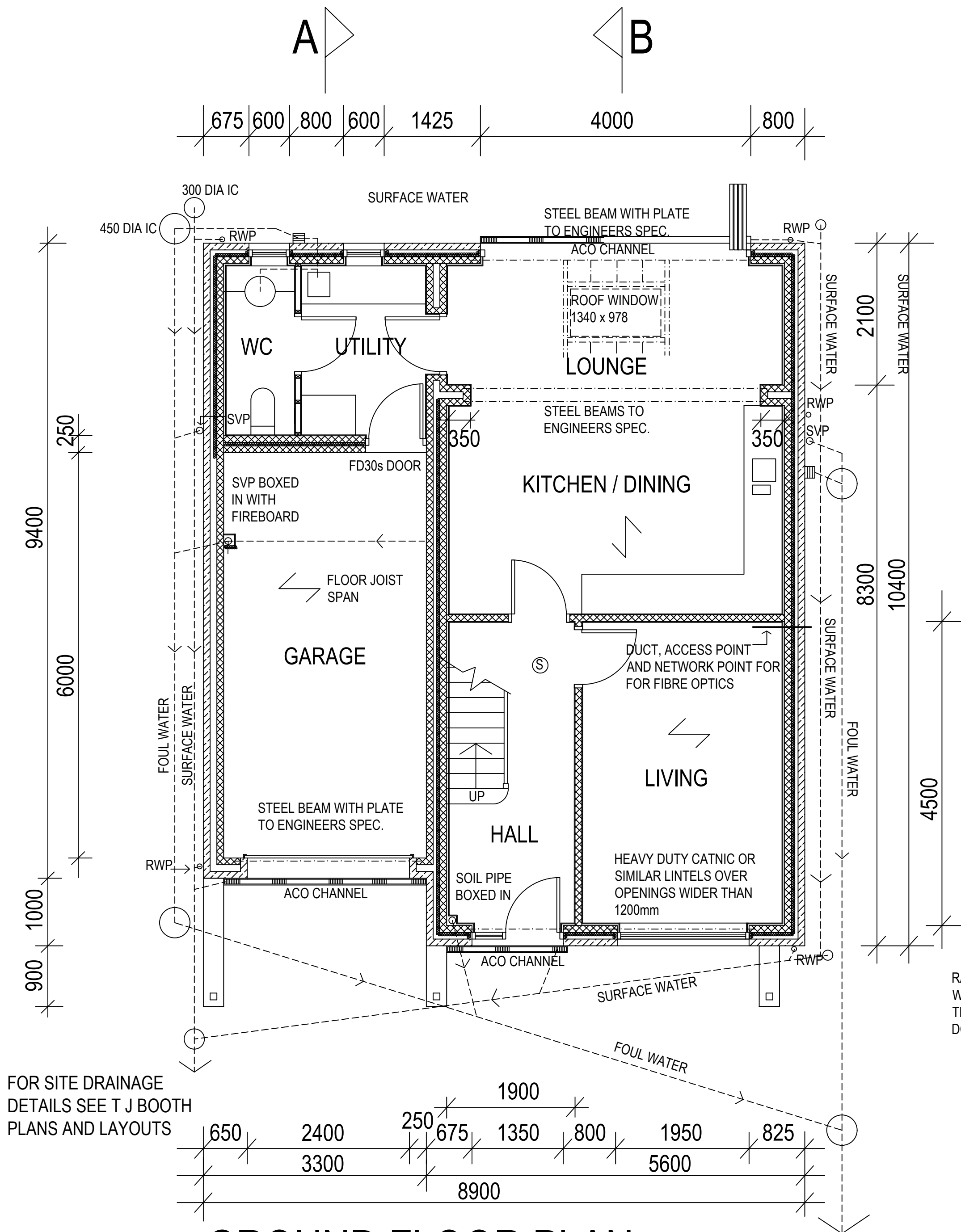




GROUND FLOOR PLAN

MECHANICAL VENTILATION
Mechanical extract required in kitchen rated at not less than 30 litres/second if located adjacent to the hob, or 60 litres/second elsewhere.

Mechanical extract required in Utility rated at not less than 30 litres/sec.

Mechanical extract required in Bathroom /Shower rooms rated at not less than 15 litres/sec.

STAIRCASE
Handrail to be 900mm above pitch line.

Minimum headroom to stairs to be 2.0metres measured vertically above pitch line.

Maximum pitch of staircase to be 420, with any rise between approx 187mm, used with going 225mm.

Staircase aperture to be trimmed off with double joists.

Balustrade to have no gaps larger than 99mm.

Stairs less than 1.0m wide must have handrail on one side. Stairs in excess of 1.0m wide should have handrails on both sides.

HOT WATER SUPPLY AND SYSTEMS

The hot water supply temperature to a bath should be limited to a maximum of 48 degrees centigrade by use of an in line blending valve or other appropriate temperature control device compliant with the relevant European Standard such as BS EN1111:1999 sanitary tapware. Such valves should not be easily altered by building users.

Hot water storage should comply with regulation 63.
The hot water system is to be commissioned by a competent person in accordance with G3 and notice provided for LA records on completion.

HEATING AND PLUMBING
Gas installation to be in accordance with current requirements of the British Gas Corporation.

Gas fired boilers are to be room sealed condensing (SEDBURK 90% 2005), with compensator.

Hot water system must be insulated to meet requirements set out in BS 6999, BS 3198 or BS 7206 as appropriate. Radiators are to be fitted with thermostatic valves with override to switch off when demand is met.

Flue outlets should terminate at least 300mm from any opening into the building for a balanced flue, and 600mm for any other appliance. Provide a durable cage guard where appropriate.

Flues shall be vertical and in any case not less than 450 to the horizontal.

The systems are to be inspected on completion and a certificate issued indicating their compliance with Part L. The certificate is to be made available to the client and the Building Control body.

Provide an information notice containing safety information on the flues and hearths as required by regulation J4. The notice is to be fixed in an unobtrusive but obvious position in the building.

In accordance with G4 of the regulation where hot and cold taps are provided on a sanitary appliance the hot tap should be on the left hand side.

Secondary gas fire to be balanced/open flue with at least 70% efficiency.

WHOLESALE WATER SUPPLY

A new dwelling is to have a wholesome water supply provided by a statutory water undertaker or a licensed water supplier. The supply should have a pressure and flow rate sufficient for the operation of the proposed sanitary appliances. The installation should convey the water to the appliances without waste, misuse. Undue consumption or contamination.

WHOLESALE WATER CONSUMPTION CALCULATION
The persons carrying out the work must give the Local Authority a notice which specifies the potential consumption of wholesome water per person per day, calculated in accordance with the methodology statement referred to in the regulation in relation to a completed dwelling.
Notice shall be given to the local authority not later than five days after the work has been completed.

CO2 EMISSION RATE CALCULATIONS
A full air leakage test is to be carried out and report submitted to the local authority on completion and prior to issue of final certificate.

SAP RATINGS
SAP ratings and EPC to be supplied to building control prior to issue of completion certificate.

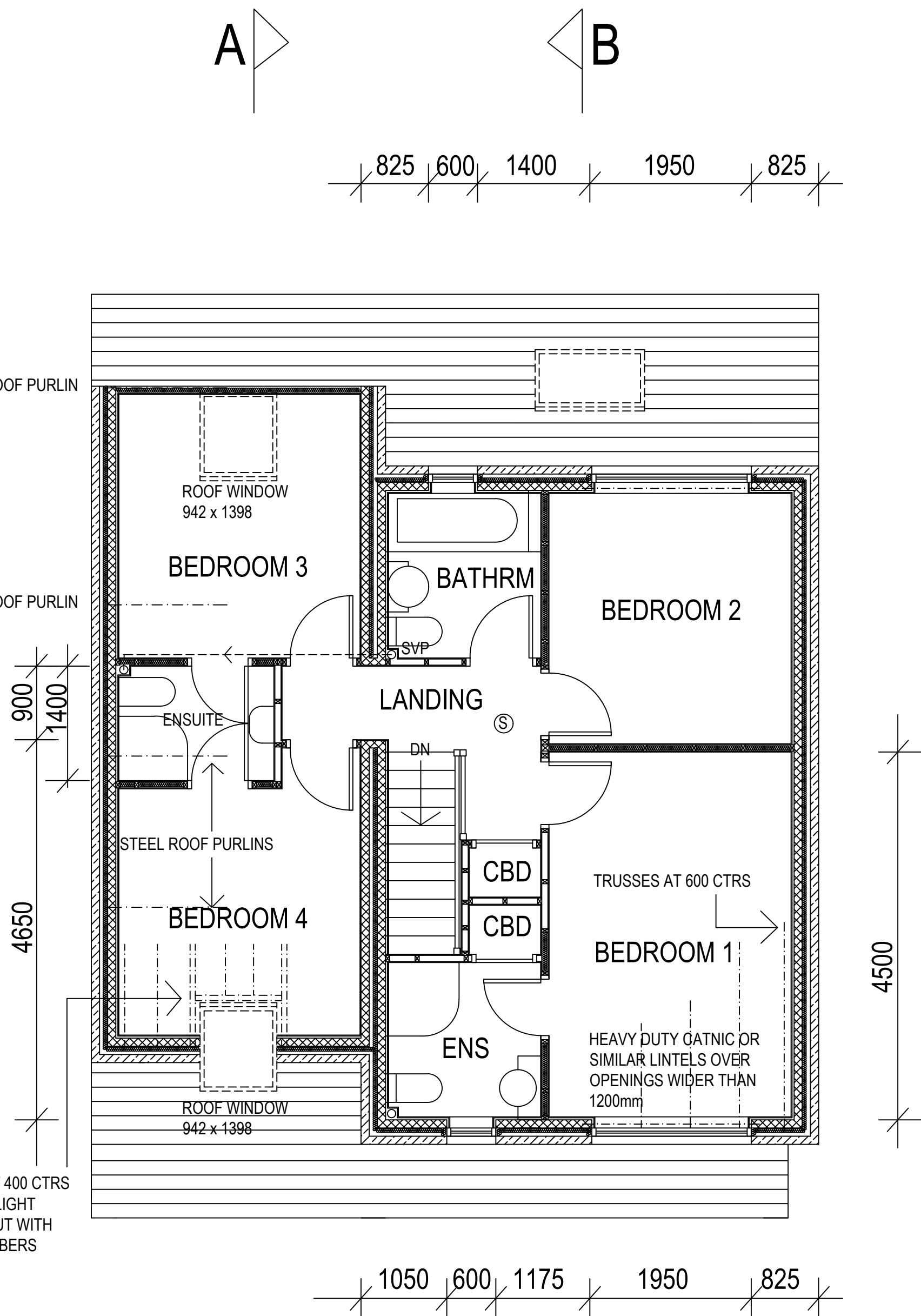
MEANS OF ESCAPE
All bedrooms to first floor to be a minimum 0.33m2 clear opening with its base not more than 1000mm above the floor level and with minimum clear dimensions of 450mm wide by 735mm high.

ENERGY
NEW HOUSES - Provide low energy light fittings either 3 in 4 fittings
GENERAL NOTES
Any deviation from the approved drawings must be agreed with the Building Control officer prior to work commencing.

DESIGN RISK ASSESSMENT
UNDER GROUND SERVICES
If there are underground gas and electricity services on the site, these must be accurately located prior to any excavations for foundations or drainage etc. see HSE guidance notes HS (6) 47 avoiding danger from underground services. BT guidance notes appendix 1. NW cable precautions to protect communications apparatus, water protection pf mains and services, British Gas Transco measures to protect apparatus

HEAVY COMPONENTS
Here there is a risk of injury to operatives lifting heavy components, arrange for appropriate lifting and handling equipment.

FIRST FLOOR PLAN



FOUNDATIONS:
To be concrete strip foundations, 225mm x 600mm subject to normal ground conditions and Local Authority approval. Base of foundation to be a minimum 900mm below ground level. The responsibility of foundation size and depth is solely with the Local Authority or Approved Building Inspector.

GROUND FLOOR:
To be 22mm flooring grade chipboard, (moisture resistant to bathroom, kitchen and utility areas) with vapour control layer below, supported on all edges if square edged, and on short edge if tongue and grooved, and to be Type 12 to BS5569/1979. On 50 x 100mm tanalised saw battens with 50mm Kingspan Thermafloor T770 zero ODP insulation or similar (to achieve a minimum 'U' Value of 0.22W/m2 oC) in between on minimum 150mm reinforced concrete slab over 1200 gauge visqueen DPM lapped into wall DPCs a minimum 75mm, to provide a continuous waterproof barrier, over 25mm sand blinding layer. Base to be a minimum of 150mm well consolidated hardcore, free from water soluble sulphates. All to achieve a minimum 'U' Value of 0.22W/m2 oC

FIRST FLOOR:
To be 22mm flooring grade chipboard, (moisture resistant to bathroom, kitchen and utility areas) supported on all edges if square edged, and on short edge if tongue and grooved, On 50 x 195mm floor joists @ 400 ctrs to manufacturers specification.

Joists to be tripled up under stud partitions where parallel, and trimming staircase aperture. Lateral restraint to be gained by way of 30 x 5mm Galvanised mild steel spanning a minimum three joists at centres not exceeding 2.0metres, where parallel to walls.

All intermediate floors to be to have 100mm mineral fibre quilt with a density of 10Kg/m3 with 12.5mm plasterboard to ceilings

GARAGE FLOOR:
To be a minimum 150mm r/f concrete slab on 1200 gauge visqueen DPM with 300mm rolled lags and bonded into wall DPC, on 25mm minimum sand blinding layer. Ensure a minimum 100mm step up to dwelling opening.

EXTERNAL WALLS:
To be 150mm deep coursed natural stone with 50mm clear cavity to 50mm Kingspan Kooltherm K8 Insulation or equivalent, extended down below Concrete slab. Inner leaf to be 100mm Thermolite H1 Strength 7 block or equivalent, minimum density 1250kg/m3. External walls to be drylined with 37.5mm Kingspan Kooltherm K17 insulated plasterboard. All to achieve a minimum 'U' Value of 0.20W/m2 oC

Incorporate 225mm S5 double drip wire or safety cavity tie with insulation restraints as Gauge 8 Wirecore WWT2 or similar, embedded minimum 50mm in each leaf and have drip central in clear cavity of maximum 750mm horizontally, 450mm vertical centres, staggered. Additional ties at 225mm vertical centres to sides of all openings and at 225mm continuous centres along the verge. Allow at least 3 ties per insulation board. Ensure clear cavity to extend to external ground level.

Walls to be brought up to Ground level in solid trenchblocks.

Provide Hyload DPCs vertically and horizontally between walls and window/door frames. Prefabricated cavity trays and cavity gaskets with stop ends and integral lead cover flashings to be incorporated at roof abutments. Flashings to be taken up a minimum 150mm and dressed into wall a minimum 25mm. All cavities in new walling to be closed off with insulated cavity closers. Linets to windows and doors to have cavity tray over, as above. Hyload DPC in walls to be a minimum 150mm above ground level and lapped into floor DPM.

External heads and cills to be in ashlar stone. Ashlar stone heads over 1200mm span to be supported by Gothic lintels. Ensure ashlar stone sections e.g. quoins, are scribed to provide key to mortar joints

ROOF
Interlocking Tiles (to match existing) on 25mm x 50mm saw tanalised battens on Breathable untearable underlay felt with minimum laps of 150mm on

MAIN ROOF - Roof Trusses at degrees pitch, or to match existing, to be manufactured by an approved supplier, to BS 5268 Part 3, at 600mm centres with all requisite 100mm x 25mm longitudinal and diagonal bracing nailed with 2-10 gauge x 63mm round wire nails.

OTHER ROOFS
PITCH: As per drawings

BATTENS: 50 mm x 150 mm at 400mm centres

PURLINS: Steel to engineers design

CEILING JOISTS: 50mm x 150 mm at 400mm centres.

WALL PLATE: 50mm x 100mm.

Softwood wallplate bedded on mortar and anchored down by means of 1000mm x 100mm x 30mm x 5mm galvanised straps at a minimum 1.2metres centres. (to climatic conditions).

DPC bedded between black and wallplate and dressed down the outer face of the wall insulation and bonded to insulated lintel.

End three rafters, trusses and joists where parallel to be strapped to walls at minimum 2.0metre centres with 1400mm x 150mm x 30mm x 5mm galvanised mild steel

Ventilation to roof void to be at least equal to a continuous 25mm strip at eaves level, and a 5mm strip at ridge level, where roof has sloping ceilings. Ensure a clear 50mm airspace between insulation and roof deck on sloping ceilings. All achieved by proprietary ventilators installed to manufacturers specification.

Where horizontal ceiling only the void should be vented at least equal to a 10mm continuous strip at eaves level. In the case of a lean to roof, ventilation at least equal to a 5mm strip should be incorporated at ridge level. All achieved by proprietary ventilators installed to manufacturers specification.

INTERNAL WALLS
Loadbearing walls to be 100mm thick blockwork, a minimum of 4.2N/mm2. Provide Expanat at right angle junctions to allow movement.

Stud partitions to be constructed of 50mm x 75mm regularised softwood studs, at minimum 600mm centres with 2 nails per frame joint. Timbers to be upgraded to 75 x 75mm around apertures and to corners.

All stud walls between bedrooms and bathrooms/bedrooms to incorporate 25mm mineral batts with 12.5mm plasterboard to both sides. (Density 10kg/m3)

PLASTERWORK
Blockwork internal faces to receive 12.5 mm plasterboard dot and dabbed to blockwork with nominal 2mm Carlite skim finish.

Stud partitions to be clad with 12.5mm plasterboard with nominal 2mm Carlite skim finish. Plasterboard to walls and ceilings in bathroom, ensuite and utility to have vapour check barrier. Ceilings to roofspace to have vapour barrier on warm side of insulation.

Ceiling between garage and habitable room above to be 1/2 hour fire resistant, achieved by 12.5mm plasterboard and skim.

Structural steel beams to be clad in 'Fireline' board to achieve fire resistance.

Plasterboard to partitions between bedrooms, bedrooms/bathrooms and intermediate ceilings to have a mass of 10Kg/m2.

IF IN ANY DOUBT PLEASE ASK THE ARCHITECT FOR CLARIFICATION.

DO NOT SCALE FROM DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE

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INSULATION

For wall and floor insulation see relevant construction notes.

Sloping ceilings to have a 100mm rigid Kingspan K107 insulation (to achieve 0.19 W/m2K), between rafters ensuring a minimum 50mm clear airspace to roof deck. Rafters to be underlined with 25mm Kooltherm K18 insulation bonded to 12.5mm plasterboard.

Horizontal ceilings in roofspace to have 400mm Rockwool (laid in two layers) to achieve a 'U' Value a minimum of 0.11 W/m2K.

Incorporate Rockwool quilt in studwork partitions to bathroom, ensuite and cloaks.

Ceilings between garages and rooms to achieve 0.22 w/m2K, which can be achieved with 120mm Kingspan insulation or equivalent.

DRAINAGE

ABOVE GROUND

Bath waste to be 38mm diameter with resealing trap.

Wash hand basin waste to be 32mm diameter with resealing trap.

Sink waste to be 38mm diameter with resealing trap.

Shower waste to be 38mm diameter with resealing trap.

WC waste to discharge via 100mm s-trap connection to 100mm PVC foul drain.

100mm black PVC box/ogee section gutter (as per drawing) connected to 75mm PVC rainwater pipe, to discharge into back inlet gully.

100mm Soil and Vent Pipe to extend a minimum 900mm above any ventilation opening within 3.0m and to terminate with a durable cage

DRAINAGE

BELOW GROUND

Drains under building to be surrounded in minimum 100mm of 9mm pea gravel.

Inspection chambers as per T J Booth Drawings.

Ground radding access to be 100mm diameter Naylor or similar.

Drains to be 100mm diameter with flexible joints no as per T J Booth Drawings.

Where drains pass through loadbearing walls provide lintel over.

Radding access to be provided at base of each SVP.

Minimum fall to a 100mm drain to be 1:40.

WINDOWS, GLAZING AND NATURAL VENTILATION

Windows to provide natural light equivalent to a minimum of 1/10th of the floor area in habitable rooms.

Windows to provide natural ventilation equivalent to 1/20th of the floor area in habitable rooms. Background ventilation to be provided via vents with a total opening area not less than 60,000mm2.

Windows to be sealed double glazed units, UPVC, lockable, draughtstripped and weatherproof.

External doors to be fully draughtstripped and weatherproof.

Total window and door areas not to exceed 22.5% of the total floor area

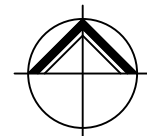
Glazing in doors and side panels, and any glazing within 800mm of the floor level to be safety glass.

Window units to be glazed with 4mm glass with 16mm air gap and 4mm Low E glass (Pilkington K or equivalent) to achieve 1.6 W/m2K. External doors to achieve 1.8 W/m2K.

WINDOW AND DOOR SECURITY

Easily accessible doors and windows should be of a design that has been certified to PAS24 or equivalent security standard, and installed in accordance with manufacturers details. All ground floor windows with opening light must incorporate one pane of laminated glass meeting the requirements of BS EN 156:2000 class P1A. There should be a means of giving a wide angle of view immediately outside the main entrance door of individual homes

BROADBAND
New houses are to be provided with an access point to allow for the installation of high speed broadband.



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**120 LAUND ROAD
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DRAWING TITLE

PLOT 2 PLANS

Rev.	Notes	Date	Drawn
A	REGS NOTE ADDED	08.18	PB

SCALE	1:50 @ A1	03/18	PB
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PROJECT No.	DRAWING No.	Rev.
1801	10	A