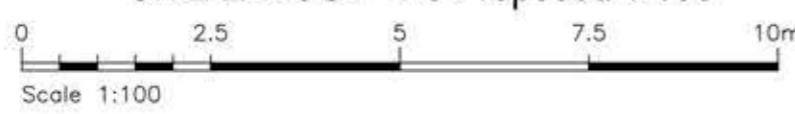


AERIAL VIEW



SITE LAYOUT - As Proposed 1/100



**GENERAL**  
All work is to be carried out in strict accordance with the current Building Regulations and to the satisfaction of the Local Authority Building Inspector, who is to be notified, by the Contractor, when work is due to commence and when relevant work stages are ready for inspection.  
The quality of materials and workmanship is to be to all relevant and current Codes of Practice, and all products and materials are to be applied, fixed, installed etc in strict accordance with the manufacturers' written instructions.  
All drawings are to be read in conjunction and any discrepancies or anomalies are to be immediately brought to the attention of the CA.  
N.B. A minimum of 2 weeks prior to the date that the Contractor wishes to hand over the completed works, the CDM Coordinator must be provided with all information necessary to complete the Health & Safety File. Similarly, all operating manuals must be provided a minimum of 2 weeks before the same date. A Certificate of Practical Completion will NOT be issued until the above has taken place and the information is to the entire satisfaction of the CA and the CDM Coordinator.

**DIMENSIONS**  
Existing Site Dimensions to be checked and confirmed prior to commencement of Works. Dimensions shown on this drawing are between Masonry faces and Structural Timber NOT finished faces.

**PITCHED ROOF CONSTRUCTION:**  
Marley roof tiles, BBA certified, type and colour as approved by planners, on treated S.W. battens (size to be advised by manufacturer dependent on truss design and layout, assume 50 x 25 for lathing), with all necessary fixings including Ridge & Hip caps, Eave Guards and detailing as Manufacturer's written recommendations, on underlay to BS 5534 with top and eave as Manufacturer's recommended details on Contractor designed truss system to give 35° pitch. 100 x 65 treated S.W. wallplate 30 x 5 x 1000 long galvanised straps at max. 1800mm centres. All trusses to have truss clips to wallplate. Expanded Metal Lath to internal face of wallplates at junction with 12.5mm Plasterboard & Skim ceiling 300mm insulation in 2 layers at right angles, void to be maintained between insulation and roof membrane using Manufacturers Continuous Rafter Roll Ventilator.

**FASCIAS & SOFFITS**  
Form six w/td 125x19 fascia, and exterior quality soffit allow supports, fixings and nogging behind by specialist. Incorporate proprietary 25mm and 50mm (see details) continuous ventilator into soffit with insect guard. All in strict accordance with manufacturer's written instructions.

**FLOOR CONSTRUCTION:**  
Floor finish on GyFloor Silent (see detail) or approval equal, all to Structural Engineers Design and Specifications.

**EXTERNAL WALL CONSTRUCTION (Facing Brickwork Facade):**  
Generally 102.5mm facing bricks (as approved by planners) with contrasting colour to soldier coursing above openings (as per elevations), 100mm cavity fully filled with Earthwool DriTherm 37 Standard Cavity Insulation. To external brickwork mortar Class 3 with light bucket handle pointing 100mm thermal block inner leaf, Celcon Standard or equal approved, mortar Class 3 Wall ties to be Stainless Steel to BS EN 845-1 at maximum spacings of 450mm vertically and 900mm horizontally and 225mm vertically either side of door and window openings. Wall tie Type 2 to BS 5628 Part 1. DPCs to be black polythene to BS 6515. 100mm Thermabrite or equal approved cavity closers at Jambos, Cills and head of walls. Inner leaf to be finished generally with 12.5mm 2 coat plaster. Tiled splashbacks in Wet Areas noted elsewhere.

**FLOOR CONSTRUCTION:**  
New ground bearing floor 75mm cement screed with light mesh reinforcing on separating membrane on 100mm Kingspan insulation board on 1200 gauge polythene dpm on Beam and Block Floor all to engineers design and specifications. Foundations to Engineers design and specifications.

**GLAZING**  
Glazing generally to be class C double glazing to be min. 16mm air gap and to have a soft Low E coating Pilkington K to achieve max. U values for windows to be min. 1.8W/m<sup>2</sup>K, and for doors 1.8W/m<sup>2</sup>K. Safety glass conforming to BS6206 shall be installed in all critical situations below 800mm above floor level in windows and below 1500mm above floor level in doors and side lights. At least one window in all habitable rooms shall have an unobstructed operable area of not less than 0.33sq.m. and at least one dimension at least 450mm high or 450mm wide, and to be able to be opened to at least 90 degrees in the case of casement windows.

**HEATING SYSTEM**  
Hot water and space heating to be via a new gas boiler system with minimum 87% efficiency and installed in the kitchen. All additional radiators to be fitted with thermostatic valves and room thermostat installed. Upon satisfactory completion of all gas installations a gas commissioning certificate for the boilers will be provided.

**MECHANICAL ROOM VENTILATION**  
Approved extract fans to be installed within Shower Room enclosures, and to be ducted to external air space via an approved ducting system and fitted with a proprietary terminal grill.  
Fans fitted to WC areas to be independently switched and capable of providing 3 air changes per hour and set to a 15 minute overrun when switched off. Bathroom and En Suite areas to be independently switched and capable of providing an extract rate of not less than 15 litres per second. Where a WC is installed within a Bathroom or En Suite the higher extract value shall apply.  
Where enclosures are not provided with an operable window to external air space fans are to be operated with the room lightswitch. Notwithstanding the above descriptions all ventilation installations shall comply fully with Approved Document F of the current building regulations.

**GENERAL VENTILATION**  
All habitable rooms shall have ventilation openings of at least 1/20th of the floor area of the room with part of the opening at least 1.75m above floor level. All windows to be fitted with controllable and secured trickle ventilator units having a total area of not less than 8000sq.m. per room. All rapid and background ventilation shall fully conform to Approved Document F of the current building regulations.

**ELECTRICAL WORK**  
All electrical works required to meet the requirements of Part P (Electrical Safety) of the current Building Regulations, and must be designed, installed and inspected by a person competent to do so. Prior to completion the council must be satisfied that an appropriate electrical installation certificate has been issued for the work, and it has been signed by a person competent to do so. The Local authority will need to inspect the electrical installation at first fix stage, and will require the installation to be tested upon completion by others, and evidence of the test provided before a building regulations completion certificate can be issued.

**FIRE DETECTION**  
Smoke alarms shall be positioned in the property in the positions indicated on the drawing. The complete installation shall be approved by the Local Building Control as conforming to Approved Document B of the current Building Regulations.



- ALL MEASUREMENTS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS.
- ALL SERVICES (ABOVE AND UNDERGROUND TO BE CHECKED AND LOCATED PRIOR TO COMMENCEMENT OF WORKS, AND LIAISE WITH SERVICE PROVIDERS WHERE REMOVAL/ALTERATIONS/UPGRADES ARE REQUIRED.
- ALL DRAINAGE TO BE CHECKED PRIOR TO COMMENCEMENT OF WORKS.
- ALL STRUCTURAL DESIGNS, SPECIFICATION AND CALCULATIONS TO BE BY STRUCTURAL ENGINEER.
- ALL PUBLIC FOUL WATER AND STORM WATER ALTERATIONS/MODIFICATIONS TO BE UNDERTAKEN IN LIAISON WITH THE LOCAL WATER AUTHORITY.
- ALL STUDYWORK AND FLOORS TO BE MIN. 30MIN. FIRE RATED.
- ALL RAMS TO HSE REQUIREMENTS TO BE PROVIDED PRIOR TO ANY CONTRACTOR/SUB-CONTRACTOR UNDERTAKING ANY WORKS.
- ALL WORKS TO CONFORM AND MEET CURRENT NHBC AND BUILDING REGULATIONS.
- UNDERTAKE REFURBISHMENT AND DEMOLITION (ASBESTOS) SURVEY PRIOR TO COMMENCEMENT OF WORKS.
- UNDERTAKE RADON CHECKS PRIOR TO COMMENCEMENT OF WORKS.

**FLOOR FINISHES**  
Carpet/Laminate/Ceramic Tiles to Clients choice, skirting to be 150 x 19 Softwood once splayed, primer, undercoat & 2 coats gloss, colour White.  
Wet Areas to be prepared and primed where necessary in strict accordance with Manufacturers' written instructions, including hot welding to Altro Flooring (or equal approved) with manufacturers recommended adhesives and sealants.  
Unless instructed otherwise.

**WALL FINISHES**  
Generally Quick Drying Eggshell to walls, colours to be agreed.  
Studwork to detail.

**CEILING FINISHES**  
Generally Vinyl Matt Emulsion colour White on Plasterboard & Skim.  
All surfaces to be prepared, primed, and finished in strict accordance with Manufacturer's instructions. Paints to be by DULUX or equal approved.  
Decoration to window boards.

**SANITARY WARE AND RAINWATER GOODS:**  
Marley box (or equal approved) gutter system (colour to be agreed) with down pipes, All Gutters, down pipes, support brackets, clips, adaptors, sloped fittings and seals all to be fixed in accordance with manufacturers instructions (Marley Plumbing and Drainage - Tel: 01622 852585), or equal approved, to be connected to existing drainage. Each rainwater downpipe to discharge into existing surface water drainage system as indicated. Make all necessary connections to existing drainage and make good all existing surfaces disturbed.

**NOTE:**  
ALL U VALUES FOR WALLS, FLOORS, ROOFS AND WINDOWS TO ACHIEVE CURRENT BUILDING CONTROL STIPULATED REQUIREMENTS.

- Door opening furniture to contrast visually with the surface of the door, be capable of operation with a closed fist and not be cold to the touch.
- The door frames to contrast visually with the adjacent wall surfaces.
- Electrical sockets and switches will be sited between 450 & 1200mm above floor level.
- Insulated cavity closers to be provided to window and door openings.
- All glass in critical locations to be in toughened glass to BS6206.
- Door and Opening: Provide IG lintels as detailed or similar approved with perforated base plate with effective conductivity not exceeding 30W/mK (Manufacturers certified data), with back face rendered prior to plastering.
- Cavity tray weep holes at 1200mm cc linked with perimeter tanking.
- Provide insulated vertical dpc's to all reveals with block cavity closures.
- Excavate to reduce levels allowing all general ground level reduction as required from existing levels.
- New Storm Water Drainage: Provide adaptor at connection of rainwater pipes to new 100mm diameter surface water drain. All new surface water drains to be 100mm diameter laid to fall 1:40 minimum bedded and surrounded in pea gravel with all joints to remain flexible. Drainage pipes and fittings to be either vitrified clayware to BS65 or uPVC to BS4660. Reinforced concrete lintel to bridge walls where drain passes under. Drain to be capped with concrete where passing under building and all joints to remain flexible. Surface water drain to discharge into public system.

**INTERNAL PLUMBING & DRAINAGE**  
All uPVC single stack SVPs, waste pipes and appliance traps shall conform to BS 5572, 1978 and BS 3943, 1979 and shall be fitted in complete accordance to the manufacturers instructions. 110mm diameter SVPs to have an external air terminal set at a minimum 900mm above any window opening or be fitted to a complimentary venting roof tile similarly located. An access rodding point to be fitted at the base of all SVPs. Polypropylene and uPVC waste pipes and appliance traps shall conform to BS 4514, 1983 and BS 5254, 1976.  
Basin waste pipes generally to be minimum 32mm diameter. Bath, shower and sink waste pipes to be generally 40mm. Waste pipe diameters to be increased when lengths of pipes exceed the recommended distances as shown in Approved Document H of the current building regulations. All appliances shall be fitted with deep seal anti siphon traps. Cleaning eyes are to be fitted whenever rodding from the appliance is impractical. All access points to SVPs are to be located above the spill over level of the lowest connected appliance.

**FLOOR CONSTRUCTION (Suspended Floor):**  
New floor finish on GyFloor Silent (see detail-or equal approved) all to engineers design and specifications.

- SANITATION, HOT WATER SAFETY AND WATER EFFICIENCY**  
Measures shall be adopted to prevent the temperature of the water stored in the unvented water system exceeding 100 degrees C and the water delivered to a bath exceeding 48 degrees for the new dwellings.
- DRAINAGE AND WASTE DISPOSAL**  
Access points shall be provided at the base of stub stacks and SVPs which Y onto the main run.  
Rodding points shall be provided at the head of the surface water drainage.
- ACCESS TO AND USE OF BUILDING**  
A level approach and threshold shall be provided to each dwelling.
- SECURITY**  
All easily accessible doors (within 2M of an accessible level surface) shall meet the security requirements of PAS 24:2012 or other similar or better performing standard. The following requirements shall be ensured:  
Letter plates have a minimum aperture of 280x40 and incorporate a flap or any other feature to restrict access.  
The main door for entering a dwelling shall have a door viewer or clear viewing pane adjacent to the door and to be fitted with a chain or limiter.  
Frames shall be mechanically fixed to the structure of the building.  
All easily accessible windows shall meet the security requirements of PAS 24:2012 or other similar or better performing standard. Frames shall be mechanically fixed to the structure of the building.
- HIGH SPEED ELECTRONIC INFRASTRUCTURE**  
The building shall be equipped with a high-speed ready in-building physical infrastructure.

**REVISION - A**

**61 High Street Wilden, MK44**

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**CONSTRUCTION**  
Project Ref: 2018.05.03  
Job No: JE  
Checked: S.Gohar  
Date: 09.01.19  
Dwg No: HSW-01

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**AS SHOWN @ A1**