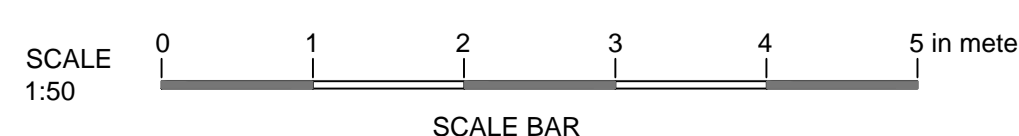
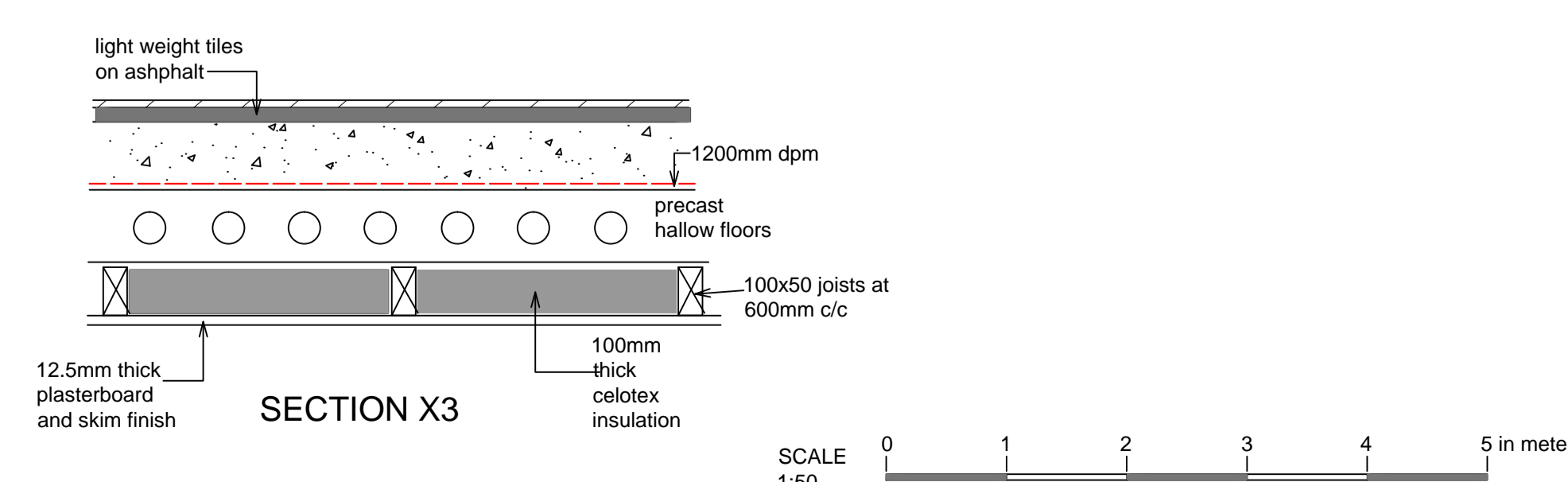
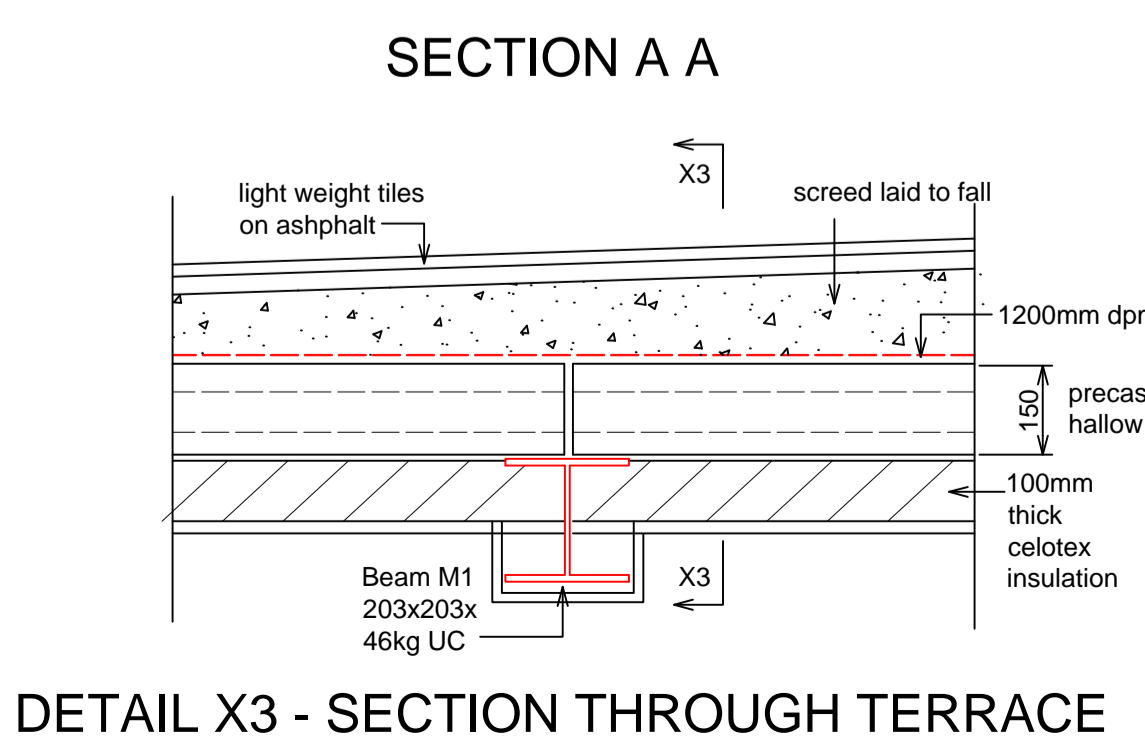
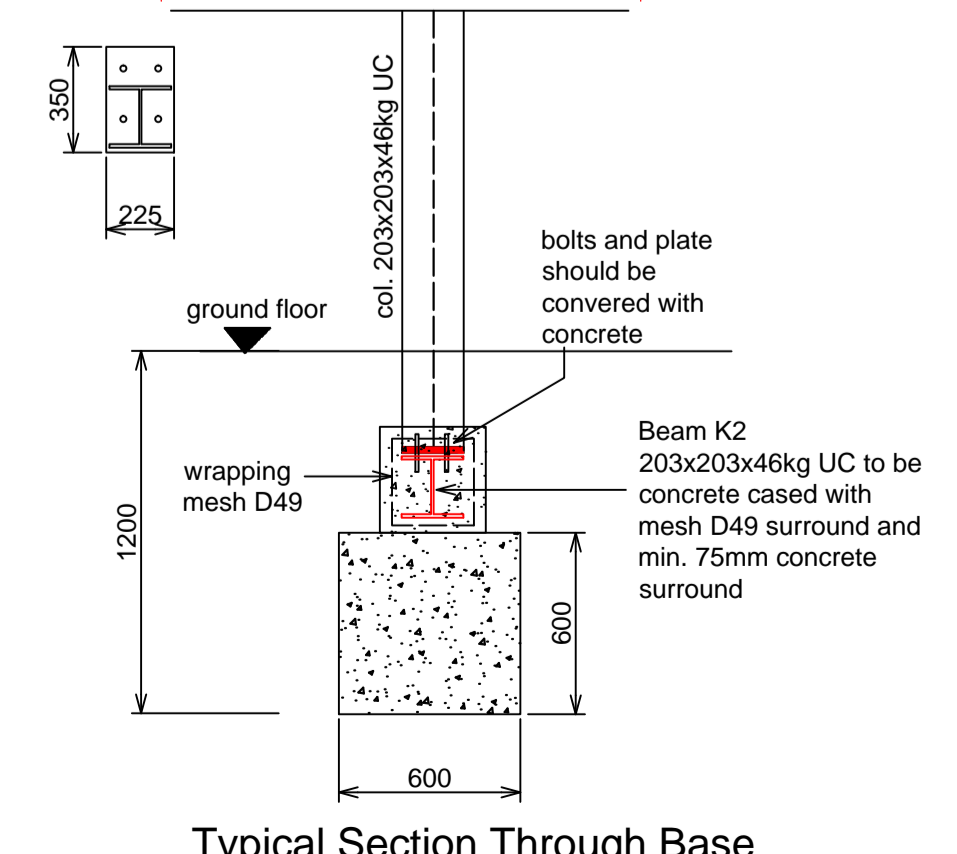
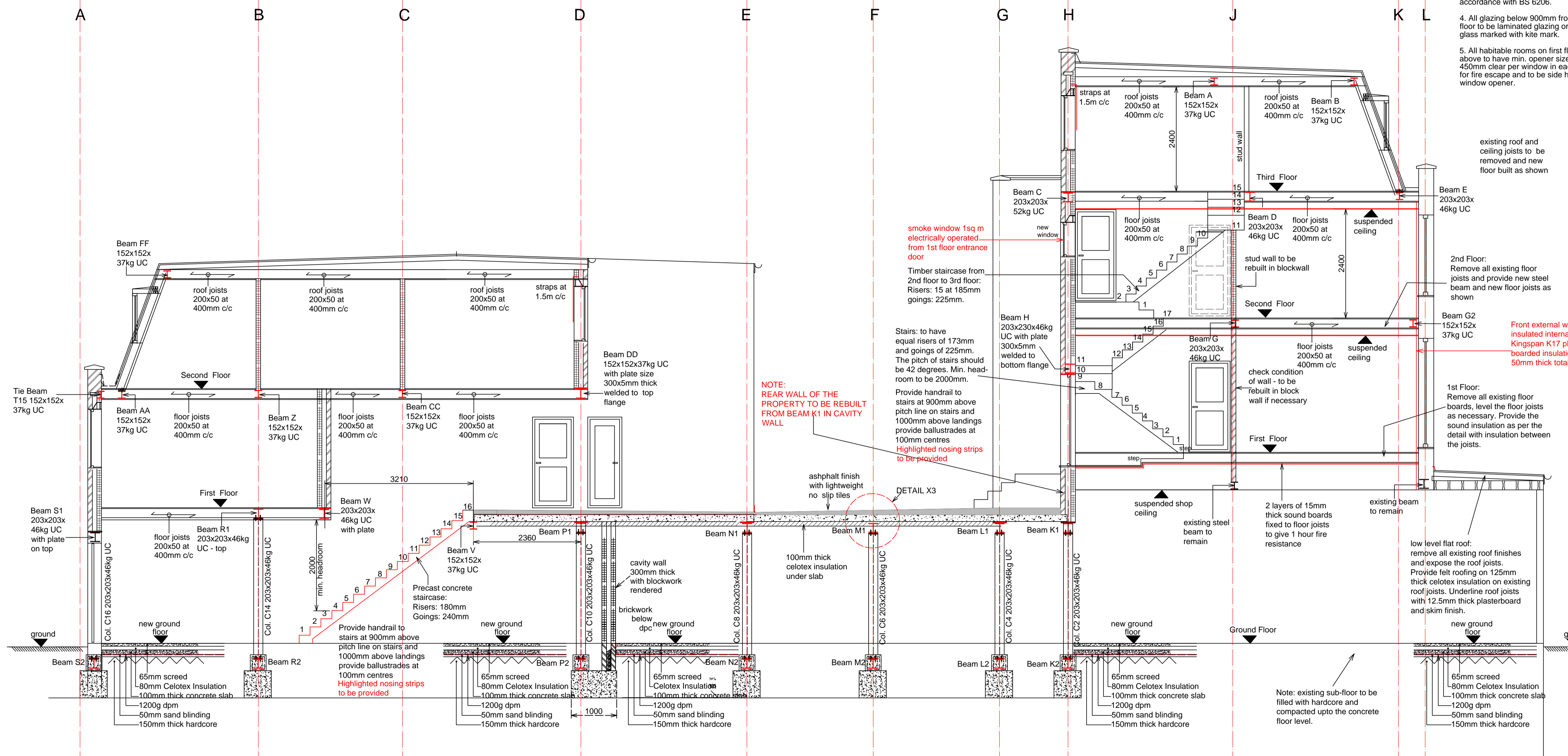


- 7.0 Heating requirements:**  
 7.1 New boiler must have a minimum SEDBUK value of 88% linked to a fully pumped system with boiler interlock & zone timing & temperature controls.  
 7.2 All rooms should have individual temperature control - by the use of room thermostat or individual radiator valves.  
 7.3 Separate timing controls should be provided for space heating and hot water.  
 7.4 Boiler controls must include provision to prevent the boiler operation when neither the space heating nor the hot water system requires heat.  
 7.5 Hot water storage vessels should have a minimum 35mm factory applied coating of PU-foam. Pipes and ducts should also be insulated.  
 7.6 All heating and hot water need to be fully commissioned to ensure they are operating at max. efficiency and that all controls work as intended.  
 7.7 New Boilers installed to have Commissioning Certificate.
- ELECTRICAL:**  
 All electrical work required to meet the requirements of Part P Electrical Safety. All electrical works must be designed, installed, inspected and tested by a person competent to do so. Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate BS7671 electrical installation certificate to be issued by a person competent to do so.  
 1. At least 75% of light fittings to be energy efficient lights.  
 2. All new double power sockets to be at 450mm above floor level.  
 3. All light switches to be at 1200mm above the floor level.
- 6.2 New and extended kitchen to have mechanical extract ventilation capable of operating at a minimum rate of 60 litres per sec. (or incorporated in a cooker hood and operating at a rate of 30 litres per sec.) together with a controllable and fixed to manufacturer's details on WBP 19mm thick plywood on softwood firings laid to fall 1 in 40.**  
 6.3 All new bathrooms and w/c's and utility rooms to have mechanical extract ventilation of not less than 30 litres/sec.  
 6.4 All new or extended rooms to have background ventilation of 8000 sq mm.  
 6.5 No trial holes have been taken on site and the contractor should acquaint himself with the ground conditions of both the site and adjoining areas.
- GLAZING:**  
 1.0. New glazing should meet the U-value of 1.6 W/sq m K for UPVC or wood frames or 1.8 W/sq m K for metal frames.  
 2. To meet the requirement using UPVC frames low-E double glazing with a 12mm air gap may be used.  
 3. Laminated glazing should be in accordance with BS 6206.  
 4. All glazing below 900mm from ground floor to be laminated glazing or safety glass marked with kite mark.  
 5. All habitable rooms on first floor and above to have min. opener size 800 x 450mm clear per window in each room for fire escape and to be side hung window opener.
- BRICK AND BLOCK**  
 2.0 Walls: Cavity wall construction  
 2.1 100mm thick facing bricks with 100mm cavity filled with 100mm thick Dnitherm 32 insulation and 100mm thick Celcon Solar Blocks or similar with a value of 0.11 on the inside with 13mm thick lightweight plaster. Wall 'U' value to be 0.28 w/sq m K. Use bricks below DPC level.  
 2.2 Use stainless wall ties at 450mm c/c vertically and 900mm c/c horizontally. Cavity ties at every course at cavity closure. Provide cavity trays over all openings - allow weepholes. Close cavity at top with 100mm block. Use proprietary cavity closer at window and door openings.  
 2.3 Cavity filled with lean mix concrete upto 225mm below DPC level.  
 3.0 Floor 'U' value to be 0.22 w/sq mK.  
 3.1 65mm sand and cement screed on building paper on 80mm thick Celotex boards on 100mm thick concrete slab. Slab to be laid on 1200g dpm laid on 50mm sand blinding on 150mm thick well compacted hardcore. Concrete to be grade 20. Provide wire mesh within screed, mesh to be A98.  
 3.2 Provide 100mm dia. ducts to exterior to any existing air bricks to maintain existing sub floor ventilation.  
 3.3 New and existing dpc to be lapped with 1200g dpm.  
 4.0 FOUNDATION: To be mass concrete strip footing, grade 20 mix to a minimum depth of 1200mm below existing ground level (unless otherwise stated on the foundation layout). Footing to be size 600mm x 600mm deep, where any tree roots are present continue down to 600mm below any roots. Footings to continue down to the invert of any adjacent drains.  
 No trial holes have been taken on site, and the contractor should acquaint himself with the ground conditions of both the site and adjoining areas.  
 5.1 New drains to be 100mm dia. earthenware, and to be surrounded by min. 150mm shingles to manufacturer's recommendations. Drains to fall min. 1 in 40. Existing drains under new extension to be exposed and surrounded in 150mm thick concrete where the drains are near ground level. Drains passing through foundations to have R.C. lintel.  
 5.2 All new gullies to be back inlet type and to be roddable. All sanitary units to have min. 75mm deep seal traps. All wastes connected to a common SVP which should have anti-siphonage system where necessary.  
 5.3 Sink, bath and shower waste to be 40mm dia. and washbasin and bidet to be 32mm dia. soil and vent pipes to be 100mm dia. and to be air tested with access plate at the base. Where vent pipe passes through any roof, provide lead code 4 flashing around. Provide wire balloon to vent min. 1m above top of highest window.  
 5.4 New guttering to be 100mm dia. H.R type discharge via 70mm RWP to surface water drainage system.  
 6.1 All doors and windows to be double glazed to clients choice. All windows in new rooms to have operable window areas of 20% of the new floor area of the room.



Rev. A : April 2016 - Notes/amendments added following comments made from Building Control dated 11.03.2016.

PROJECT: Proposed development to create 4 flats - 3no. x 1 beds and 1no. x 3 bed

TITLE: SECTION A A Construction Details

CLIENT: Mr. Amin Merali  
 325 Kentish Town Road  
 London  
 NW5 2TJ

MISTRY DESIGN

DRAWN: S Mistry  
 TEL: 07958 944 584  
 DATE: Nov. 2015

SCALE: 1:50  
 Page A1 at Scale 1:50  
 Page A3 at Scale 1:100

DRAWING NO: 1586/07 Rev A.