds & Associates of any discrepancy between drawings specification & site dimensions.

DRAINAGE
 New drainage to comply with Part H1 of the Building Regulations 1985 & CP 301 to be laid in 100mm Hepworth Superseive to BS 65 laid in straight and even falls to minimum of 1 in 40 unless otherwise indicated, fitted with flexible watertight joints.

Drains to have class N bed consisting of 10mm regulating granular material bedding to BS 8301 1985 and 150mm min cover of selected fill free from stones larger than 40mm, lumps of clay over 100mm, timber, frozen material or other vegetable matter. Minimum and maximum depth of cover to Table 8 Ref H1.

Drains under buildings to be surrounded with minimum of 150mm granular or flexible material. Drains within 300mm of the underside of the floor slab should be surrounded in minimum of 150mm concrete.

Sponite prestressed concrete lintols to be used above all openings where drains pass thro' a wall or foundation. Maintain a 50mm clearance around pipes in openings. Openings in walls to be masked both sides with rigid sheet material.

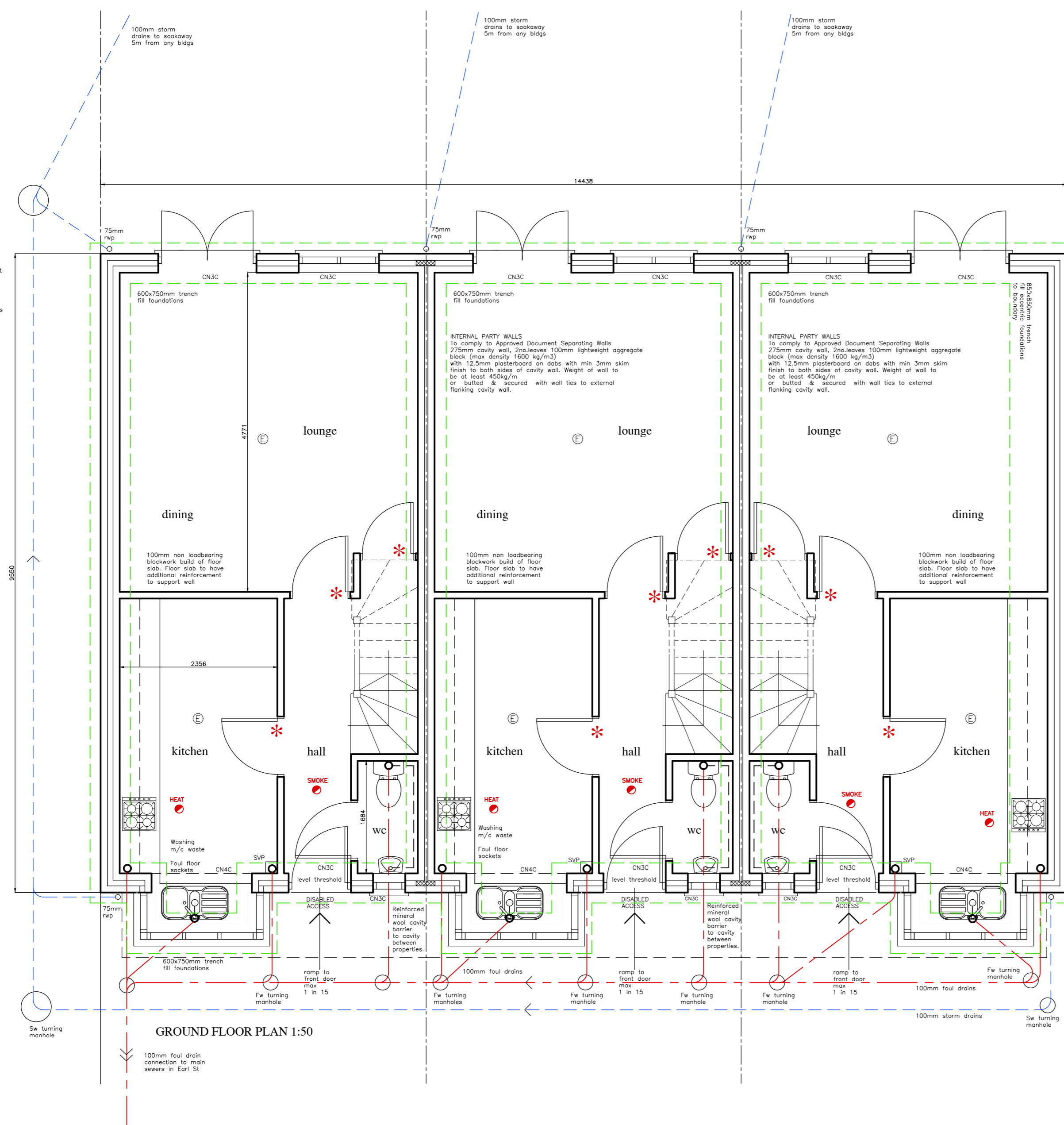
Where a trench containing a drain is within 1m of the building, fill with concrete to the lowest level of the building or where more than 1m from the building fill with concrete to level equal to distance from building less 150mm. Form movement joints in drains surrounded with concrete with compressible filler within 5m.

Manholes to be constructed in 215mm class B semi-engineering quality brickwork to BS 3921 laid in English bond in 1:3 sand cement mortar, flush pointed internally. Concrete base to be min. 150mm thick c25p, surrounded with concrete with compressible filler within 5m.

Where trenches reveals passage thro' tree roots and showing in trench then encase the drain in concrete maintaining flexibility as above.

Heavy duty manholes covers in roads.
 Medium duty covers elsewhere.
 Internal covers to be double seal bolt down with integral floor finish.

SOAKWAYS
 Soakway to be min 1000mm dia x 1000mm deep filled with free draining non-deteriorous matter and covered with pvc sheet and then a min. of 300mm of top soil and to be located not less than 5m from any building. Ground to be tested for adequacy.



GENERAL NOTE
 Before commencement of work positions of all services including existing drainage are to be ascertained and any protective or diversion works are to be carried out as necessary. Any necessary propping and strutting is to be carried out to ensure stability of the structure during building operations.

The drawings are prepared to comply with the current Building Regulations and are to be read in conjunction with all relevant Specialist drawings, calculations and details where appropriate. All materials and workmanship are to comply with all Building Regulations, British Standards and Codes of Practice.

All timbers are to be double vacuum pressure impregnated with Protim Prevac 60 or similar approved preservative with all site cuts ends and holes etc to be treated with Protim cut end preservative liberally applied by brush.

KITCHEN
 An extractor fan capable of extracting at least 60 litres/second 218 cu m/hour or a cooker hood capable of extracting at least 30 litres/second 108 cu m/hour.

ELECTRICAL INSTALLATION
 All new cable runs to be concealed, no surface wiring is to be used. Switches, sockets and other electrical equipment controls are to be positioned at a height usable by all i.e. between a height of 450mm & 1200mm above finished floor level in accordance with Approved Document M. All work to comply with the latest edition of the IEE Code. Contractor to allow for extending existing circuits as necessary.

Energy efficient bulbs & fittings to be provided in areas indicated thus (E) one number light fitting installed which will only take lamps having a luminous efficacy greater than 40 lumens per circuit-watt.

All electrical works to be carried out to meet the requirement of Part P of the Building Regulations by a person competent to do so. Prior to completion the Local Authority are to be provided with a copy of either:-
 An electrical installation certificate issued under a competent person scheme or
 An electrical installation certificate as defined in BS 7671 signed by a person competent to do so.

MOVEMENT JOINTS
 Movement joints to the blockwork/brickwork to comply with block/brick manufacturers requirements.

ACCESS HATCH:
 100x50mm sw trimmers fixed between ceiling joists or trussed rafters to form 588x718mm opening to receive 100% draught proofed and insulated, preformed loft access hatch.

SAFETY GLAZING
 Glazing to all doors and panels within 300mm horizontally to be either laminated glass or toughened glass complying with BS 5206 1981.

Any glass lower than 800mm above FFL to be toughened.

STRUTTING TO FIRST FLOOR JOISTS
 Solid strutting to be 38mm thick & 3/4 of joist depth or proprietary galvanised herring bone steel struts, 1 No row at midspan to joists spanning 2500-4500, 2 No rows equally for spans greater than 4500mm.

FLOORING/PLASTERBOARD EDGE FIXINGS:
 50x38mm sw noggins fixed to wall or fixed between joists at 450mm cts for perimeter edge fixing.

FIRST FLOOR STUDDING
 Double joists under first floor studding.

EXTRACTOR FAN DUCTING
 Form insulated duct within floor space to take extractor fan exhaust & connect to outlet built into external wall. Provide removable access panels in accordance with LA requirements.

PROVISIONS FOR THE DISABLED

DOORS
 All external doors to be min leaf width of 838mm.
 Main entrance door to hall to have level threshold with proprietary threshold and weather bar fitted to base of door.
 All internal doors ground floor to be min leaf width of 838mm.

SWITCHES AND SOCKETS (all floors)
 Electrical switches and sockets outlets for lighting and other equipment in habitable rooms at appropriate heights between 450mm and 1200mm from finished floor level.

BATHROOMS AND TOILET
 To be vented using Silvent MayAir extractor fan or similar. Fan to be switched on + off via light switch with min over run of 15mins to provide 3no air changes per hour - min capacity 60 litres per second 216m³/hour. Fan ducted to external air via 100mm upvc duct.

INTERNAL STUDDING
 Stud partitions to be constructed in 15mm Gyproc wall board fixed at 150mm crs with 40mm 2.65 galv. nails to 100x50mm sw treated studs at 450mm crs for 900mm boards + 600mm crs for 1200mm boards. 100x50mm noggins to be fixed to support ends of boards and 900mm crs vertically between studs.
 Studs walls to be skimmed with 5mm Thistle Board Finish.
 Gyroc Moisture Resistant board to be used in bathroom areas.
 25mm mineral wool insulation placed in cavity between plasterboard.
 Double joists under stud partitions where joists run parallel with partitions.

SOAKWAYS
 Soakway to be min 1000mm dia x 1000mm deep filled with free draining non-deteriorous matter and covered with pvc sheet and then a min. of 300mm of top soil and to be located not less than 5m from any building. Ground to be tested for adequacy and to be design to BRE Digest 365.

PLUMBING
 50mm upvc wastes to all sinks, wash hand basins, urinals, baths and showers to discharge via 75mm deep seal anti-vac traps to BS 3943 into soil vent pipe or air attaining valve as indicated. No branch to discharge into stack lower than 450mm above invert of all of the bend at the base of the stack with 200mm bend at base.
 Access plate to be provided at the base of each stack immediately above ffl min 200mm bend at the base.
 Encase the soil vent pipes or air attaining valves with 2no layers of 12.5mm plasterboard + 5mm skim on sw framework.
 If air attaining valve is boxed in then boxing must be ventilated.
 (E) SMOKE + HEAT DETECTION
 A smoke detection system to be installed with smoke and heat detectors as indicated connected to mains lighting circuit with battery back up all to BS 5446 part 1.

CENTRAL HEATING SYSTEM
 Hot water and heating system with gas fired boiler with balanced flue and outlet to terminate externally through the external wall 300mm from any opening light. System to be designed and installed by an approved Corgi Heating Engineer/Contractor. All radiators are to be the convector type with thermostatic valves thro' out.
 SEDBUK rating for boiler is 86% or better.

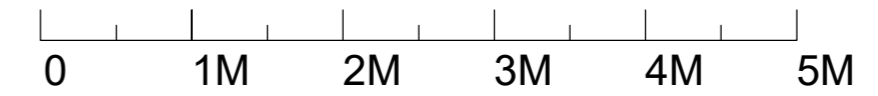
EXTERNAL CAVITY WALL LINTOLS
 Standard duty Cotlic Classic combined lintols.

ROOM VENTILATION
 New rooms to new extension to be vented via 225x225mm air bricks to give permanent background ventilation or via trickle vents in window heads or via patent vents fixed in glazing head to give ventilation of 8000mm².

NEW EXTERNAL WINDOWS AND DOORS
 New double glazed upvc windows and door frames to be double glazed with 16mm air gap with a "soft" low-E coating or double glazed with a 12mm air gap, argon filled with a "soft" low-E coating.
 Max U valve 1.8W/m² degs C to windows and doors with more than 50% of their internal surface area glazed to have a max U valve of 2.2W/m² degs C.
 *30 min self closing fire door with intumescent strips + smoke seals to BS 476 part 22.

STAIRCASE
 Private stairs
 Max pitch 42 degs
 Min 2m headroom to be maintained vertical above pitchline
 Handrails to be 900mm min above pitch line of stairs + landing
 Space between rails +/- or spindles to max 100mm so that a 100mm sphere cannot pass thro' any openings in the guarding
 TOTAL RISE 2640mm
 RISERS 12no @ 214.58mm
 TREADS 240mm
 Stairs manufacturer to take on site dims prior to manufacture of the stairs

STEEL, TIMBER BEAMS, OAK TRUSSED AND RAFTERS
 New steel beams inserted together with padstones etc to carry existing / new construction all to comply with structural calculations enclosed.
 Steel beams cased with 2no layers of 12.5mm plasterboard and skim to give 30mins fire resistance



DRAINAGE to be checked on site to establish exactly what's been installed so far!!!!

REVISION A
GROUND FLOOR SLAB + FOOTINGS
INSTALLED IN 2008
 Further information added 28 July 2023

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client RESIDENTIAL DEVELOPMENT		
contract EARL STREET SITE 12 - 16 Earl Street West Bromwich B70 9HR		
drawing description 3 BED TERRACE HOUSES		
drawing no 2006:1045		
scale 1:50	date plotted at A2 SEPT 08	drawn by DJR
no	drawing no 15	rev A



28.07.2023